CITY OF MOUNTAIN VIEW
CITY COUNCIL AGENDA AND NOTICE

TUESDAY, MAY 26, 2026 - 5:00 PM
COUNCIL CHAMBERS AND VIDEO CONFERENCE, 500 CASTRO ST., MOUNTAIN VIEW, CA 94041

Mayor Emily Ann Ramos
Vice Mayor Chris Clark
Councilmember Alison Hicks
Councilmember Ellen Kamei
Councilmember John McAlister
Councilmember Lucas Ramirez
Councilmember Pat Showalter

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

Council Chambers and Video Conference, 500 Castro St., Mountain View, CA 94041 | **5:00 PM** | **Tuesday, May 26, 2026**

JOINT MEETING OF CITY COUNCIL (REGULAR) AND SHORELINE REGIONAL PARK COMMUNITY (SPECIAL)

This meeting is being conducted with a virtual component. Anyone wishing to address the Council virtually may join the meeting online at: https://mountainview.zoom.us/j/84351267142 or by dialing (669) 900-9128 and entering Webinar ID: 843 5126 7142. When the Mayor announces the item on which you wish to speak, click the "raise hand" feature in Zoom or dial *9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself. Spanish or Chinese interpretation is available at no cost via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6304 or by email at city.clerk@mountainview.gov

Esta reunión se está llevando a cabo con un componente virtual. Cualquier persona que desee dirigirse al Concejo virtualmente, puede unirse a la reunión en: https://mountainview.zoom.us/j/84351267142 o marcando al (669) 900-9128 e ingresando el ID del Seminario Web. Cuando la alcaldesa anuncie el punto en el que usted desee hablar, haga clic en "levantar la mano" en Zoom o marque *9 en su teléfono. Si participa por medio de una llamada telefónica, presione *6 para proporcionar su comentario público cuando la alcaldesa mencione su nombre. Interpretación en español y chino disponible sin costo por medio de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del Concejo está programada. Comuníquese por teléfono al (650) 903-6304 o por correo electrónico a city.clerk@mountainview.gov

本次会议的举行将包括虚拟方式。任何希望以虚拟方式向市议会发表意见的人都可以通过以下方式在线参加会议：https://mountainview.zoom.us/j/84351267142 或拨打（669）900-9128 并输入网络会议ID：843 5126 7142。当市长宣布您希望发言的项目时，请点击Zoom中的“举手”（“raise hand”）功能，或在电话上拨打*9。当市长叫到您的名字时，如果您是通过电话参与，请按*6取消静音。西班牙语或中文口译服务可根据要求通过Zoom免费提供。 请至少在预定的市议会会议召开的两个工作日前的下午 5:00 之前通过以下方式联系市书记 办公室，致电 (650) 903-6304 或发送电子邮件至 city.clerk@mountainview.gov

5:00 P.M.-STUDY SESSION

1. CALL TO ORDER

2. ROLL CALL

3. STUDY SESSION

3.1 City Decarbonization Goal and Five-Year Plan Approach and Actions

Recommendation(s): Review and provide feedback on the City decarbonization goal and draft actions and strategy.

Attachment(s): Study Session

ATT 1 - Draft Actions for the Five-Year Decarbonization Plan

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS

These are presentations only. The City Council will not take any action.

3.1 Bike Month Proclamation

3.2 Asian American and Pacific Islander Heritage Month Proclamation

3.3 Update on Summer of Soccer World Cup Events and Public Safety and Security

4. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

4.1 Repeal and Reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View City Code to Establish a Citywide TDM Program (Second Reading)

Recommendation(s): Adopt an Ordinance of the City of Mountain View Repealing and Reenacting Article X of Chapter 19 of the Mountain View City Code to Establish a New Transportation Demand Management Program, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

Attachment(s): Council Report
ATT 1 - Draft Citywide Transportation Demand Management Ordinance
ATT 2 - Council Report dated May 12, 2026

4.2 Appoint Committee Members

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing Junaid Qurashi to the Downtown Committee and Appointing Merry Yen to the Human Relations Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): Council Report
ATT 1 - Resolution

4.3 Economic Vitality Strategy Annual Progress Report

Recommendation(s): Accept the 2026 Economic Vitality Strategy Annual Progress Report.

Attachment(s): Council Report
ATT 1 - Measures of Success Year 2
ATT 2 - EVS Implementation Matrix Year 2

4.4 Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50-Professional Services Agreement

Recommendation(s): 1. Authorize the City Manager or designee to execute a funding agreement with the City of Sunnyvale, and accept $600,000 from the City of Sunnyvale and appropriate to Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50. (Five votes required)

2. Authorize the City Manager or designee to execute a professional services agreement with BKF Engineers of San Jose, a California corporation (Entity No. 599256), to provide professional design support services for Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50, in a not-to-exceed amount of $846,500.

Attachment(s): Council Report

4.5 Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33-Funding Appropriation

Recommendation(s): Transfer and appropriate $9,500,000 from the In-Lieu Parking Fund to Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, increasing the project budget from $1,000,000 to $10,500,000. (Five votes required)

Attachment(s): Council Report

4.6 Transportation Priorities for Santa Clara Valley Transportation Authority Local Investment Plan Related to Senate Bill 63 Revenue Measure

Recommendation(s): Approve City of Mountain View's transportation priorities for the Santa Clara Valley Transportation Authority's Local Investment Plan for Senate Bill 63 and authorize the City Manager to sign the letter to VTA (Attachment 1 to Council report).

Attachment(s): Council Report

ATT 1 - Letter to VTA: Mountain View Priorities for SB 63

4.7 Increase Appropriations in the Fire Department for Future Reimbursement of County of Santa Clara EMS Trust Funds

Recommendation(s): Appropriate $34,728 in the Fire Department budget in the General Operating Fund, in anticipation of reimbursement funding from the County of Santa Clara Emergency Medical Services Trust Fund expected to be received shortly after June 30, 2026. (Five votes required.)

Attachment(s): Council Report

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic within the City Council's subject matter jurisdiction for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

6. PUBLIC HEARINGS

6.1 5-Year Update to the Urban Water Management Plan and Water Shortage Contingency Plan

Recommendation(s): Hold a public hearing to accept and consider public comments on the: Draft 2025 Urban Water Management Plan and Water Shortage Contingency Plan as required by California Water Code Section 10642.

Attachment(s): Council Report

ATT 1 - Urban Water Management Plan Executive Summary

6.2 City Code Amendments to Allow Streamlined Administrative Approval for Housing Development Projects Utilizing Assembly Bill 130 and Other Minor Updates

Recommendation(s): 1. Introduce an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 36 to Align Land Uses in the Residential and Commercial Zones with State Laws; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council Report).

2. Introduce an Ordinance of the City of Mountain View Amending Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 28 and Chapter 41 to Achieve Greater Consistency with State Laws, for Internal Consistency within the City Code, and to Align the City Code with Current Permitting Procedures and Practices; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 2 to the Council report).

Attachment(s): Council Report

ATT 1 - Draft Ordinance Amending Chapter 36

ATT 2 - Draft Ordinance Amending Chapter 28 and Chapter 41

ATT 3 - City Council Report dated January 27, 2026

ATT 4 - Environmental Planning Commission Report dated April 15, 2026

ATT 5 - Public Comment

6.3 North Bayshore Area Plan Amendment

Recommendation(s): Adopt a Resolution of the Board of Directors of the Shoreline Regional Park Community Amending the Shoreline Plan to Incorporate Additional Public Services, Including Schools; Incorporate Existing Precise Plans to Advance the Goals and Purposes of the Shoreline Regional Park Community Act; and, Update Cost and Revenue Projections, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): Board Report

ATT 1 - Resolution

ATT 2 - North Bayshore Area Plan Amendment

7. UNFINISHED BUSINESS

7.1 Parks and Recreation Strategic Plan Adoption

Recommendation(s): Adopt the Parks and Recreation Strategic Plan (Attachment 1 to the Council report).

Attachment(s): Council Report

ATT 1 - Parks and Recreation Strategic Plan

ATT 2 - November 2025 PRC and Community Feedback

ATT 3 - January 2026 Council and Community Feedback

ATT 4 - March 2026 PRC and Community Feedback

8. NEW BUSINESS

8.1 AB 481 Military Equipment Annual Report and Policy Adoption

Recommendation(s): Introduce an Ordinance of the City of Mountain View Renewing Approval of Mountain View Police Department Military Equipment Use Policy, Adopting Updated Military Equipment Use Policy, and Finding That This Action is Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council report).

Attachment(s): Council Report

ATT 1 - Ordinance and Exhibit A (MVPD Policy 709: Military Equipment)

ATT 2 - Military Equipment Annual Report

9. COUNCIL, STAFF/COMMITTEE REPORTS

No action will be taken on any questions raised by the Council at this time.

10. ADJOURNMENT

NOTICE TO THE PUBLIC:

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at https://mountainview.legistar.com under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399 or by email at city.clerk@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COUNCIL:

Email comments to city.council@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to city.clerk@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.

File #: 205918, **Version:** 1

City Decarbonization Goal and Five-Year Plan Approach and Actions

Review and provide feedback on the City decarbonization goal and draft actions and strategy.

DATE: May 26, 2026

TO: Honorable Mayor and City Council

FROM: Danielle Lee, Chief Sustainability and Resiliency Office
Rebecca Lucky, Sustainability Manager
Audrey D. Seymour, Assistant City Manager

VIA: Kimbra McCarthy, City Manager

TITLE: **City Decarbonization Goal and Five-Year Plan Approach and Actions**

STUDY SESSION MEMO

PURPOSE

Review and provide feedback on the City decarbonization goal and draft actions and strategy.

BACKGROUND

On April 21, 2020, the City Council adopted Resolution No. 18439, which adopted a communitywide carbon neutrality target of 2045. On June 22, 2022, the Council Sustainability Committee requested that staff prepare a decarbonization plan to assess acceleration of the City's carbon-neutrality goal from 2045 to 2035. On November 19, 2024, the City Council approved a scope of work with Cascadia Consulting Group (Cascadia) to (1) analyze accelerating the City's decarbonization goal from 2045 to 2035 and (2) develop a five-year decarbonization plan.

Past Plans and City Actions

Over the past decade, in the lead-up to adopting a carbon neutrality goal, the City Council has adopted and implemented a series of plans and programs to reduce local greenhouse gas emissions. These efforts reflect a coordinated, evolving strategy, with each plan building on prior initiatives to advance emissions reductions.

2030 General Plan and the Greenhouse Gas Reduction Program (Adopted 2012)

The 2030 General Plan and the Greenhouse Gas Reduction Program, both adopted in 2012, established the City's long-term policy foundation. These documents embedded emissions reduction into land use, transportation, and environmental planning, while defining sector-based strategies (energy, waste, water, transportation, and carbon sequestration) to achieve 2020 and 2030 targets.

Importantly, these plans aligned local growth with climate objectives, ensuring that emissions reductions were integrated into broader development patterns rather than addressed solely through standalone programs.

Climate Protection Roadmap and Municipal Operations Climate Action Plan (Adopted 2015)

In 2015, the City Council adopted both the Communitywide Climate Protection Roadmap and the Municipal Operations Climate Action Plan. Together, these documents established comprehensive emission reduction targets and detailed strategies across multiple sectors, including:

- Energy efficiency programs for residents and businesses
- Expansion of renewable energy resources (e.g., solar installations)
- Waste diversion and landfill methane reduction
- Transportation and land use strategies

A key advancement during this phase was the City's leadership in the creation of Silicon Valley Clean Energy, which enabled access to carbon-free electricity and demonstrated the importance of **regional collaboration in achieving emissions reductions at scale**. This partnership reflects a broader trend of aligning local action with regional energy and decarbonization systems.

The City's adoption of the Communitywide Climate Protection Roadmap and the Municipal Operations Climate Action Plan marked a transition from general sustainability planning to a more structured and data-driven climate action framework.

Environmental Sustainability Task Forces (2008; 2017-2018)

In February 2008, the Mayor convened an Environmental Sustainability Task Force (ESTF) of more than 60 residents and business leaders to help the City shape its short- and long-term sustainability goals. The ESTF proposed 89 recommendations across 11 topic areas, helping to create a foundation for Mountain View's sustainability activities.

A second ESTF was convened in September 2017. ESTF-2, comprised of Council-appointed community members, developed 36 recommendations for the City to further reduce greenhouse gas emissions.

Both Environmental Sustainability Task Forces informed the development of ensuing sustainability plans, programs and policies that the has City pursued.

Sustainability Action Plans (2008-2019)

Building on the work of the Environmental Sustainability Task Forces, beginning in 2008, the City implemented four Sustainability Action Plans (SAPs), each structured as three-year tactical frameworks. These plans translated high-level sustainability goals into specific, measurable actions supported by defined budgets, timelines, and performance metrics.

Initially focused on local program delivery—such as energy efficiency, waste reduction, and transportation demand management—the SAPs also functioned as platforms for innovation. Over time, several initiatives demonstrated scalability and informed broader policy development.

Notably, local building electrification "reach codes" piloted through these efforts contributed to subsequent updates to California's building standards.

Upon receipt of the ESTF-2 report and recommendations, staff developed the most recent Sustainability Action Plan. SAP-4 was adopted by the City Council on October 22, 2019, and included 81 new actions (later refined to 57 high-impact actions). SAP-4 not only encompassed specific actions related to decarbonization, it also envisioned an expansion of the Sustainability and Resiliency Division (Division). Since its expansion via SAP-4, the Division now plays a variety of roles essential to achieving the City's climate goals. These include:

- Cross-departmental collaboration and decarbonization: work collaboratively with departments to advance climate goals, provide capacity, secure grants, and align departmental goals and climate initiatives.

- Citywide decarbonization: plan, develop and implement policies and programs to accelerate decarbonization in the community citywide.

- Regional and statewide policy and advocacy: collaborate with other local governments regionally and statewide to shift the policy landscape and advance policies supportive of the City's climate goals. Recent examples include participation in:

    - Local Government Climate Alliance, including a seat on the Steering Committee

    - Sprint to 9-6, a regional effort to support the Bay Area Air Quality Management District's (Air District) appliance rules

    - Santa Clara County Climate Collaborative, including a seat on the Leadership Advisory Team

- Innovation and Partnerships: collaborate with partner agencies such as Silicon Valley Clean Energy and local cities and counties to amplify impact and jointly develop innovative climate programs and policies.

The Division became fully staffed in the last quarter of 2023. Over this time, staff have worked steadily to complete specific SAP-4 actions, amending the plan as appropriate and providing updates to the CSC and City Council.

Major accomplishments of the most recent SAP include:

- Development of reach codes to support building electrification.
- Implementation of renewable energy, battery storage, electric vehicle (EV) charging, and building electrification projects at municipal facilities.
- Installation of additional EV chargers in downtown parking garages and at other public City parking lots.
- Promotion of Silicon Valley Clean Energy's (SVCE) heat pump water heater incentive, including launching a Year of the Water Heater Campaign that features a supplemental City rebate of $2,000.
- Analysis of electrification opportunities in multifamily buildings through an agreement with BlocPower. The maps developed and the accompanying data support direct outreach efforts for electrification, including initiatives such as the Year of the Water Heater Campaign.
- Implementation of neighborhood-based community engagement on decarbonization and resilience, known as the Cool Block program.
- Development of a LEED Gold certification policy with LEED Platinum analysis for municipal buildings.
- Adoption of a municipal greenhouse gas-free fleet and landscaping policy that supports:
    - Purchase and use of EVs and electric landscaping equipment.
    - Robust planning and implementation to install EV charging to transition the City's fleet vehicles to electric.
- Adoption of a resolution in support of a plant-based diet and ongoing outreach and education.
- Development of an income-qualified rebate program for e-bikes.
- Adoption of a Vision Zero Policy and Action Plan.
- Expansion of Transportation Management Association programs.

The SAP included an action item to "plan and implement for municipal and community decarbonization." Initially, the staff's primary focus was to implement the comprehensive actions outlined in the current SAP, encompassing municipal and community decarbonization initiatives that further the objectives of a decarbonization plan. As progress was made on the SAP implementation and many actions neared completion, staff began a more dedicated decarbonization planning effort that formally began in 2025. The decarbonization planning includes both an analysis of accelerating the City's carbon neutrality goal from 2045 to 2035 and the development of a five-year decarbonization plan to support the City's carbon neutrality goal.

DISCUSSION

Key Insights from the Decarbonization Analysis

The decarbonization analysis evaluates projected community greenhouse gas emissions through 2045 and estimates reductions associated with existing federal, state, and regional policies and programs. It also estimates the emissions gap that must be addressed locally for the City to achieve carbon neutrality.

As presented to the Council Sustainability Committee last year through a series of interim analysis updates, current analysis indicates that, **in the absence of additional climate mitigation actions across local, regional, state, federal, and private market sectors, emissions will be largely generated by building and transportation fossil fuel use**. Specifically, natural gas consumption in buildings and gasoline and diesel use in transportation are projected to account for approximately 97% of total community emissions by 2045. The remaining emissions are attributable to off-road equipment and solid waste. As a result, the proposed five-year actions in Attachment 1 largely focus on building and transportation electrification.

The broader policy and program landscape at the regional and state levels presents a mixed outlook, with both opportunities and constraints that will influence the City's ability to achieve accelerated emissions reductions. **At the federal level, recent actions to curtail or reverse climate action have caused significant setbacks and led to the loss of strategies available to the City to achieve significant emissions reductions in the near term**. These actions have also led to an increased emphasis on local and regional strategies within the draft five-year decarbonization plan to maintain momentum. These impacts are discussed further in following sections of this memorandum.

Encouraging Opportunities in State and Regional Policy

The decarbonization analysis indicates that, by 2045, the natural gas used in buildings in Mountain View could achieve an estimated 92% reduction in emissions, contributing to an overall 30% reduction in total community emissions. These reductions are largely driven by significant state and regional policy actions, including:

- SB 100, as codified in California Public Utilities Code sections 399.11, 399.15, 399.30, 454.53, and the State's Renewable Portfolio Standard requirements, which mandate a transition to 100% clean electricity; and

- Air District Regulation 9, Rules 4 and 6, which phase out the sale of gas-fired appliances beginning in 2027.

Under the Air District's rules, the sale of residential gas water heaters will be prohibited starting in 2027, followed by a ban on residential and commercial gas furnaces in 2029. Beginning in 2031, these requirements will extend to larger commercial and multifamily water heaters. The Air District is currently in the rule development process for Rule 9-4. Staff recently proposed draft "Flexibility Amendments" to the Air District that contemplate delaying rule implementation and expanding exemptions for rule compliance. Final staff proposals will be brought to the Air District later this year.

Collectively, these regulations are expected to substantially reduce building-sector emissions in Mountain View by 2045. Current projections estimate that emissions associated with natural gas use in buildings will decline from approximately 120,704 metric tons to about 13,000 metric tons. Remaining emissions are anticipated to originate from end uses not yet fully addressed by regulation, including gas-fired stoves, fireplaces, clothes dryers, and existing natural gas pool heaters

These state and regional actions represent a significant opportunity for the City, as they advance emissions reductions at scale and reduce the need for local funding, staffing, and regulatory intervention to achieve similar outcomes independently. By establishing consistent requirements across jurisdictions, these policies help accelerate market transformation, increase equipment availability, and lower costs for residents and businesses.

At the same time, **the effectiveness of these policies depends in large part on the role of the City and other local governments in supporting successful implementation**. Local actions—such as outreach, permitting alignment, local incentives, and programmatic support—will be critical to ensuring a smooth transition from natural gas to electricity and maintaining progress toward adopted climate goals. Accordingly, the proposed City actions in Attachment 1 for the five-year decarbonization plan are designed to support and leverage these broader policy efforts, as described below and further detailed in Attachment 1.

Challenging Changes in Federal and State Policy

Some recent federal and state policy developments present increased uncertainty and challenges for achieving local emissions reductions. Most notably, the U.S. Environmental Protection Agency's decision to revoke California's authority to implement the Advanced Clean Cars II program (commonly referred to as the 2035 Clean Cars requirement) removes a key mechanism for reducing transportation emissions. This policy would have required all new passenger vehicles

sold in California to be zero-emission by 2035 and was projected to reduce emissions in Mountain View by approximately 263,595 metric tons by 2045. The repeal of the EPA waiver allowing for the Clean Cars Act is currently under legal challenge, and the requirement is not enforceable.

As a result of this single change, the City's share of responsibility for achieving emissions reductions through local actions is projected to increase substantially—from approximately 7% to 40% by 2045.

Additional federal policy shifts will further constrain progress. These include the elimination of incentives established under the Inflation Reduction Act, which had helped offset the higher upfront costs of electric vehicles and electric space and water heating equipment, and the rescission of the Endangerment Finding by the Environmental Protection Agency. Together, these changes will further reduce market momentum and slow the pace of electrification at the local level. The full impact of these recent changes is not yet known.

At the state level, AB 306, as codified in California Health and Safety Code section 17958, 17958.5, 17958.7, 18916, 18929.1, 18930, 18938.5, 18941.5, and 18942, limits local jurisdictions from adopting or amending residential building codes, including Reach Codes, for the next six years. Reach Codes have historically been a key tool for local governments to advance building electrification and reduce emissions. While this legislation restricts new residential code updates, some flexibility remains for commercial sector Reach Codes and Zoning Incentives for decarbonization, as reflected in the actions outlined in Attachment 1.

Prior to the enactment of AB 306, the City of Mountain View accelerated its 2026 Reach Code adoption process for residential construction projects. The updated codes encourage the installation of electric heat pumps in new construction and air conditioning replacements for both residential and commercial buildings, supporting space heating with emissions-free electricity. In addition, the City submitted formal opposition to the legislation and is currently developing zoning-based incentives for single-family homes to promote electrification.

Considering the above federal and state actions, the draft five-year decarbonization plan emphasizes:

- Local actions, including policies, programs, education, infrastructure investments, and incentives that directly reduce emissions or enable behavior change;

- Collaborative efforts to shape regional, state, and federal policies to leverage the City's ability to achieve carbon reductions; and

- Monitoring and facilitating adoption of emerging technologies—such as electric autonomous vehicles, advanced load management systems, grid-edge electrification devices, thermal energy storage, and grid-interactive building controls using AI.

Local Emissions Reduction Potential and the Role of City Action

The decarbonization analysis indicates that local actions alone are not expected to achieve emissions reductions at the same scale as regional, state, and federal policies. Broad, system-level policies—such as clean electricity standards, appliance regulations, and vehicle requirements—drive the most substantial reductions by transforming markets and infrastructure across jurisdictions.

However, local action remains essential to achieving the City's overall emissions reduction goal. As described in the preceding sections, recent changes in federal and state policy have increased the City's relative responsibility for emissions reductions. In this context, local efforts serve a critical role in stabilizing and advancing progress in the face of volatility in the federal and state policy context, where broader policies are limited, delayed, or uncertain.

Local actions are critical because they:

- **Enable Implementation of State and Regional Policies:** City programs, permitting processes, and outreach efforts help ensure that residents and businesses comply with and benefit from evolving regulations, such as building electrification requirements and clean energy transitions.

- **Accelerate Adoption and Market Readiness:** Local incentives, infrastructure investments, and education can reduce barriers to adoption, support early market transformation, and increase participation in electrification and energy efficiency measures.

- **Address Market Gaps and Pilot Solutions:** Local governments can advance solutions where the private market has not yet fully responded, including piloting new technologies, delivery models, and policy approaches. Historically, tools such as Reach Codes enabled cities to test and refine building electrification strategies, which have since informed broader adoption at the state level. For example, the 2025 California Energy Code (Title 24), effective January 1, 2026, establishes an all-electric baseline for space and water heating in most new residential and commercial buildings—effectively scaling approaches first implemented through local Reach Codes. Prior to this statewide transition, more than 74 jurisdictions across California, including many in the Bay Area, adopted Reach Codes, demonstrating feasibility and accelerating market readiness.

- **Address Remaining Emissions Sources:** Local policies and programs can target emissions sources not yet fully addressed by state or federal regulations, including existing buildings, equipment replacement cycles, and community-specific needs such as low-income or small business support.

- **Provide Flexibility and Responsiveness:** The City can design and implement strategies tailored to local conditions, allowing for more timely and adaptive responses to emerging challenges and opportunities.

While the emissions reductions directly attributable to local actions are more modest in comparison to broader policy drivers, they are necessary to close the remaining gap to the City's climate goals and to ensure that anticipated reductions from other levels of government are fully realized at the community level. Accordingly, the proposed actions in Attachment 1 focus on high-impact local strategies that complement and leverage regional, state, and federal efforts.

CSC Discussions and Recommendations

The CSC provided feedback on the decarbonization goal analysis prepared by Cascadia and the initial five-year actions during meetings held on June 26, 2025, November 6, 2025, and December 1, 2025.

With the loss of key federal and state policies and programs, and increasing uncertainty in the broader decarbonization landscape, the CSC discussed whether a 2045 carbon-neutrality target remains attainable and whether the proposed five-year actions would advance the City approximately 25% toward that goal.

Although it is not currently possible to identify all feasible actions needed to achieve full decarbonization by 2045, maintaining a clear long-term target provides direction, urgency, and a framework for decision-making. Focusing on near-term actions helps clarify what can be accomplished within the current policy landscape and available tools. Accordingly, **staff recommended and the CSC approved recommending to Council that the City maintain the 2045 carbon-neutrality goal** to sustain momentum while continuing to evaluate and advance the most promising strategies in five-year increments.

While the proposed actions in Attachment 1 represent the highest-impact opportunities currently available, staff do not anticipate that the implementation of these actions will result in a 25% reduction in emissions within the next five years. However, these actions lay the groundwork for future reductions in emissions. Consistent with typical adoption patterns for new technologies and behaviors, emissions reductions are not expected to occur linearly, but rather to accelerate as enabling conditions, market readiness, and participation increase.

The CSC discussed priority actions and expressed a desire to move forward quickly, without excessive analysis, while ensuring the City remains focused on the highest-impact strategies. Staff acknowledge the inherent tension between acting with urgency and ensuring that decisions are informed by sufficient information. Furthermore, given the current reality of relying on local, regional, and collaborative efforts, the City's ability to achieve immediate, measurable impact on its own is constrained.

At the November 6, 2025, CSC meeting, the Committee identified the following guiding principles to inform development of the decarbonization plan:

1. Focus on substantial actions to reduce emissions rather than prioritizing the attainment of a specific goal by a certain year.

2. Review and update the plan regularly every 3 to 5 years or as the regional, state, and federal policy landscape significantly changes.

3. Identify the most effective local actions to pursue in collaboration with Silicon Valley Clean Energy and other partners.

4. Determine which actions will lead to cost savings.

5. Emphasize community engagement and outreach to educate the public about transportation and building decarbonization opportunities. Partner with local community groups to reach broader audiences.

Proposed Actions for Inclusion in the Five-Year Decarbonization Plan

The actions proposed in Attachment 1 for inclusion in the draft five-year decarbonization plan reflect extensive stakeholder collaboration. Staff incorporated direction from the CSC and community input and worked closely with multiple City departments and external partners, including Silicon Valley Clean Energy, to evaluate feasibility. As a result, the proposed actions are both ambitious and grounded in practical implementation.

The plan will establish a strategic framework to guide the City's community decarbonization efforts over the next five years, supporting the broader goal of achieving decarbonization by 2045 to the fullest extent possible. It emphasizes reducing greenhouse gas emissions through new and evolving actions, as summarized below and detailed in Attachment 1, while also incorporating high-impact ongoing initiatives. To ensure continued effectiveness in a changing environment, the plan will be reassessed every three to five years.

Focusing on Building Electrification and Electric Vehicle Adoption as Highest Impact Actions

As discussed above, natural gas use in buildings and gasoline and diesel use in transportation are projected to account for the majority of community emissions by 2045. Accordingly, the five-year plan prioritizes building electrification and the support and acceleration of electric vehicle adoption. This approach reflects CSC feedback, emphasizing the highest-impact actions available in the near term, and positioning the City toward long-term decarbonization.

Building Electrification Actions: Mountain View Actions to Leverage Air District Gas-Fired Equipment Rules

The five-year decarbonization plan's approach will bolster the Air District's new rules through implementing key policies and programs, as well as education and outreach. Local actions, such as the City's "Year of the Water Heater" campaign, which launched last year, align with and support the Air District's policies. This campaign has raised awareness, promoted incentives, and encouraged the adoption of electric heat pump water heaters, showcasing how local actions can significantly enhance the effectiveness of broader regulatory measures.

Additionally, the City has been participating in regional efforts to support the Air District in moving forward with these rules through participation in the regional "Sprint to 9-6" workgroup of jurisdictions and partner agencies focused on identifying and removing barriers to heat pump water heater adoption.

Over the next five years, Mountain View's building electrification actions, further detailed in Attachment 1, will align with forthcoming Air District rules. These will encompass:

- Readiness programs, such as pre-wiring;
- Development of commercial reach codes;
- Continuous outreach and education;
- Incentives;
- Pilot programs; and
- Policy formulation.

The five-year decarbonization plan will introduce actions to fill gaps in the Air District's rules, such as assisting those facing hurdles to transitioning to electrification, including low-income residents and small businesses. The City is well-positioned to collaborate with SVCE to tackle these challenges by launching programs that remove financial, technical, and informational barriers, effectively reducing installation costs and ongoing utility expenses for households and businesses.

Future versions of the five-year decarbonization plan can also explore other gas appliances not currently encompassed by the Air District rules, such as gas-fired stoves, fireplaces, dryers, and existing natural gas pool heaters. This could be especially impactful in the future if the Air District were to expand its rules to such appliances.

The actions in Attachment 1 that build on the Air District rules are expected to have longer-term positive impacts on emissions reductions than focusing solely on the initial adoption of electric water heaters or furnaces. An initial positive experience with switching from a gas to an electric appliance can start a household on a decarbonization path as they gain experience with the process and benefits of electrification and use this to inform their choice to pursue further electrification opportunities. In addition, individual households can influence others to start their decarbonization path. For example, members of Carbon Free Mountain View and the City's Cool Block program have successfully shared their experiences and supported others in taking action.

Other Building Electrification Actions

The draft five-year decarbonization plan includes advocacy and legislative actions to reduce emissions and enhance affordability. For example, staff have joined with other local governments to create the **Local Government Climate Alliance** (LGCA), a coalition of 15 Cities and Counties (and growing) that aligns state and local action, advocates for and creates high-impact climate policies at the state level and accelerates climate results. A newly created coalition, LGCA, held its first lobby day in Sacramento in April 2026 and met with legislators and staff to express support for legislation addressing electricity reliability, affordability, and transparency in rate-making. Staff also continue to engage the City's Legislative Program to advocate for state and federal policies that will further progress on the City's climate goals.

In addition, the draft five-year decarbonization plan includes the opportunity for the City to join a **state pilot project under Senate Bill 1221**, as codified in California Public Utilities Code sections 451.9, 660-666. This pilot would test neighborhood-scale decarbonization in partnership with PG&E, enabling neighborhoods to electrify buildings with funds originally intended for natural gas pipeline upgrades. Staff submitted an application to be considered for this pilot program. **Mountain View stands out as one of only three cities in Santa Clara County being considered for the pilot, with four census tracts currently under exploration—more than any other city in the county.** This showcases the City sustainability team's proven ability to engage and rally neighborhoods effectively, as highlighted by the success of the Cool Block Program, positioning the City as an ideal candidate to be selected for this program.

Aside from complementing and filling gaps within broader policy and program frameworks, the five-year decarbonization plan will be intentionally flexible. Changes at the regional, state, federal, and private-sector levels can significantly influence emissions-reduction trajectories, making long-term planning challenging. To tackle this challenge, the plan embeds redundancy to ensure the City can swiftly adapt to delays or vulnerabilities caused by key external factors. Additionally, it embraces the potential for innovative opportunities and emerging technologies, providing flexibility for future advancements.

For instance, if the Bay Area Air District rescinds, delays, or modifies its regulations phasing out gas water-heating and space-heating equipment, the City could pursue alternative measures, like implementing a requirement for building electrification at the time-of-home-sale as outlined in

Attachment 1, to achieve some emission reductions through electrification of appliances. This approach supports continued progress, regardless of shifting external conditions.

Finally, the actions in Attachment 1 include innovative policies and programs, such as adopting building performance standards or adopting an end-of-flow goal for natural gas. Additionally, there are actions aimed at exploring funding or revenue sources to support local emission reductions.

Transportation Electrification Actions

Although vehicle emissions are projected to decline by 2045—driven by California's Low Carbon Fuel Standard and increased electric vehicle adoption—transportation is still expected to remain the largest source of emissions, accounting for approximately 63% (122,798 metric tons) of Mountain View's total community emissions in that year. As noted previously, electricity is anticipated to be largely emission-free by 2045, highlighting the critical importance of accelerating electric vehicle adoption to achieve sustained, long-term emissions reductions fueled by clean electricity.

EV Adoption

As noted earlier in this report, federal and state policies and programs to accelerate EV adoption have faced setbacks, notably the Environmental Protection Agency's revocation of the waiver allowing for the Clean Cars Act and the discontinuation of EV tax incentives previously included in the Inflation Reduction Act. Without this regulatory and financial support, EV adoption rates are currently being driven by rising gas prices and growing general interest in EVs. Addressing the barriers to EV adoption will be crucial for maximizing the benefits of a sustainable transportation future.

The persistent lack of at-home charging remains a significant obstacle to EV adoption, particularly in existing multifamily residences, which make up 58% of Mountain View's housing units. Shared and unreliable charging infrastructure further discourages potential users. Consequently, expanding EV charging access, especially at multifamily housing, will play a crucial role in the five-year decarbonization plan.

As advancements in fast charging and battery technology emerge, the five-year decarbonization plan would focus on addressing immediate needs by prioritizing accessible at-home or nearby charging options for multifamily properties. Charging at home is expected to remain the most affordable and convenient way to fuel EVs, both now and in the future. While it's uncertain whether every housing unit will require its own charger in the future — especially with potential innovations on the horizon for fast charging — some form of onsite charging will remain essential.

To tackle this challenge, Attachment 1 outlines an action to install EV charging infrastructure on multifamily properties, aiming to enhance nearby or on-site charging for approximately 5,000 units, which amounts to 25% of the total multifamily units in Mountain View. This effort strives to meet current needs while maintaining flexibility to adapt to advancements in EV charging technologies.

Other Transportation Actions

The plan will also include complementary actions to EV adoption, such as multimodal transportation and transit-oriented development. Additional actions outlined in Attachment 1 include:

- A transit benefit district;
- Expanded shuttle services;
- Mobility hubs;
- Affordable access to public transit;
- Zero-emission delivery and rideshare services;
- Electric vehicle outreach and education; and
- Expanding the availability of e-bikes and e-scooters.

Summary

Local action remains indispensable. Its value extends beyond the modest direct emissions reductions that are possible through local effort alone. Local actions engage the community, create the local conditions needed for future progress, and provide proof of concept that decarbonization actions work and can be scaled.

By investing in building and transportation electrification through infrastructure, removing barriers, expanding access, and recognizing and aligning with regional, state, and federal actions, the actions in the proposed five-year decarbonization plan position the City as a key contributor within a larger network of climate actions helping translate ambitious policies into tangible, lasting outcomes at the community level.

This approach minimizes vulnerability to changes in policy at any single level. When momentum slows in one area, actions in other areas can maintain forward momentum, ensuring sustained progress toward long-term climate goals. This ultimately supports planning for uncertainty and creates space for trailblazing opportunities.

April 30, 2026, CSC Meeting

At its April 30, 2026, meeting, the CSC reviewed and approved staff's recommended approach of developing a five-year decarbonization plan to make progress toward a 2045 decarbonization goal to the fullest extent possible, focusing on the specific actions outlined in the attached "Draft Actions for the Five-Year Decarbonization Plan." The committee expressed support for the flexibility of a five-year plan and focus on building and transportation electrification. The committee also suggested that staff establish metrics to help track the plan's progress and inform possible future adaptations of the plan. Committee members also expressed interest in several potential strategies, including more widespread access to plug-in solar and policy and infrastructure development related to autonomous vehicles and robot delivery. A new "Emerging Technologies" action has been added to the Integrated Actions section of Attachment 1.

QUESTIONS FOR COUNCIL

Staff seeks City Council input on the following questions:

1. **Does the Council agree with the approach to develop a five-year plan focusing on local actions for building and transportation electrification that seek to support the success of regional and state actions to move the City toward a 2045 decarbonization goal to the fullest extent possible?**

2. **Does the Council agree with the draft actions for the five-year decarbonization plan or have input on any additions, deletions, or modifications?**

NEXT STEPS

With Council feedback and endorsement, the project team will develop a draft five-year decarbonization plan document that provides additional information on the actions outlined in Attachment 1, to be brought back to the City Council for adoption. Staff will continue to explore funding opportunities to support the five-year decarbonization plan, including incentives, grants, and public-private partnerships. Any remaining funds from SAP may also be allocated to support the five-year decarbonization plan.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ General policy and legislative actions

PUBLIC NOTICING

The City Council agenda is advertised on Channel 26, and the agenda and this Study Session memorandum appears on the City's website.

Attachment: 1. Draft Actions for the Five-Year Decarbonization Plan

Draft Actions for the Five-Year Decarbonization Plan

Transportation	
Action	**Description**
Electric vehicles (EVs) Outreach*	Partner with Silicon Valley Clean Energy (SVCE) and other local organizations or groups to provide education, outreach, and marketing on available incentives and technical assistance to encourage residents to purchase an EV.
EV Charging Infrastructure for Multifamily Buildings*	Expand access to EV charging at and near existing multifamily properties to provide reliable, affordable, and fair EV charging options for everyone. Develop policies and programs to identify and address barriers to increase on-site or nearby charging availability to 25% or 5,000 multifamily units. Examples include: • Provide additional incentives to multifamily property owners to install various levels of charging (e.g., Level 1, Level 2, and fast charging) • Expand city-owned public charging, especially fast charging near multifamily properties • Explore installing or using charging at nearby shopping centers or other public places near multifamily properties • Pilot curbside EV charging • Find viable opportunities to expand EV charging at City-owned parking lots near multifamily properties, which may include piloting overnight charging or other charging incentives • Streamline City processes to allow for the implementation of innovative charging solutions • Collaborate with utility companies and partners to upgrade electrical systems in older multifamily properties, addressing capacity limitations and enabling EV charging infrastructure installation. • Minimize user costs by offering free or discounted charging rates for income-qualified individuals and residents of multifamily rental properties.

Transportation	
Action	**Description**
Mountain View's Shuttle Service	Expand shuttle service coverage, frequency, and hours to meet community needs and priorities, and explore options to keep the service free. Electrify all City-owned and -operated transit services where feasible by 2030 and collaborate with the Mountain View Transportation Management Association to promote the switch to electric for Mountain View's community shuttle services.
Mobility hubs and micro-mobility opportunities	Explore the development of a network of high-visibility mobility hubs in key locations, such as Downtown Mountain View Transit Center, North Bayshore, major employers, and significant residential developments, that could combine bike, scooter, and car-sharing resources, EV charging stations, shuttle access, and wayfinding.
Regional Transit Partnerships	Strengthen and continue to participate in partnerships with regional transit agencies and service providers to improve transit frequency, reliability, and connectivity, enhance first- and last-mile access, and advocate for investments that support seamless, low-emission regional travel options.
Equity and Affordability in Transit Access	Advance equitable and affordable transit access by improving service coverage in underserved neighborhoods and affordable housing developments, supporting accessible transportation options for seniors, students, small business employees, and people with disabilities, and ensuring that transit, micromobility, and shared transportation services remain affordable and inclusive.
E-Bikes and E-Scooters	Expand the use of e-bikes and e-scooters by investing in safe and connected infrastructure, supporting shared micromobility programs, offering incentives and education to encourage adoption, and partnering with regional agencies and providers to ensure equitable, affordable, and well-managed access to low-emission transportation options in Mountain View.
Explore Zero Emission Delivery and Rideshare Services	Support the transition to zero-emission delivery and rideshare services by identifying policy opportunities, engaging and partnering with delivery companies, local businesses, and regional agencies, expanding access to charging and curbside infrastructure, and exploring pilot programs to reduce emissions and ensure safety from delivery and rideshare activities—such as encouraging deliveries by drone, bicycle, EVs, or other low-emission modes—in Mountain View.

Transportation	
Action	**Description**
Continuing and Ongoing Actions	
Transportation Demand Management Ordinance*	Adopt and implement a Transportation Demand Management (TDM) ordinance aligned with the City Council's 2023–2025 strategic priorities that establishes clear trip reduction targets and provides flexible strategies to reduce single-occupancy vehicle trips, while encouraging multimodal transportation options across Mountain View.
Employer Transportation Demand Management	Maintain and enforce Transportation Demand Management (TDM) requirements for major employers with 50 or more employees, in alignment with Bay Area Commuter Benefits Program rules, to reduce single-occupancy vehicle trips and promote sustainable commuting options in Mountain View.
Active Transportation Plan*	Support and accelerate the development of Mountain View's bicycle and pedestrian network by completing near-term priority projects identified in the Active Transportation Plan by 2035 and expanding education and outreach to increase awareness and use of the City's biking and walking infrastructure in Mountain View.
Mixed-Use Zoning and Transit-Oriented Development*	Support mixed-use zoning and transit-oriented development by implementing previously adopted and ongoing precise plans and zoning updates, such as R-3 zoning updates, that encourage compact, walkable, and transit-supportive development patterns.
Parking Management Strategies	Continue to implement parking management strategies by enforcing policies that eliminate minimum parking requirements for affordable housing and residential projects in designated Precise Plan areas, complying with state law AB 2097 (as codified in California Government Code sections 65585, 65863.2) near major transit stops, and pursuing additional parking reforms as appropriate to support sustainable transportation and land use goals.

Buildings	
Action	**Description**
Electrification Readiness Programs and Outreach*	To support the transition from gas to electric appliances, implement electrification-readiness programs and financial incentives for homes and businesses to support compliance with Air District regulations that will restrict gas-fired appliance sales starting in 2027. Boost building electrification outreach through targeted marketing, participation incentives, and local partnerships to inform residents about assistance and incentives. Work with SVCE on building upgrades, educational resources, and technical support for the Mountain View community. Additionally, partner with SVCE or regional energy agencies to provide contractor training and develop a skilled workforce.
Reach Codes for Commercial Development	Explore and advocate for the implementation of reach codes that promote all-electric, low-emission commercial development in Mountain View to the extent possible under law. These codes should go beyond state energy standards and incorporate high levels of energy efficiency, along with passive design strategies like passive heating. Additionally, policies and programs should support the electrification of buildings to reduce greenhouse gas emissions from both new and renovated commercial buildings.
Regional Time-of-Sale Energy Upgrade Partnership*	Form a regional partnership to investigate and implement time-of-sale requirements for residential buildings, akin to Berkeley's Building Emissions Savings Ordinance. This would mean that home sellers, buyers, or both contribute to an escrow fund dedicated to supporting electrification projects within a specified timeframe. As an alternative, it may be worthwhile to explore additional processes within the purchasing framework that could be implemented or tested, such as using the property transfer tax to fund electrification projects. This action could be explored if the Air District rules are delayed or modified.
Neighborhood Decarbonization Pilot	To advance neighborhood decarbonization pilots, the City would collaborate with utilities and the California Public Utilities Commission to implement decarbonization zones in line with Senate Bill 1221, as codified in Public Utilities Code sections 451.9, 660-666. This initiative aims to transition neighborhoods from natural gas to zero-emission alternatives, such as all-electric heat pumps and appliances, instead of replacing aging gas infrastructure. The City is being considered for this voluntary

Buildings	
Action	**Description**
	program, which encompasses four census tracts, positioning Mountain View at the forefront of local efforts to reduce emissions.
Equity-Focused Electrification for Hard-to-Electrify Buildings and Neighborhoods	Advocate or implement local programs for equitable electrification by removing financial, technical, and informational barriers for low-income residents, affordable housing, and small businesses. Focus on electrification in multifamily units, older homes, mobile home parks, and specialized businesses through partnerships with utilities and community organizations. Test solutions such as balcony solar, solar thermal water heating, recirculation technology, and energy-efficiency upgrades to lower energy costs and support the transition from natural gas to all-electric solutions in Mountain View.
"End of Natural Gas Flow" Goal	Consider adopting a long-term goal to end the flow of natural gas in Mountain View by 2045, aligning with the City Council's 2023–2025 strategic priorities and guiding coordinated policies, investments, and programs that support a phased, equitable transition to all-electric, zero-emission buildings.
Building Performance Standards	Explore with Silicon Valley Clean Energy adopting Building Performance Standards, like the City of San Jose, to reduce emissions from existing buildings by setting reporting requirements for commercial and multifamily buildings of a certain size, with a goal of setting electrification requirements for these buildings in the future. Alternatively, consider advocating at the regional or state government level to improve or enable building performance standards that promote building electrification.
Electrification Integration into City Policies and Programs.	Integrate building electrification and emissions reduction strategies across City policies and programs to align climate action with resilience efforts, leverage co-benefits, and advance a coordinated, citywide approach to sustainability in Mountain View, such as through housing preservation programs.
Continuing and Ongoing Actions	
Implement Adopted Reach Codes and Explore Zoning Incentives*	Implement previously adopted reach codes that advance building electrification and energy efficiency by promoting all-electric upgrades during existing building renovations and appliance replacements, including converting air conditioners to heat pumps and ensuring electric readiness for future electrification in Mountain View. In addition, explore zoning incentives to encourage building electrification.

Buildings	
Action	**Description**
Electrification Permit Streamlining	Enhance and expand streamlined permitting processes for building improvements that reduce greenhouse gas emissions, such as electrification, energy efficiency upgrades, and renewable energy installations, to lower costs, reduce delays, and accelerate climate action in Mountain View.

Waste (Continuing and Ongoing Actions)	
Action	**Description**
Implement the City's Zero Waste Plan	Implement the City's 2019 Zero Waste Plan to advance waste reduction and resource recovery efforts and achieve the goal of diverting 90 percent of waste from landfills by 2030 in Mountain View.

Ecosystem Sequestration (Continuing and Ongoing Actions)	
Action	**Description**
Enhance the urban forest	Enhance the urban forest by implementing tree planting guidelines from the Biodiversity and Urban Forest Plan to increase carbon sequestration and strengthen climate and community resilience in Mountain View.
Implement natural areas conservation and restoration*	Implement conservation and restoration actions from the City's Biodiversity and Urban Forest Plan to improve the capacity of natural areas to sequester greenhouse gas emissions and support ecosystem health in Mountain View.

Integrated Actions for Building and Transportation	
Action	**Description**
Advocacy and Legislative Action for Emissions Reduction and Affordability	Use advocacy and legislative engagement at the local, regional, state, and federal levels to support policies and funding that reduce greenhouse gas emissions, advance sustainability goals, and enable affordable, effective climate action in Mountain View.

Financing and Funding Options for Decarbonization	Explore and pursue diverse financing mechanisms, including carbon mitigation fees or taxes, public-private partnerships, and local, state, and federal funding opportunities to support and accelerate decarbonization initiatives, reduce cost barriers, and ensure the successful implementation of climate actions in Mountain View.
Tracking Emerging Technologies	Assess and analyze emerging technologies that support decarbonization in the transportation and building sectors. This includes but is not limited to innovations such as autonomous air taxis, zero-emission ride-share vehicles, first- and last-mile transportation pilots, battery storage systems, advanced electric vehicle charging infrastructure, smart grid technologies, and building electrification systems.

Legislation Text

File #: 205900, **Version:** 1

Bike Month Proclamation

Legislation Text

File #: 205901, **Version:** 1

Asian American and Pacific Islander Heritage Month Proclamation

Legislation Text

File #: 206175, **Version:** 1

Update on Summer of Soccer World Cup Events and Public Safety and Security

File #: 205375, **Version:** 1

Repeal and Reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View City Code to Establish a Citywide TDM Program (Second Reading)

Adopt an Ordinance of the City of Mountain View Repealing and Reenacting Article X of Chapter 19 of the Mountain View City Code to Establish a New Transportation Demand Management Program, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Repeal and Reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View City Code to Establish a Citywide TDM Program (Second Reading)**

RECOMMENDATION

Adopt an Ordinance of the City of Mountain View Repealing and Reenacting Article X of Chapter 19 of the Mountain View City Code to Establish a New Transportation Demand Management Program, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

SUMMARY

On May 12, 2026, the City Council introduced an ordinance to repeal and reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View municipal code to establish a citywide TDM program, including trip reduction standards, monitoring and reporting requirements, as well as compliance and enforcement provisions to improve consistency and clarity of the TDM planning process from entitlement to post-occupancy (see Attachment 2 – Council Reported dated May 12, 2026).

The City Council approved the introduction of the ordinance by a 7-0 vote. This is the second reading of the Ordinance. If approved, the Ordinance will become effective 30 days thereafter on June 25, 2026.

At the first reading on May 12, Councilmembers encouraged staff to consider the range of travel needs and TDM strategies beyond those that primarily serve commuters. Additionally, staff was asked to closely monitor the costs for both staff time to implement and operate the TDM Program, as well as for residential development to ensure TDM requirements do not impose undue cost burdens. Council unanimously supported the “ever-green” nature of the TDM toolkit, including the need to monitor and evaluate performance of the overall TDM program over time (at key intervals). Councilmembers also focused attention on the need for credible enforcement practices to ensure compliance among subject projects of the ordinance. Staff will incorporate

Council's feedback moving into the subsequent phases of the project focused on implementation and finalizing the cost estimation study.

FISCAL IMPACT

To support effective implementation of the TDM Ordinance and ensure long-term program sustainability, the City has hired a consultant to assist in studying the costs associated with staff time for implementing the ordinance. This study will evaluate the City staff time and administrative resources required to administer the Ordinance, including TDM Plan review during entitlement, ongoing monitoring and reporting, compliance and enforcement activities, program evaluation, and maintenance of any supporting software platforms. The findings will inform consideration of a potential annual TDM fee, intended to recover a portion of the City's ongoing costs associated with administering and enforcing the Ordinance. Following completion of this fee study, staff will draft a resolution for the City Council to review and adopt.

As part of developing a TDM Toolkit, staff has identified a range of flexible and affordable options for applicants to choose from based on cost-effectiveness and trip-reduction potential. The TDM Toolkit benchmarks the TDM measures against the expected cost level for implementing a prospective strategy. For example, strategies will range from low ($0 to $5,000), to medium ($5,000 to $50,000), to high ($50,000 and above), or cost-neutral. Actual costs may vary by project based on the scale of proposed measure(s), subsidy, and participant coverage, providing the needed cost elasticity for projects implementing a TDM program.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

PUBLIC NOTICING

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

Prepared by:

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Transportation Planner

Allison Boyer
Assistant Public Works Director

Approved by:

Jennifer Ng
Public Works Director

Audrey D. Seymour
Assistant City Manager

Attachments:
1. Draft Citywide Transportation Demand Management Ordinance
2. Council Report dated May 12, 2026

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
REPEALING AND REENACTING ARTICLE X OF CHAPTER 19 OF THE MOUNTAIN VIEW CITY CODE TO ESTABLISH A NEW TRANSPORTATION DEMAND MANAGEMENT PROGRAM

WHEREAS, on June 10, 2025, the Mountain View City Council reviewed and recommended the Transportation Demand Management (TDM) policy framework to support development of a citywide TDM Ordinance; and

WHEREAS, the ordinance implements and supports policies and programs adopted by the City, including the Mountain View 2030 General Plan Mobility Element, the Sustainability Action Plan-4, Housing Element actions, and seeks to align with state and regional legislation addressing congestion management and multimodal transportation planning analysis, including Senate Bill 743; and

WHEREAS, the purpose of the ordinance is to reduce single occupancy vehicle travel, incentivize multimodal transportation options, reduce vehicle miles traveled (VMT), improve air quality and public health outcomes; and

WHEREAS, the City seeks to amend Chapter 19 of the Mountain View City Code to add new sections to Article X (Transportation Demand Management) to update the code, improve its clarity, and standardize TDM requirements for new development and for modifications and expansions of existing buildings and sites, thereby advancing key City goals related to improving efficiency of the roadway system, increasing housing options, sustainable transportation, economic development, and environmental quality; and

WHEREAS, the ordinance establishes consistent TDM Program requirements, including trip reduction standards, monitoring and reporting requirements, and compliance and enforcement provisions; now, therefore,

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 19, Article X, of the Mountain View City Code is repealed in its entirety and reenacted as set forth below.

SEC. 120 - Purpose.

A. The purpose of this ordinance is to:

1. Comply with the provisions of California Government Code Section 65089.3 regarding congestion management on a regional level to improve air quality within the city and the region through reduction of congestion and traffic impacts.

2. Reduce single-occupancy vehicle (SOV) trips for new development and increase use of multimodal transportation options.

3. Expand access to affordable and reliable transportation options for all individuals who live and/or work in the City of Mountain View.

4. Reduce traffic and congestion by optimizing the efficiency of the roadway system and capacity.

5. Address the transportation impacts resulting from new development by providing sustainable, accessible, and affordable transportation options that support the journeys of people of all income levels and modal choices.

6. Ensure that new development is designed to support sustainable transportation choices for residents, employees, and visitors. The provisions contained herein implement the Mobility Element of the 2030 General Plan, Precise Plan requirements, Greenhouse Gas Reduction Program (GGRP), Sustainability Action Plan-4, Housing Element Action Items, state legislation including Senate Bill (SB) 743, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), the California Global Warming Solutions Act of 2006 (AB 32), the California Complete Streets Act of 2008, Employee Parking Cash out Program (AB 2206), and the Bay Area Air District (BAAD) Regulation 14.

7. Improve air quality and public health outcomes, and reduce Mountain View's contribution towards climate change through encouragement of sustainable mobility options and reduction of Vehicle Miles Travelled (VMT) and associated greenhouse gas (GHG) emissions generated by driving.

8. Reduce dependence on drive-alone trips and increase sustainable mode share to comply with the directives of SB 743, including facilitating a multimodal transportation system, and applicable requirements under Bay Area Air District (BAAD) Regulation 14.

9. Support integrating land use and transportation planning by improving efficient use of infrastructure that incentivizes use of multimodal transportation options.

10. Establish citywide requirements for the Transportation Demand Management (TDM) Program, including Transportation Demand Management Plans (TDM Plans) and associated monitoring and reporting to ensure that applicable developments contribute to achieving the City's transportation, sustainability, and mobility goals.

11. Maintain flexibility to incorporate evolving technologies, travel behaviors, and countywide TDM efforts, ensuring the TDM Program reflects changing conditions and travel preferences.

SEC. 121 - Definitions.

A. The following definitions apply to words and phrases used in this Chapter and any administrative instructions, handbooks, or other materials implementing this Chapter:

1. "Applicant" shall mean any individual, firm, limited-liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private corporation or any other entity whatsoever who applies to the city for the applicable permits to undertake a construction, demolition or renovation project within the city.

2. "Average daily trips (ADT)" means the average number of vehicle trips recorded at a specific location over a 24-hour period, typically calculated by summing directional counts.

3. "Average daily trip reduction target (ADT reduction target)" means a goal established to reduce the number of vehicle trips generated by a site on a daily basis, expressed as a percentage of baseline trip generation.

4. "Certificate of Occupancy" defined as in Section 42.31(a) of the Mountain View City Code as amended from time to time.

5. "Change of Use Form" is documentation submitted by the Applicant to note a change of land use.

6. "Conditions of Approval" means requirements imposed by the City as part of the development review process, which must be satisfied for a Project to proceed or receive development permits.

7. "Developer" as defined in Section 47.3 of the Mountain View City Code as amended from time to time. .

8. "Developer Handbook" means a guide provided by the City to assist developers in understanding the TDM process during permit review process and instructions for preparing a TDM Plan.

9. "Development Permit" applies to a fire or building permit, planning permit, or public works permit that is issued by the City allowing construction, alteration, or use of land or buildings in accordance with zoning and building codes.

10. "Employer" any person, including corporate officers or executives who directly or indirectly through any other person, including through the services of a temporary employment agency, staffing agency, or similar entity, retains, hires, engages, or exercises control over the wages, hours, or working conditions of any other person..

11. “Enhanced TDM” is any residential Project, including a residential Project that is otherwise exempt from this Ordinance, that achieves trip reductions or proposes TDM strategies consistent with Section 124(I) of this Ordinance, allowing the Developer to obtain the benefit of residential parking reductions or exemptions from parking requirements, in accordance with the City’s Housing Element.

12. “High-Quality Transit Corridor” has the meaning set forth in California Public Resources Code Section 21155(b), as that section may be amended or renumbered from time to time.

13. “High Quality Transit Area” means those areas within one-half (0.5) mile of a High-Quality Transit Corridor or a Major Transit Stop.

14. “Major Transit Stop” has the meaning set forth in California Public Resources Code Section 21064.3, as that section may be amended or renumbered from time to time.

15. “Mixed-Use” means a development type that integrates residential, commercial, and/or institutional uses within a single building or site used by commuters or travellers within a defined area.

16. “Multi-Modal Transportation Analysis Handbook (MTA Handbook)” means the City of Mountain View document which contains technical guidance for preparing multi-modal transportation analyses for individual development Projects, as may be amended.

17. “Parking Management Plan” means a strategic plan submitted with development proposals that outlines how parking will be provided, managed, and integrated with Transportation Demand Management (TDM) strategies.

18. “Patron-driven Uses” means non-residential uses whose trip generation is primarily patrons, rather than employees, including child care, religious institutions, community centers, indoor recreation and fitness centers, schools, studios, retail (general merchandise, grocery, and similar), restaurants, personal services, entertainment, medical services, banks and financial services, hotels and motels, service stations, repair and maintenance of vehicles and consumer products, and similar uses. The Public Works Department may use any available data to determine if more than 50% of a use’s trip generation are typically patrons.

19. “Peak Hour Traffic (PHT)” means the highest volume of traffic observed during a one-hour period, typically during morning or evening commute times.

20. “Peak Period Trips” means trips occurring during designated peak travel periods, usually defined as 6–9 AM and 4–7 PM on weekdays, when traffic congestion is highest.

21. “Planning Permit” means a type of development permit issued by the City allowing for residential or business renovation, new development, or alteration of land or buildings in accordance with zoning and building codes.”
22. “Project” means a construction or reconstruction project that requires a zoning permit or building permit under Chapter 47 of the Mountain View Code.

23. “Property Manager” means an individual or entity responsible for the day-to-day operation, maintenance, and oversight of a residential, commercial, and/or mixed-use property.

24. “Property Owner” means any legal person possessing a present possessor interest in real property, including leases with a term of thirty-five (35) years or greater.

25. “Property Transfer Form” means a form used to document the transfer of ownership in real property.

26. “Single-occupancy vehicle (SOV)” means a motor vehicle occupied by only the driver during a commute or trip.

27. “Site” means a parcel or group of parcels of land considered as a unit for development or land use purposes.

28. “Telecommuting” means a work arrangement where employees perform job duties remotely, typically from home, under a formal agreement with their employer.

29. “Transit-Oriented Development (TOD)” means Projects that are located within one-half (0.5) mile of High-Quality Transit as defined in California Public Resources Code, Section 2115(b) and Section 21064.3,as may be amended.

30. “Transportation Coordinator” means a designated individual responsible for implementing and managing Transportation Demand Management (TDM) strategies at a development site, including commuter programs and travel surveys, if applicable.

31. “Transportation Information Worksheet (TIW)” is submitted by the Applicant to the City review of a proposed development Project and/or use permit.

32. “Transportation Demand Management Agreement (TDM Agreement)” means a formal agreement between a developer and the City outlining TDM requirements, including the implementation of TDM Strategies, monitoring, and enforcement provisions.

33. “Transportation Demand Management Plan (TDM Plan)” means a Project's documentation, including a site plan and/or other documentation, that describes the TDM Strategies the Project will implement in order to comply with the TDM Ordinance for the Project site as approved by the Public Works Director or Designee.

34. “Transportation Demand Management Program (TDM Program)” means the City of Mountain View policy requiring Projects to incorporate TDM Strategies in their proposed Projects.

35. “Transportation Demand Management Program (TDM Program) Standards” means the City of Mountain View’s Standards that contain details of the TDM Program goals and benefits, processes, ADT targets, TDM Strategies, and evaluation and reporting. These program standards are contained within Appendix J of the City of Mountain View’s Multi-Modal Transportation Analysis Handbook.

36. “Transportation Demand Management Report (TDM Report)” means a yearly report submitted by Transportation Coordinators or Property Owners detailing the implementation and effectiveness of TDM strategies, including mode share and trip reduction data.

37. “Transportation Demand Management Strategies (TDM Strategies)” means a programmatic and/or physical strategy that aims to reduce drive-alone trips and/or VMT, and/or encourages sustainable mobility in a way that meets the intent of this Ordinance.

38. “Transportation Demand Management Toolkit (TDM Toolkit)” means a resource guide listing approved TDM strategies, trip reduction potential, and implementation guidelines for Projects to meet ADT reduction targets.

39. “Traffic Counts” means quantitative data representing the number of vehicles passing a specific point over a defined period.

40. “Travel Survey” means a questionnaire distributed to site users (e.g., employees, residents) to collect data on commuting patterns, mode share, and travel behavior.

41. “Trip Cap” means a maximum number of allowable trips generated by a development.

42. “User-Defined TDM Strategy” means a TDM Strategy that is not currently listed in the TDM Program Standards and is proposed by an Applicant for inclusion in a Project's TDM Plan. A proposed User-Defined TDM Strategy shall aim to reduce drive-alone trips and/or VMT, and/or encourage sustainable mobility options in a way that meets the intent of this Ordinance.

43. “Vehicle Miles Travelled (VMT)” means a metric used to measure the total amount of miles driven by motor vehicles within a given area in Mountain View per (day/month/year).
https://laserfiche.mountainview.gov/WebLink/DocView.aspx?id=232482&dbid=0&repo=CityDocuments&cr=1

44. “Very Small Project” means any single-family residential development of 12 units or fewer, any multi-family residential development of 20 units or fewer, or any office development that is 10,000 square feet or less.

SEC. 122 - Applicability.

A. This ordinance applies to all Projects seeking discretionary approval of a Planning Permit, to ministerial approvals, changes of use, or renovation Projects that generate 200 or more net new Average Daily Vehicle Trips (ADT).

B. TDM Programs shall be required in all new developments and redevelopment meeting the criteria set forth in this chapter. Developments in an area subject to a precise plan shall comply with any additional or different TDM requirements imposed by that precise plan.

C. The following Projects are exempt from the requirements of this chapter:

1. Projects for which an application has been deemed complete by the City on the date this ordinance goes into effect.

2. Projects with 100% restricted affordable units, excluding unrestricted manager units that are:

a. Deed restricted by a public entity for at least 55 years period for rental units and at least 45 years for for-sale units to low-income residents (earning 80 percent or less of the Area Median Income) and;

b. Developed at a minimum density of 35 dwelling units per acre, and;

c. Located in a High-Quality Transit Area, defined as areas within one-half (0.5) mile of a high-quality transit corridor or major transit stop. A high-quality transit corridor is defined in the California Public Resources Code, Section 2115(b) as may be amended. A major transit stop is defined in the California Public Resources Code, Section 21064.3, as may be amended.

3. Very Small Projects as defined by Section 121 of this Chapter.

4. Patron-driven Uses less than 100,000 square feet.

SEC. 123 - Annual TDM Fee.

A. The Council may establish by resolution an Annual TDM Fee for TDM activities reviewed by the City and monitoring of all sites subject to the requirements of this Chapter. All fees collected pursuant to this Chapter shall be deposited in an account separate from the General Fund. The purpose of the fee is to pay for the costs of administration, maintenance, and enforcement of this Chapter.

B. The amount of the Annual TDM Fee may be revised annually based on the change in the Consumer Price Index for all Urban Consumers (CPI-U) as published by the Bureau of Labor Statistics for the Metropolitan Statistical Area or Combined Statistical Area inclusive of Mountain View, or any successor index that the City Council may designate by resolution. Any adjustment shall be reflected in the City's Master Fee Schedule.

C. Details regarding administration of the annual TDM fee are included in the TDM Program Standards.

SEC. 124 - Transportation Demand Management Plan Requirements.

A. Projects shall submit a Transportation Demand Management Plan (TDM Plan) at the time of formal application for a Planning Permit, Ministerial Approval, or Building Permit. The Planning Permit, Ministerial Approval, or Building Permit shall not be deemed complete until the TDM Plan is submitted and meets the requirements of the City's TDM Program Standards, which are provided in Appendix J of the City of Mountain View Multi-Modal Transportation Analysis (MTA) Handbook.

B. The City shall prepare and issue a Developer Handbook to the Applicant, Property Owner, Property Manager or Employer that provides an overview of the TDM process during permit review process and instructions for preparing a TDM Plan.

C. All TDM requirements established in this Chapter shall run with the land and be binding upon all current and future Property Owners. An approved TDM Plan shall be recorded in the Project's Conditions of Approval and memorialized in a TDM Agreement that runs with the land, prior to issuance of building permit(s). . If an owner of a Project subject to the TDM ordinance executes a lease with a tenant or sells the property to a new owner, the current owner shall ensure that the terms of the TDM Agreement are disclosed to the new owner or tenant as a condition of sale or lease. Property Owners hold ultimate responsibility for ensuring that all TDM reporting and ADT reductions requirements are met, regardless of whether they are filed by the owner or tenant.

D. A Property Transfer Form must be completed and submitted to the City within thirty (30) calendar days of any change in property ownership. This form shall document that the new Property Owner is aware of all applicable TDM obligations and agrees to implement the approved TDM Plan associated with the site. Failure to submit the Property Transfer Form shall be subject administrative citation in accordance with City Code Section 1.7

E. The Applicant will select strategies from the Transportation Demand Management Toolkit, contained in the TDM Program Standards, to achieve the required level of trip reduction in net new ADT. The ADT reduction targets are based on Project size and associated ADT levels (Table 1).

    a. For the purposes of this chapter, Transit-Oriented Development (TOD) Projects shall be subject to reduced ADT reduction targets. TOD Projects are located within one-half

(0.5) mile of High-Quality Transit as defined in California Public Resources Code, Section 2115(b) and Section 21064.3,as may be amended.

Table 1. ADT Reduction Targets by Project Size

Project Size	ADT Reduction Targets	
	Transit-Oriented Development (TOD)	Non-Transit-Oriented Development (Non-TOD)
Small (200–499 ADT)	20%	30%
Medium (500–999 ADT)	30%	40%
Large (1,000+ ADT)	40%	50%

F. ADT shall be calculated by a Transportation Impact Study (TIS) when a development is anticipated to impact the adjacent roadway network and capacity, where mitigations are necessary to support the mobility and connectivity of the proposed site. The MTA Handbook and associated TDM Program Standards jointly identify effective TDM strategies as a cost-effective means to reduce traffic congestion, improve air quality, address parking demand, provide affordable transportation, improve community health and expand transportation options in all areas of the City.

G. The TDM Plan will comprise a range of Core Strategies and Auxiliary Strategies to achieve the ADT reduction target. Applicants shall select from a range of strategies based on levels of effectiveness for trip reduction, provided in the MTA Handbook's TDM Toolkit (TDM Program Standards).

H. Projects shall select the requisite number of Core Strategies to achieve the required ADT reduction target. Additionally, Projects will be required to adopt Auxiliary Strategies to successfully implement the TDM Plan:

1. Small Projects: At least two (2) Auxiliary Strategies

2. Medium Projects: At least three (3) Auxiliary Strategies

3. Large Projects: At least five (5) Auxiliary Strategies

I. Residential Projects meeting enhanced TDM criteria shall be exempt from residential minimum parking standards in Chapter 36. Projects may not select reduced parking as a TDM strategy to avoid double-counting towards their ADT reduction target. Enhanced TDM criteria shall include one of the following:

1. The residential Project shall meet an ADT reduction target of at least 5% greater than otherwise required in Table 1; or

2. The residential Project shall adopt one additional core strategy and two additional auxiliary strategies over the minimum requirements of this Chapter.

Enhanced TDM criteria for Projects that are exempt from the provisions of this Chapter shall include one of the following:

1.The residential Project shall meet a reduction target of at least 5% of its projected ADT; or

2. The residential Project shall include at least one core strategy and two auxiliary strategies.

J. An Applicant may propose a User-Defined TDM Strategy as an alternative to those contained in the menu of TDM Strategies in the MTA Handbook's TDM Toolkit (TDM Program Standards). This process shall be incorporated into the Planning Permit or Ministerial Permit application review. The Public Works Director or the Director's designee, in consultation with the TDM Coordinator, shall have decision-making authority to approve a User-Defined TDM Strategy.

K. Prior to final inspection granting certificate of occupancy, the Applicant, Property Owner, Property Manager or Employer must show that all TDM Strategies included in the Project Conditions of Approval will be available as soon as the site is occupied. The TDM Plan shall run for the life of a Project, be binding on any current and future Property Owner, Property Manager or Employer and be referenced as part of the Conditions of Approval.

SEC. 125 - Modifications to Approved Transportation Demand Management Plans.

A. The Property Owner or Developer may submit a request to the City to revise a TDM Plan. The revised TDM Plan will be subject to review by City staff and approval by the Public Works Director or Designee.

B. All modified TDM Plans must comply with the TDM Program Standards in effect at the time when submitting their first TDM Plan. If the Public Works Department updates the TDM Program Standards subsequent to the date the Applicant submitted a TDM Plan, the Applicant may elect to have their Project be subject to all requirements of the current version of the TDM Program Standards by submitting a revised TDM Plan for approval, unless otherwise required by applicable law.

C. The TDM Agreement must be updated concurrently with any approved TDM Plan modifications and remain in effect for the life of the property.

SEC. 126 - Administration.

A. Upon enactment of this ordinance, the City shall establish, maintain and update the TDM Program Standards, which may be modified by the Public Works Director to ensure the ongoing implementation and operations of its provisions, and other necessary

components of the TDM Program outlined in this section. The TDM Program Standards shall be consistent with the purpose of this chapter. The TDM Program Standards shall include the following:

1. TDM Program overview;

2. TDM Strategies and their associated ADT reduction levels and cost estimates by various land use types; and

3. TDM Program compliance, monitoring, and reporting requirements.

B. The TDM Program Standards shall be reviewed and evaluated periodically, as deemed appropriate by the City, to:

1. Provide feasible options to Project Applicants for meeting TDM Program goals and outcomes; and

2. Reflect best practices in other jurisdictions, emerging technologies, and/or respond to lessons learned from monitoring, reporting, enforcement, and evaluation.

C. Applicants shall meet all requirements of the TDM Program Standards in effect when the application or SB 330 preliminary application is deemed complete by City staff. If the City updates the TDM Program Standards subsequent to the date the Applicant submitted a TDM Plan, the Applicant may submit a revised TDM Plan for review and approval.

SEC. 127 - Monitoring and Reporting Requirements.

A. Applicable Projects must meet post-occupancy vehicle ADT reduction targets, as demonstrated through traffic counts and/or travel surveys, or an alternative methodology proposed by the Applicant and approved by City staff.

1. Exemptions

a. The following uses will not be subject to post-occupancy review of ADT reduction targets and site-specific trip caps, and will not be required to submit traffic counts or travel surveys:

i. Residential uses

ii. Patron-driven Uses

B. All Projects will submit an annual TDM Report to the Public Works Director or Designee on or before January 31, reporting on the previous year, to document the effectiveness of the TDM program in achieving the objectives as outlined in the Project's TDM Plan. The first annual report shall be submitted one year after the site receives the Final Certificate of Occupancy.

C. The City shall provide a template TDM Report to the Applicant, Property Owner, Property Manager or Employer to use in creating the annual TDM Report. Projects must submit the annual report documenting TDM implementation and outcomes. Reporting requirements are as follows, described in Table 2:

Table 2. TDM Reporting Requirements by Project Size

Reporting Element	**Project Size**		
	Small (200–499 ADT)	**Medium (500–999 ADT)**	**Large (1,000+ ADT)**
TDM Report	Annually, for first 3 years after occupancy	Annually, for first 10 years after occupancy	Annually, for first 20 years after occupancy
Travel Survey (Except residential and Patron-driven Uses)	Annually, for 3 years	Annually, for 10 years	Annually, for 20 years
Traffic Counts (Except residential and Patron-driven Uses)	Annually for 3 years	Annually, for 10 years	Annually, for 20 years

SEC. 128 - Compliance and Enforcement.

A. Compliance.

1. The City shall not issue a Planning Permit, ministerially approve a development , a Building Permit, or a Certificate of Occupancy to a Property Owner that is not in compliance with the requirements of this Chapter.

2. Prior to issuance of a Certificate of Occupancy, the Property Owner shall facilitate a site inspection by City staff to confirm that all approved physical improvements related to Project's TDM Conditions of Approval have been implemented and/or installed. The Property Owner shall also provide documentation that all approved Strategies in the Project's TDM Plan will be implemented. The process and standards for determining compliance shall be specified in the TDM Program Standards.

3. Compliance with the approved TDM Plan and associated ADT reduction targets shall be determined by monitoring and reporting activities. Requirements to implement and maintain the TDM Plan shall be recorded in the Project's Conditions of Approval and memorialized in a TDM Agreement that runs with the land, prior to building permit issuance.

4. The site's Transportation Coordinator shall ensure all reporting and implementation requirements are met.

B. Enforcement.

1. A violation of this Chapter is subject to enforcement in accordance with City Code Section 1.7 (Procedure for Enforcement).

2. A violation of this Chapter is also enforceable through all other civil and administrative remedies available to the City. Violations of this Chapter include:

   a. Failure to submit a TDM Plan;

   b. Failure to maintain required TDM Strategies.

   c. Failure to submit a Property Transfer Form or Change of Use Form within thirty (30) calendar days of any change in property ownership.

   d. Failure to maintain on record with the City the Project's current Transportation Coordinator information.

   e. Failure to submit annual reporting on time;

   f. Except residential and Patron-driven Uses, failure to meet ADT reduction target/ exceeding the site's trip cap after two years of annual reporting.

3. The amounts of the fines for violations imposed pursuant to this Chapter shall be set forth in the schedule of fines established by Council resolution and adjusted annually according to the CPI.

4. If a Project commits a violation, the City shall issue a written warning and the Project shall have thirty (30) calendar days from receipt of the notice to correct the violation. If the Project continues to commit the violation sixty (60) calendar days after receipt of the first written warning, the Project shall be subject to penalties which may include, but not be limited to, actions such as: monetary penalties, administrative fines/citations, and/or withholding of building, grading, demolition, foundation, use of land or change of use permits, or Certificates of Occupancy.

5. Penalty revenues collected under this Chapter shall be allocated to a dedicated City fund for TDM program administration, monitoring, and enforcement, and may also be used to support citywide or area-wide TDM Strategies and/or multimodal transportation improvements.

6. Costs incurred by the Property Owner for implementing supplemental TDM Strategies to support returning to compliance may be counted towards penalty fees.

7. The assessment of such fees may be waived due to no fault of the Project, where:

    a. The implementation of required TDM strategies is found to be infeasible due to unavailability of a service provider.

    b. Economic hardship, such as the loss of all viable value or use of the property resulting from Ordinance-related fees

    c. TDM strategy implementation cannot be maintained due to achieving an insufficient level of vacancy (less than 50% floor area/square footage).

    d. A conversion of at least 25% of the building to an exempt or patron-based use, or is occupied by a non-profit organization. The project will still be subject to meeting all trip reduction standards applicable to the remaining uses of the project.

    e. Updates to the ITE trip generation manual or other sources, which warrant reviewing the initial assumptions and methodologies of previously established trip generation rates..

    f. City may request supplemental information to substantiate any of the above exemption provisions.

SEC. 129 - Records and Audits.

A. Projects shall maintain and preserve, for the life of the Project, such records as may be necessary to demonstrate compliance with this Chapter.

B. Projects may be subject to periodic audits to confirm compliance with the TDM Program. Audits may also include but are not limited to:

    1. City-administered traffic counts during a representative week to validate vehicle trip survey data.

    2. Review of travel survey data;

    3. Other compliance measures as determined by the Public Works Director or Designee.

SECTION 3. **CEQA.** The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15307 that this ordinance is not subject to the California Environmental Quality Act (CEQA) because it is an action undertaken by a local agency for the purposes of protecting natural resources. The City Council also finds that on a separate and independent basis, pursuant to Title 14 of the California Code of Regulations, Section 15308 that this ordinance

is not subject to the California Environmental Quality Act (CEQA) because it is an action undertaken by a local agency for the purposes of protecting the environment.

SECTION 4. **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION 5. **Publication.** Pursuant to Mountain View City Charter section 522, at least two (2) days prior to final adoption of this ordinance, the City Clerk shall post the ordinance in three (3) prominent places in the City and publish in the City's official newspaper notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the ordinance are posted.

SECTION 6. **Effective Date.** Pursuant to Mountain View City Charter section 519, this ordinance shall become effective thirty (30) days after the date of its adoption.

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City of Mountain View

COUNCIL REPORT

DATE: May 12, 2026

CATEGORY: Public Hearing

DEPT.: Public Works

TITLE: **Repeal and Reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View City Code to Establish a Citywide TDM Program**

RECOMMENDATION

Introduce an Ordinance of the City Council of the City of Mountain View Repealing and Reenacting Article X of Chapter 19 of the Mountain View City Code to Establish a New Transportation Demand Management Program, to be read in title only, further reading waived, and set a second reading for May 26, 2026 (Attachment 1 to the Council report).

BACKGROUND

The City has long focused on reducing single-occupancy vehicle (SOV) trips on its roadways and on providing incentives and opportunities for travelers to use alternative transportation methods. Transportation accounts for more than 60% of carbon emissions in Mountain View, with drive-alone trips representing the biggest contributor to emissions and pollution.

In 1994, the City adopted a Transportation Demand Management (TDM) Ordinance (Article X) of Chapter 16 (Section 19.120) to comply with Valley Transportation Authority's (VTA) Congestion Management Program (CMP) in accordance with California Statute, Government Code 65088. The CMP's goal is to develop a transportation improvement program to enhance multi-modal transportation system performance, land-use decision-making, and air quality across local jurisdictions. The City is required to annually certify its compliance with CMP legislation to the Congestion Management Agency. As adopted, the TDM Ordinance provisions require TDM programs of larger employers to achieve reductions in traffic and congestion within the City and the region. This Ordinance is still currently in effect.

On July 10, 2012, the City Council adopted the 2030 General Plan, identifying key mobility goals to promote effective TDM programs for existing and new development. TDM strategies were deemed necessary to advance the City's goals of managing roadway demand and enhancing mobility by incentivizing alternative transportation options, such as transit, walking, bicycling, and carpooling.

In August 2012, Council approved the Greenhouse Gas Reduction Program (GGRP). The GGRP aims to implement General Plan mobility policies, comply with state climate change legislation (Senate Bill (SB) 375 and Assembly Bill (AB) 32), and comply with regional Bay Area Air Quality Management District (BAAQMD) guidelines. Since transportation-related emissions account for nearly 60% of Citywide emissions, addressing transportation is a major focus of the City's efforts under the GGRP. The GGRP established the following:

1. Mandatory commute trip reductions for development projects generating new employment;

2. TDM requirements for new development in certain areas of the City; and

3. Planned actions for reducing greenhouse gas emissions, including Measure T-1.1, Transportation Demand Management, which calls for adoption of a Citywide TDM Ordinance with TDM performance reporting requirements, procedures, and funding mechanisms.

Since 2014, Council has also adopted four Precise Plans—San Antonio Precise Plan (2014), El Camino Real Precise Plan (2014), North Bayshore Precise Plan (2014), and East Whisman Precise Plan (2019)—that establish TDM requirements for each Precise Plan area. Additionally, the Downtown Precise Plan (1988) provides guidance on trip-reduction plans. However, TDM requirements are uniform only within Precise Plan areas, not on a Citywide basis.

On October 22, 2019, Council adopted the Sustainability Action Plan 4 (SAP-4) that created a fund to advance sustainability actions, including funding to hire a TDM analyst to support the planned expansion of TDM requirements Citywide. The Public Works Department hired a TDM analyst in January 2022, which allowed work to begin on developing a Citywide TDM Ordinance.

On June 22, 2021, Council adopted Strategic Priorities for Fiscal Years 2021-23, which included developing a Citywide TDM Ordinance to standardize trip-reduction targets across the City and establish uniform TDM monitoring and reporting provisions. On June 13, 2023, Council reaffirmed this item as a Council Priority for Fiscal Years 2023-25 and categorized development of a Citywide TDM Ordinance as one of the City's highest priorities. The intent of the Ordinance is to build on the demonstrated effectiveness of TDM in the Precise Plan areas and apply its practice more consistently and predictably on a Citywide basis.

On February 20, 2023, the City executed a contract with Steer Davies & Gleave, Inc., to provide professional services to support the development of a Citywide TDM Ordinance. The project team has undertaken the following tasks:

- Reviewing and analyzing the regulatory context and existing TDM requirements.
- Defining the vision, goals, and principles for the TDM Ordinance.
- Developing a draft framework for the Citywide Ordinance, including analysis of approaches in peer and best practice cities.
- Engaging an internal Technical Advisory Committee consisting of City staff from Economic Vitality, Planning, Sustainability, Traffic, Transportation, and Land Development.
- Engaging with community members, developers, employers, and property managers, including meetings with the Downtown Business Association on June 13, 2023, Mountain View Chamber of Commerce on June 14, 2023, Mountain View Transportation Management Association (TMA) Board on May 25, 2023 and May 30, 2024, a community meeting on January 21, 2025, and 14 one-on-one conversations with stakeholders.
- Presenting key deliverables and gathering feedback from the following advisory bodies:
  - The Bicycle/Pedestrian Advisory Committee (BPAC) reviewed the project vision and objectives on October 25, 2023 and TDM Policy framework on January 29, 2025;
  - The Environmental Planning Commission (EPC) reviewed the project vision and objectives on November 1, 2023 and TDM Policy framework February 5, 2025;
  - The Council Transportation Committee (CTC) reviewed the project vision and objectives on January 30, 2024 and TDM Policy framework on March 4, 2025; and
  - The City Council held a Study Session on the TDM Policy framework on June 10, 2025.
- Drafting Ordinance language and commencing the TDM cost estimation and implementation planning study.

ANALYSIS

TDM refers to strategies and incentives designed to reduce SOV trips and encourage the use of alternative modes of transportation, such as transit, walking, bicycling, and carpooling. Common

TDM measures include transit subsidies, vanpool and carshare services, commuter incentives, bicycle facilities, and flexible work arrangements. Successful implementation of TDM programs can reduce traffic and congestion, mitigate demand for on-site parking, and achieve transportation mode shift to sustainable travel options.

The City's approach to TDM spans a mix of project size and land use types as shown in Figure 1, where at least 27 entitled development projects in Mountain View have existing TDM requirements as part of their Conditions of Approval. These requirements are supported by broad enabling policies, including the General Plan, Precise Plans, GGRP, and Sustainability Action Plan in addition to state laws and regulations. Within Mountain View, TDM requirements are applied to a wide range of land uses, including office or commercial development (44%), mixed use (19%), Master Plan areas (7%), multi-family residential (19%), hotel (7%), and medical facilities (4%).

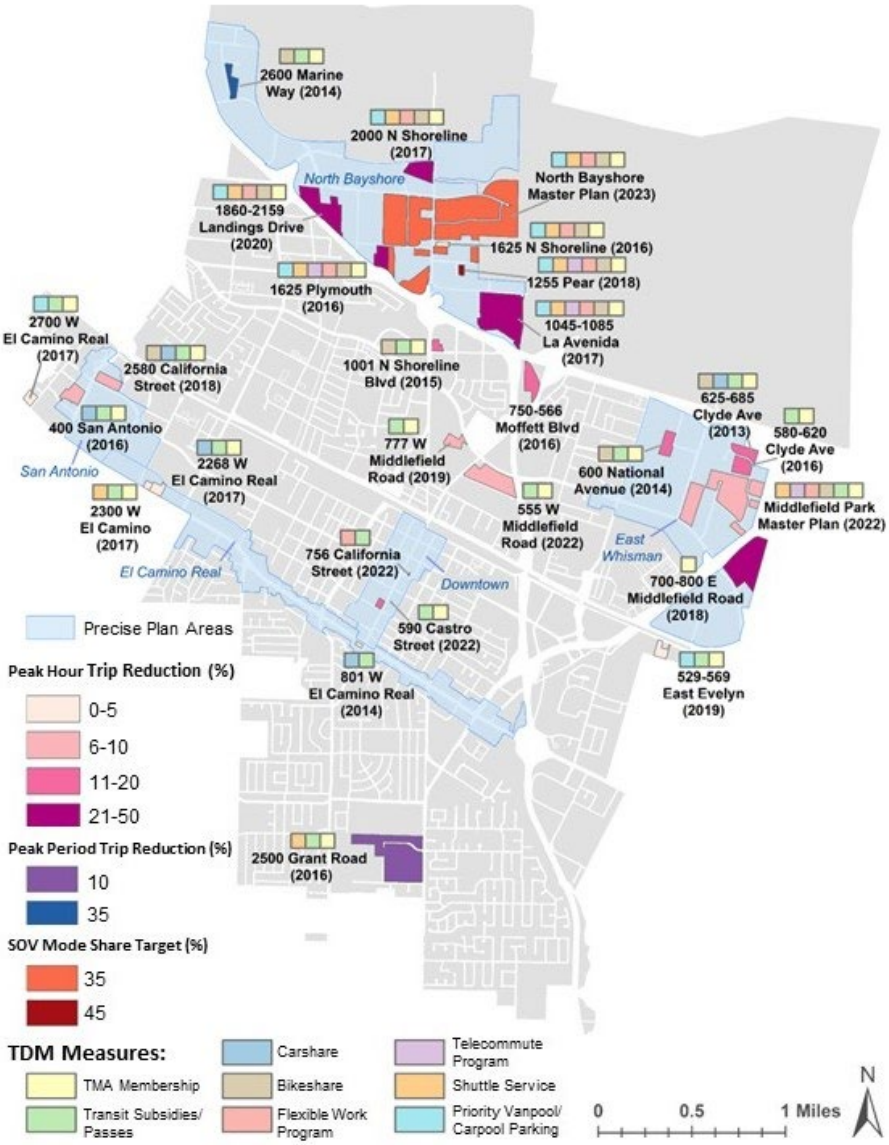


Figure 1: Existing Citywide TDM Requirements

To develop a policy framework for a Citywide TDM Ordinance, the project team synthesized information on existing TDM requirements through community and stakeholder outreach conducted from 2023 to 2025. Staff gathered the following feedback to understand the current state of practice of TDM in the City:

- Stakeholders, such as employers, small businesses, and property managers, indicated that they understand the value of TDM measures in providing benefits to employees or residents in terms of safe, sustainable, and equitable mobility options.

- Employers noted that the City's TDM requirements provide the basis to support ongoing investment in their commuter programs.

- Stakeholders expressed support for greater standardization of TDM requirements, including a TDM menu of options from which they can select to shape their TDM Plans and meet their transportation goals.

- Several stakeholders requested greater flexibility to update or adjust their TDM Plan following implementation to respond to evolving travel patterns and availability of mobility options and new technologies.

- Employers and developers noted that the current process for including TDM Conditions of Approval could benefit from increased standardization of TDM requirements to increase predictability during the entitlement process.

As such, the following vision for the project was established to shape the development of the Citywide Ordinance based on Council's original direction as well as the existing conditions analysis and input from community members, stakeholders, BPAC, EPC, and CTC:

> ***"The Transportation Demand Management (TDM) Ordinance seeks to reduce single-occupancy vehicle trips for new development and increase use of multi-modal transportation alternatives that are sustainable, equitable, effective, and respond to changing demands."***

Additionally, the Ordinance framework was informed by the four guiding principles of predictability, effectiveness, sustainable mobility, and equity, as shown in Figure 2.

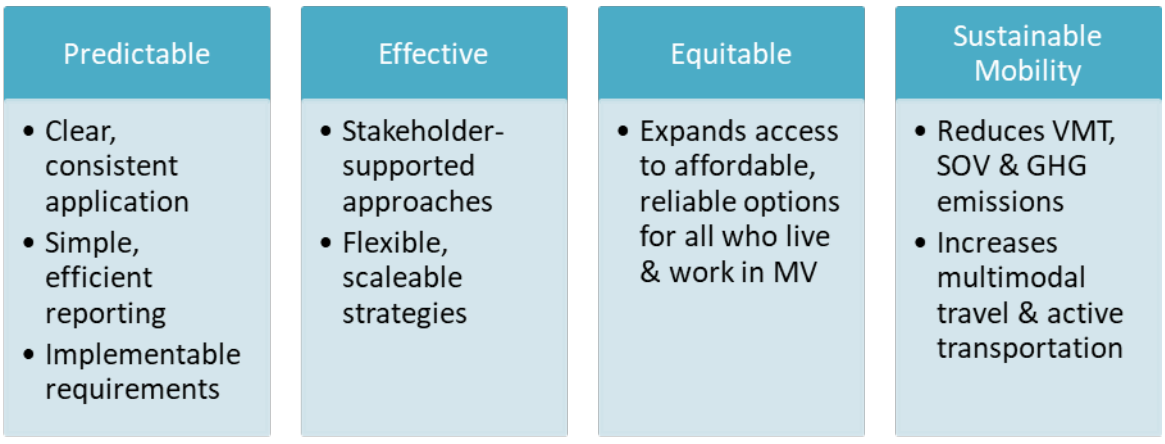


Figure 2: Guiding Principles for Developing the TDM Ordinance

Draft Ordinance Framework

The proposed TDM Ordinance establishes standardized guidelines for a Citywide TDM Program applicable to new development, including modifications, change of use, and expansions of existing sites that exceed defined trip generation thresholds.

Participation in the new TDM Program will be determined by the following components:

- Applicability: All projects generating 200 or more net new Average Daily Trips (ADT), including residential, commercial, and mixed-use developments. The TDM ordinance will apply to projects with anticipated net new ADT that fall into the categories specified in Table 1. The size thresholds align with the City's existing MTA analysis and VMT policy, which is consistent with SB 743 to reduce transportation impacts related to new development. Projects will be categorized as small, medium, or large based on anticipated daily trip generation.

Table 1: TDM Ordinance Applicability Approximate Thresholds by Project Category

Land Use Type	Small *200-499 ADT*	Medium *500-999 ADT*	Large *1,000+ ADT*
Multi-Family Residential	30 < units < 75	75 < units < 150	> 150 units
Single-Family Residential	20 < units < 55	55 < units < 105	> 105 units
Retail	< 10,000 ksf	10 < ksf < 20	> 20 ksf
General Office	20 < ksf < 45	45 < ksf < 90	> 90 ksf
Research and Development Center	20 < ksf < 45	45 < ksf < 90	> 90 ksf
General Industrial	40 < ksf <100	105 < ksf < 205	> 205 ksf
Warehousing	115 < ksf < 290	290 < ksf < 585	> 585 ksf
Other	Threshold would be based on the most similar land use type and determined in agreement with City staff.		

- Performance Metric: ADT will be the primary metric to assess the estimated trip generation rates from development, consistent with the City's Multi-Modal Transportation Analysis (MTA) Handbook.

- Trip Reduction Targets: The proposed ADT reduction targets (see Table 2, below) are based on the City's existing Precise Plans targets and benchmarking against comparable TDM programs in peer jurisdictions, including San Francisco, San Mateo County, Redwood City,

San Jose, Sunnyvale, and Santa Monica, as well as attainable TDM strategies modeled in the VTA Vehicle Miles Traveled (VMT) evaluation tool.

To achieve the necessary trip reductions, staff has developed a TDM Toolkit comprised of measures that reflect varying levels of effectiveness for reducing trip generation. The Toolkit (Attachment 3—Draft TDM Toolkit) offers a menu of strategies that vary in scale and cost, allowing projects to create site-specific TDM Plans tailored to their needs.

The TDM measures are grouped into two categories of Core and Auxiliary Strategies. The applicant is required to select the requisite number of Core Strategies based on project size and estimated ADT generation. To support the implementation of Core Strategies, the project will be required to implement a set number of Auxiliary Strategies in accordance with the project size. The tiered requirement for Auxiliary Strategies is as follows:

- Small Projects: At least two (2) Auxiliary Strategies.
- Medium Projects: At least three (3) Auxiliary Strategies.
- Large Projects: At least five (5) Auxiliary Strategies.

As shown in Table 2 below, reduction targets scale with project size with adjusted (lower) targets for residential and Transit-Oriented Development (TOD) to reflect their inherently lower baseline trip generation. For the latter, TOD projects are those located in a High-Quality Transit Area, defined as areas where at least fifty percent (50%) of the project area is within one-half (0.5) mile of a high-quality transit corridor or a major transit stop. Such transit facilities may include: (a) an existing rail station or ferry terminal served by bus or rail; (b) a bus stop with peak service frequency of fifteen (15) minutes or less; or (c) a planned rail station or planned ferry terminal served by bus or rail, as defined in California Public Resources Code Section 21155(b).

Table 12: Proposed ADT Reduction

Project Size	ADT Generation	ADT Reduction Target	
		Non-Residential & Non-TOD Projects	Residential & TOD[1] Projects
Small Project	200-499	30% reduction	20% reduction
Medium Project	500-999	40% reduction	30% reduction
Large Project	1,000+	50% reduction	40% reduction

[1] "Transit-Oriented Development (TOD)" means projects where at least 50% of the project is located within one-half (0.5) mile of high-quality transit as defined in California Public Resources Code, Section 2115(b) and Section 21064.3, as may be amended.

- **TDM Plans:** Subject projects will submit and adopt a TDM Plan prior to project approval. The TDM Plan will include selections from a menu of strategies available in the TDM Toolkit (Attachment 3—TDM Toolkit) that encompass a mix of Core and Auxiliary Strategies. Projects will be required to adopt the requisite number of Core Strategies consistent with their ADT reduction target. Core Strategies will offer a range of flexible, proven trip-reduction strategies for applicants to select from to develop a TDM Plan. Additionally, "Auxiliary Strategies" are those that may not have significant trip-reduction potential as stand-alone strategies but supplement the implementation of Core Strategies. Finally, a TDM Agreement will be executed by the developer prior to entitlement to formalize the adoption and intent to implement the approved TDM Plan.

- **Monitoring and Reporting:** To demonstrate compliance and provide data on the effectiveness of TDM efforts, all projects will be required to submit ongoing standardized annual reporting following the first year of post occupancy, consistent with their project size:

  — Small Projects (200 to 400 ADT): Annually for three (3) years.
  — Medium Projects (500 to 999 ADT): Annually for ten (10) years.
  — Large Projects (1,000+ ADT): Annually for twenty (20) years.

  Additionally, for nonresidential projects:

  — Annual reporting will include assessment of the project's performance in achieving its trip cap, supported by commute travel surveys and driveway count data.

- **Enforcement:** All projects subject to the TDM Ordinance are required to comply with the provisions of the Municipal Code. Noncompliance will be enforced pursuant to Section 1.7 (Article 1, Violations) and Section 1.17 (Article 2, Administrative Penalties) of City's Code Enforcement regulations.

  Examples of violations of the TDM requirements may include, but are not limited to:

  — Failure to submit required annual TDM monitoring reports or updates to the TDM Plan.

  — Failure to implement or maintain approved TDM measures and strategies.

  — Failure of nonresidential projects to achieve the required ADT reduction target or exceeding an established site-specific trip cap.

Projects found to be out of compliance may be subject to administrative penalties and other enforcement actions in accordance with the Municipal Code.

TDM Policy Framework

The proposed Ordinance reflects several changes to the TDM Policy framework, which have been incorporated based on feedback from key stakeholders since the Council Study Session on June 10, 2025. To support the successful implementation of the TDM Program, the proposed changes will:

- **Implement Program 1.2(c) and Program 1.3(d) of the Sixth Cycle 2023-2031 Housing Element,** which requires the City to adopt a TDM Ordinance, study the cost of TDM requirements on typical residential developments, and allow residential developers to meet TDM goals through lower-cost options. To support this, the proposed Ordinance will allow residential parking reductions and exemptions from parking requirements for projects proposing to use enhanced features of a TDM Plan, which achieve a higher level of trip reduction than the minimum requirement.

  — To satisfy the enhanced TDM criteria for exemption from the minimum parking standard, a residential project must either: (1) exceed its applicable ADT reduction target by at least five percent (5%); or (2) adopt one (1) additional Core Strategy and two (2) additional Auxiliary Strategies over the minimum required number.

  — The enhanced TDM criteria are intended to incentivize higher levels of trip reduction and reduced parking demand while increasing mobility options for residential projects, as well as support the City's broader goals related to expanding affordable housing.

  — The TDM toolkit has been updated with additional lower-cost strategies to provide more flexibility for residential projects of all sizes to comply with TDM requirements. Additionally, the ADT targets for residential developments match those of TOD projects, given their lower baseline trip generation rates and effectiveness to reduce local and regional single-occupancy trips.

  — Based on feedback received from EPC on April 15, 2026, the proposed ordinance will be structured to allow both reduced parking and unbundled parking strategies for residential projects to meet the enhanced TDM criteria for parking exemptions and reduced parking minimums.

- **Provide specific exemptions for "patron-driven uses"** under applicability standards:

  — Development consisting of patron-driven uses less than net new 100,000 square feet will be exempted from the TDM Program. Patron-driven uses are defined as nonresidential uses whose trip generation is primarily patrons, rather than employees. Examples include child-care centers, religious institutions, retail (general merchandise, grocery, and similar), restaurants, entertainment, medical, and other personal services. Such uses are local-serving and support economic vitality by attracting and retaining retail and other service-oriented mixed uses.

- **Monitoring and reporting provisions for residential and patron-driven uses:** All residential and patron-driven uses will be exempted from site-specific trip caps and associated ADT reduction target requirements, including provisions requiring travel surveys and driveway counts. The exemptions reflect existing conditions and local and state regulations that seek to reduce financial costs and administrative burdens associated with delivering more affordable housing and local-serving uses. However, these projects will still be required to adopt and implement a TDM Plan and provide ongoing annual TDM reporting in accordance with project size.

- **Required TDM Strategies: Mountain View Transportation Management Association Membership.** As a private nonprofit membership organization, the TMA is funded by Mountain View businesses and property owners to address transportation challenges for the benefit of the community. The MVgo shuttle service, which provides fare-free last-mile connections between the Transit Center and main employment hubs, is administered and funded by the TMA's Board of Directors. While the TMA assesses fees of its members to fund MVgo operations and similar TDM programs, there is risk of potential violation of Proposition 218, which was adopted in 1996 to ensure that all taxes and most charges on property owners are subject to voter approval. As such, establishing a Property-Based Improvement District (PBID) is a remedy to ensure an equitable means of assessing membership fees to fund MVgo and other TMA-provided services in the future.

  — The TDM Policy Framework adopted last June included the TMA membership requirement for medium and large nonresidential projects and large residential projects only. Due to the issues noted above, the proposed Ordinance will not require projects of any size to join the TMA. Membership in the TMA will be optional and included in the TDM Toolkit, incentivizing new projects to join as a way to satisfy their TDM requirements and trip-reduction goals.

  — While TMA membership will not be required, staff with the TMA, will explore the process of establishing a PBID in Mountain View following adoption of the Ordinance.

Similar to other jurisdictions, such as the City of Emeryville, the goal of establishing the PBID will be to provide a long-term and scalable approach to funding TMA-provided services, including the MVgo shuttle. A PBID in Mountain View would also support growing membership in the TMA by clearly defining the structure for governance and assessment of member fees.

- **Enforcement and Penalties:** The proposed Ordinance seeks to align the enforcement provisions under Section 1.7 (Code enforcement—Violations) and Section 1.17 (Administrative penalties) of the Mountain View City Code. This approach is consistent with neighboring jurisdictions that treat violations of TDM noncompliance as municipal code violations, issuing administrative citations. Where the project is not at fault for noncompliance, the assessment of penalty fees may be waived under certain circumstances, such as the unavailability of a TDM service provider, high vacancy rates, or economic hardship. Additionally, the City Code enforcement provisions will consistently apply to all projects subject to the Ordinance rather than specific project Conditions of Approval. Staff will work with existing projects that request to opt into the Citywide TDM Ordinance in order to benefit from this streamlined enforcement approach.

FISCAL IMPACT

To support effective implementation of the TDM Ordinance and ensure long-term program sustainability, the City has hired a consultant to support cost estimating and an implementation planning study. This study will evaluate the range of City staff time and administrative resources required to administer the Ordinance, including TDM Plan review during entitlement, ongoing monitoring and reporting, compliance and enforcement activities, program evaluation, and maintenance of any supporting software platforms. The findings will inform consideration of a potential annual TDM fee, intended to recover a portion of the City's ongoing costs associated with administering and enforcing the Ordinance. The study will account for efficiencies gained through standardized reporting, automation, and potential partnerships, with the intent of helping align any future fee with the level of effort required to support participating developments over time. Following completion of this fee study, staff will draft a resolution for the City Council to review and adopt.

As part of developing a TDM Toolkit, staff has identified a range of flexible and affordable options for applicants to choose from based on cost-effectiveness and trip-reduction potential. The TDM Toolkit benchmarks the TDM measures against the expected cost level for implementing a prospective strategy. For example, strategies will range from low ($0 to $5,000), to medium ($5,000 to $50,000), to high ($50,000 and above), or cost-neutral. Actual costs may vary by project based on the scale of proposed measure(s), subsidy, and participant coverage, providing the needed cost elasticity for projects implementing a TDM program.

ENVIRONMENTAL REVIEW

The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15307, that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because it is an action undertaken by a local agency for the purposes of protecting natural resources. The City Council also finds that, on a separate and independent basis, pursuant to Title 14 of the California Code of Regulations, Section 15308, that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because it is an action undertaken by a local agency for the purposes of protecting the environment.

ENVIRONMENTAL PLANNING COMMISSION REVIEW

On April 15, 2026, the Environmental Planning Commission (EPC) reviewed the draft TDM Ordinance, Draft TDM Program Standards, and Draft TDM Toolkit and provided the following input on these items.

- Broad support of staff's approach to establish a flexible structure through enforceable ordinance requirements and adaptable TDM program standards.

- Proposed redlines to the Draft TDM Program Standards to ensure consistent language with the ordinance regarding the exemption for Very Small Projects; and provide further clarity on where annual TDM fee details will be documented in the Standards document.

- Majority support to recommend additional strategies be considered in the future for residential projects, including:
    - Tiered parking reductions for residential projects, recognizing deeper reductions with greater TDM credit;
    - Encourage delivery of mixed-use projects that result in internalization of trip demand and reduce net new ADT; and
    - Consideration of adding design-based strategies within the Toolkit that improve walkability and pedestrian access.

- Broad support of staff to advance the ordinance as proposed, recognizing it as an important policy step for achieving key citywide goals.

- Recommended the evaluation of projects that may not fall discretely into the size thresholds and ADT targets as described in Table 2.

- Proposed modification to the Definitions section to include classification of Autonomous Vehicles (AVs).

- Recommended the future evaluation of TDM requirements from which projects might request concessions and waivers granted under the State Density Bonus Law.

COUNCIL TRANSPORTATION COMMITTEE REVIEW

On May 5, 2026, the Council Transportation Committee (CTC) reviewed the draft citywide TDM Ordinance, Draft TDM Program Standards, and Draft TDM Toolkit. The CTC unanimously voted in support of staff's recommendations to advance the draft TDM Ordinance to the full Council for consideration. Staff will present key feedback received from CTC on these items at the City Council meeting on May 12, 2026.

NEXT STEPS

Following Council review, comments from key stakeholders will be incorporated into the proposed citywide TDM ordinance, program standards, and TDM toolkit, ahead of the second reading of the Ordinance by Council on May 26, 2026. The proposed Ordinance would be effective 30 days after the second reading. Once adopted, implementation steps will include:

- Development and refinement of the TDM Program Standards and a TDM Toolkit;

- Update Precise Plans and the City Code to implement Housing Element action items and Ordinance provisions;

- Present an annual TDM fee resolution to Council for review and adoption;

- Explore feasibility of establishing a Property-Based Assessment District Citywide;

- Integration with the City's permitting and entitlement processes;

- Establishment of ongoing monitoring and reporting systems, including identifying technology solutions/providers; and

- Coordination with stakeholders and regional partners.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if

the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

CONCLUSION

The proposed TDM Ordinance provides a consistent, Citywide approach to TDM program implementation, informing future updates to Precise Plans and ensuring alignment between development standards and transportation impact analyses. Adoption of the Ordinance represents a key step in advancing the City's efforts to reduce single-occupancy vehicle trips for development and increase the use of sustainable travel options. The proposed Ordinance also fulfills a key Council Strategic Priority of the General Plan and Sustainability Action Plan intended to bolster healthier, more sustainable patterns of transportation and planned growth.

ALTERNATIVES

1. Approve the City Code amendments and TDM Program Standards with modifications

2. Do not approve the City Code amendments and TDM Program Standards

PUBLIC NOTICING

The meeting agenda and staff report were posted on the City's website and distributed to interested stakeholders, including community groups, business organizations, and individuals who have requested notification on TDM-related topics. A newspaper notice has been circulated for this meeting.

Prepared by:

Ben Pacho
Transportation Planner

Diana Pancholi
Principal Planner

Allison Boyer
Assistant Public Works Director

Approved by:

Jennifer Ng
Public Works Director

Kimbra McCarthy
City Manager

Attachments:
1. Draft Citywide Transportation Demand Management (TDM) Ordinance
2. Draft TDM Program Standards
3. Draft TDM Toolkit
4. Environmental Planning Commission Report dated April 15, 2026

Legislation Text

File #: 206119, **Version:** 1

Appoint Committee Members

Adopt a Resolution of the City Council of the City of Mountain View Appointing Junaid Qurashi to the Downtown Committee and Appointing Merry Yen to the Human Relations Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Council Appointments Review Committee, City Clerk's Office

TITLE: **Appoint Committee Members**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Appointing Junaid Qurashi to the Downtown Committee and Appointing Merry Yen to the Human Relations Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On April 27, 2026, the Council Appointments Review Committee interviewed two applicants for openings on the Downtown Committee and Human Relations Committee. The Council Appointments Review Committee made recommendations for appointments and terms as outlined in Attachment 1.

Remaining vacancies on committees will be advertised again for further recruitment and consideration by the Council Appointments Review Committee.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or

agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

ALTERNATIVES—Other direction as provided by Council.

PUBLIC NOTICING—Agenda posting and a courtesy notification to all applicants.

Prepared by:

Emily Ramos, Chair
Council Appointments Review Committee

Wanda Wong
Deputy City Clerk

Reviewed by:

Heather Glaser
City Clerk

Attachment: 1. Resolution

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW APPOINTING JUNAID QURASHI TO THE DOWNTOWN COMMITTEE AND APPOINTING MERRY YEN TO THE HUMAN RELATIONS COMMITTEE

WHEREAS, on April 27, 2026, the Council Appointments Review Committee interviewed applicants and made recommendations for appointments on the Downtown Committee and Human Relations Committee; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View makes the following appointments:

Junaid Qurashi is appointed to the Downtown Committee, Downtown Property Owner and/or Representative of a Business in the Downtown category for the unexpired term ending December 31, 2028; and

Merry Yen is appointed to the Human Relations Committee for the unexpired term ending December 31, 2026.

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File #: 205795, **Version:** 1

Economic Vitality Strategy Annual Progress Report

Accept the 2026 Economic Vitality Strategy Annual Progress Report.

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Economic Vitality Strategy Annual Progress Report**

RECOMMENDATION

Accept the 2026 Economic Vitality Strategy Annual Progress Report.

BACKGROUND

Economic Vitality Strategy

In April 2024, the City Council adopted the Economic Vitality Strategy (EVS or Strategy), a 10-year road map to strengthen Mountain View's economy and support a thriving, inclusive community. The Strategy aims to align the City's leadership, residents, and businesses around a shared economic vision that fosters both economic and community well-being. It takes a comprehensive view of economic vitality, encompassing not only industry and employment, but also residents' economic security and quality of life.

The EVS outlines five overarching community goals, supported by 25 strategies and 164 action items. These action items encompass a range of initiatives, including programs, plans, studies, ordinance updates, and other policy or implementation measures. The strategies and actions are designed to promote economic prosperity and vitality in the City and are grounded in extensive data analysis and input from a broad range of stakeholders. The Strategy was shaped through policy direction from Council and robust community engagement, incorporating feedback from Mountain View residents, business owners, community leaders, and representatives from the nonprofit and private industry sectors (see September 26, 2023 Council Study Session and April 23, 2024 Council report).

Vision and Goals

Following extensive community consultation and analysis, the Council adopted the EVS with the following overarching vision and supporting goals to guide its efforts (see Figure 1):

Vision: Mountain View seeks to create a thriving community where small businesses, innovation, entrepreneurship, and diversity are encouraged and flourish. We aim to be a global leader that balances a flourishing economy with the health and well-being of our community and the environment.



Figure 1: EVS Goals

Alignment with Other City Plans

The EVS includes an analysis of how the Strategy supports and works alongside other City plans, including the General Plan, Precise Plans, Downtown Parking Strategy, and the Housing Element.

EVS Implementation

All EVS action items include a timeline, cost designation, departments and divisions involved, and identification of key actions focused on equity. As shown in Table 1 below, action items were prioritized into immediate-, short-, medium-, and long-term timeline categories.

Table 1: Number of Action Items by Timeline

Timeline Implementation	Number of Corresponding Actions	Share of Total Items
Immediate = Less than one year	21	13%
Short-term = one to two years	38	24%
Mid-term = three to five years	68	41%
Long-term = more than five years	37	22%

Measures of Success

To evaluate the effectiveness of the EVS, staff developed 15 "Measures of Success" aligned with the five community goals. Several of these measures apply to more than one goal, as detailed in Attachment 1 (also referenced as Appendix C in the EVS). The measures include both performance-based metrics, with specific targets established, and workload indicators. These metrics were developed using best practices from the International Economic Development Council and the California Association for Local Economic Development.

ANALYSIS

EVS Implementation Summary

Figures 2 and 3 provide a visual summary of the implementation progress of EVS actions over Year 2 of the Strategy (April 2025 to April 2026). These figures offer a snapshot of the activities supporting the plan's implementation and are updated annually to reflect progress.

Figure 2 illustrates the implementation status across all five goals of the EVS, showing the number of actions categorized as "Completed," "Ongoing," "In Progress," or "Not Started." The status categories are defined as follows:

- Completed: All tasks or milestones have been achieved, and no further action is required.
- Ongoing: The action is continuous in nature and does not have a defined endpoint.
- In Progress: Action is underway with measurable steps being taken toward implementation.
- Not Started: No substantive action has been taken to date.

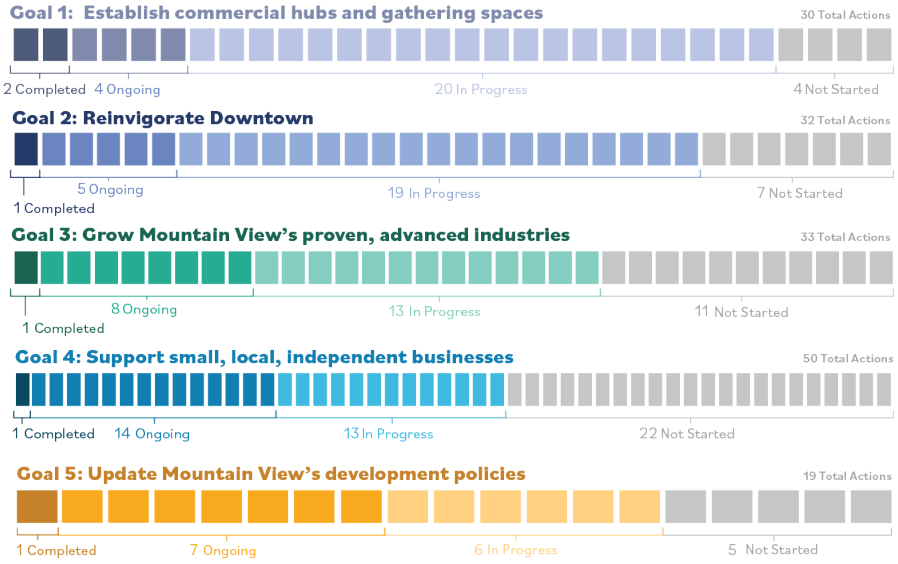


Figure 2: Status of EVS Actions by Goal

Figure 3 offers a complementary view of implementation progress by categorizing actions according to their intended timeline: immediate, short-, medium-, and long-term. Tracking progress in this way provides insight into how the Strategy is advancing relative to established timelines, helps identify areas that may require adjustment or additional support, and informs the planning and prioritization of staff work plans.

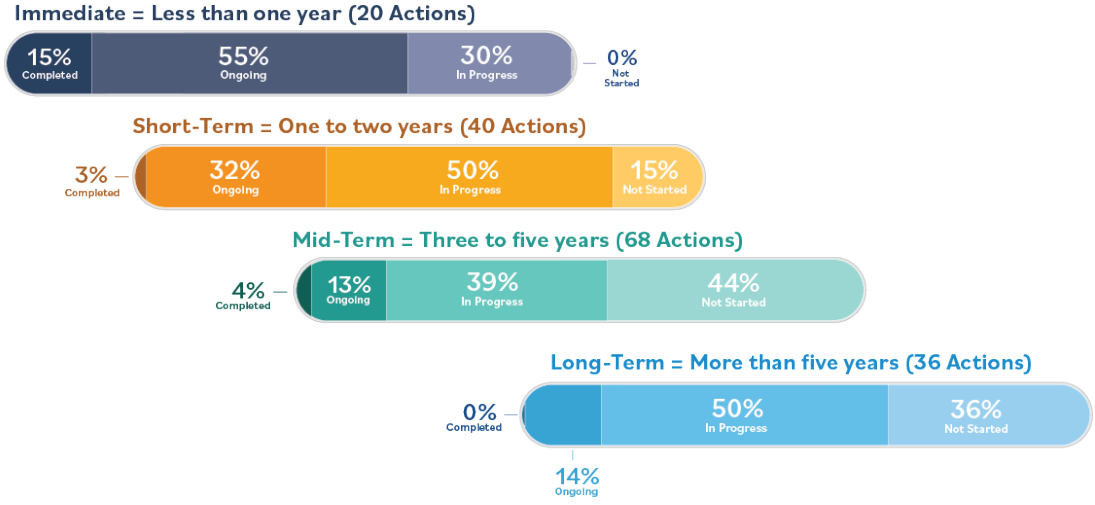


Figure 3: Status of EVS Actions by Timeline

Figure 4 provides a year-to-year comparison of all action items by status (completed, on-going, in progress, and not started), illustrating the progress from Year 1 to Year 2 of implementation.

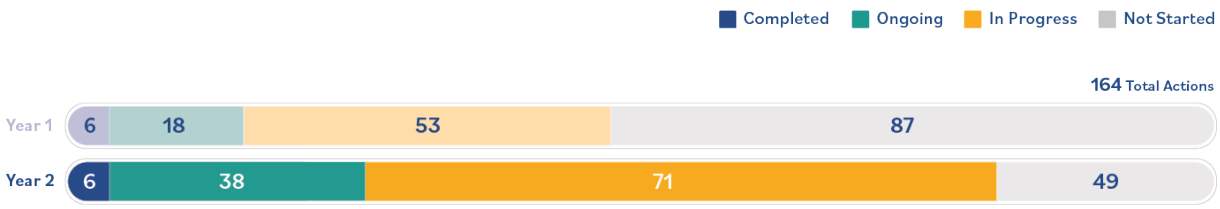


Figure 4: Year-to-Year Comparison of EVS Actions

A comprehensive list of the EVS actions and status updates for each action item can be found in Attachment 2, EVS Implementation Matrix.

Key Accomplishments

Over the past year, notable progress has been made on several key initiatives identified in the EVS. The list below highlights actions that have been completed or have had substantial components implemented:

- Small Business Zoning Code Updates: Adopted a series of small business Zoning Code updates designed to support small businesses and modernize land use regulations. These updates streamlined permit provisions for certain small-footprint land uses up to 4,000 square feet in floor area, removed change of use permit requirements for changes from one permitted nonresidential use to another, reduced the need for conditional use permits for certain types of active businesses (e.g., retail, restaurants, personal service, and indoor recreation and fitness centers), and reduced minimum parking standards for retail and personal service uses to better align with other nearby communities. Together, these changes help the City remain regionally competitive while better aligning zoning regulations with current retail and service market trends. The updates also simplified the Code, making it easier and less expensive for businesses to open in Mountain View. (Actions 1B.7, 4A.6, and Strategy D)

- Facade Improvement Grant Program: Supported 14 small business projects in downtown and other commercial areas, helping businesses invest in storefront improvements that enhance customer experience and strengthen neighborhood commercial areas. Grant funds have supported improvements such as exterior painting, new signage, and architectural upgrades. Recent program updates approved by Council on March 10, 2026 provide increased flexibility and financial support to Mountain View small businesses. (Action 1C.1)

- Commercial Real Estate Engagement: Continued the Broker Breakfast series as part of a broader strategy to strengthen partnerships with the commercial brokerage community. These efforts enhance two-way communication, increase awareness of City priorities and available resources, and position Mountain View as a proactive and business-friendly environment for investment. (Action 3D.1)

- 2026 Games Activations: Successfully delivered the "Fan Fest Tailgate," a Super Bowl activation that brought significant activity to downtown through live music, games, and community giveaways. The event resulted in a 39% increase in visitors and a 21% increase in average dwell time in the downtown area compared to the same day in the prior year. To further support local businesses, the City developed a Business Fan Fest Map highlighting promotions and events, which received over 8,000 views.

  Building on this momentum, the City is preparing for 2026 World Cup Summer of Soccer activations through a coordinated program of downtown watch parties, business promotions, park activations, and community events. These efforts are designed to increase visitor activity, support local businesses, and position Mountain View as a vibrant and welcoming destination. (Actions 2E.3 and 4F.4)

- Downtown Entertainment Zone Pilot Program: Established an 18-month pilot program on Castro Street for City-hosted events, including the upcoming World Cup activations. The pilot is intended to enhance community programming, support local businesses, and strengthen Mountain View's position as a regional destination. (Actions 2E.3 and 2E.4)

- Downtown Pop-Up: Launched the "Don't Eat Me" pop-up retail space in partnership with MOMENT at 293 Castro Street, activating a previously vacant storefront. This one-year program provides brick-and-mortar opportunities for four creative microbusinesses and represents a proactive approach to addressing vacancies. The pop-up is performing strongly in its initial months, with sales trends comparable to some of the highest-performing periods at other MOMENT pop-up locations. (Actions 1C.3, 1C.4, 2A.6, 2C.3, 4B.6, and 4D.3)

- Strategic Communications: With several public and private projects planned across downtown in the coming years, the City launched a strategic communications initiative to strengthen outreach to attract visitors and keep the community informed about construction timelines and project impacts. As part of this effort, the City introduced a new downtown subbrand, "Downtown MV in Motion" (Figure 5). Inspired by the colorful decorative street treatment, the brand reflects the dynamic energy of Castro Street and celebrates everyday moments such as enjoying live music, playing street games, or gathering with friends. (Actions 2A.1, 4F.1, 4F.4, and 4F.5)

Figure 5: Downtown In Motion Logo

- Pedestrian Wayfinding: Finalized the design for a new pedestrian wayfinding system, with installation anticipated in spring 2026. This signage will help visitors navigate downtown and locate key destinations, including public parking facilities and community attractions. The signs feature visual elements inspired by Mountain View's history and surroundings, reinforcing the community's character and sense of place. (Action 1A.9)

- Business Workshops and Technical Support: Partnered with the Enterprise Foundation's Mountain View Neighborhood Small Business Center, funded through a Valley Transit Authority Transit-Oriented Communities Grant, to provide workshops, training, and one-on-one advising for small businesses, entrepreneurs, and nonprofits. The City has supported these efforts by hosting in-person workshops at City facilities, expanding access to technical assistance. (Actions 1B.1, 4A.10, 4B.2, 4C.2, 4C.7)

In addition to the accomplishments highlighted above, Economic Development staff continues to provide ongoing support to small businesses through a variety of programs and services. The Business Ambassador Team meets bimonthly to assist business applicants in navigating permitting process (Action 1D.1). Staff also provides one-on-one support to nearly 200 businesses annually, including site selection assistance, permitting guidance, and referrals to technical resources and business support organizations (Actions 1D.1 and 3A.4). In addition, staff conducts business retention visits to connect directly with local businesses, better understand emerging challenges and opportunities, and share information about available programs, initiatives, and resources (Action 1C.1). While the Economic Vitality Strategy includes a dedicated goal focused on supporting small businesses, actions that support small businesses are integrated throughout all of the Strategy's goals, reflecting the important role small businesses play in supporting local jobs, fostering entrepreneurship, and contributing to Mountain View's unique community character and local economy.

Public Art and Creative Economy

The EVS identifies the creative economy as a key component of economic vitality, recognizing artists and creatives as small businesses that contribute to innovation, placemaking, and the

overall vibrancy of commercial areas. Over the past year, public art has been a major focus of the Economic Development team's work, with several notable accomplishments:

- Public Art Strategy: Advanced development of the City's first Public Art Strategy, a comprehensive 10-year roadmap to guide how art is integrated into everyday spaces throughout Mountain View. Completed a comprehensive community outreach effort, with more than 700 community members providing input on desired art types and locations. The final strategy is anticipated to be presented to the Council for adoption in Q4 2026. (Actions 1A.2, 1A.9, 2C.1, 2C.2, 3D.3)

- Public Art Administrator: Secured Council approval and funding for a new Public Art Administrator position as part of the midyear budget update. This role will support implementation of the Public Art Strategy, enhance program coordination, and expand opportunities for residents and visitors to engage with public art across the community. Recruitment for this position is underway. (Actions 1A.2, 1A.9, 2C.1, 2C.2, 3D.3)

- Public Art Installations: Installed several new public artworks across the City, including painted safety bollards along the Castro Street Pedestrian Mall (see Figure 6), a mural at Rengstorff Park (see Figure 7), and an art installation at the Mountain View Train Depot. In addition to physical installations, the City expanded public art programming by hosting an artist talk and reception at the Center for the Performing Arts, where more than 90 attendees engaged with artist Don Hershman and his series "The Art of Code Switching." (Action 1A.9)



Figure 6: Bollard Mural by Artist Katherine Liu



Figure 7: Rengstorff Park Mural by Artist Fernanda Martinez

- Facade Improvement Grant—Mural Track: Expanded the Facade Improvement Grant Program to include a dedicated mural track, allowing artists to apply for funding in partnership with property owners to create murals on private property. This enhancement is intended to encourage additional public art installations on private property and further integrate art into the City's commercial areas. (Actions 1A.9 and 1C.1)

Implementation Approach—Year Ahead

In addition to the key initiatives highlighted above, Economic Development staff is actively managing numerous "ongoing" EVS implementation efforts while also handling the day-to-day operations of the division and leading implementation of the Downtown Parking Strategy, Public Art Strategy, and coordination of several other City strategic priorities.

Staff often uses the analogy of an iceberg (see Figure 8) to demonstrate how staff resources are allocated. Council work plan priorities and other major, strategic initiatives represent the visible "tip of the iceberg," while a substantial portion of staff effort, estimated at approximately 85%, is dedicated to ongoing programs, services, and operational responsibilities that occur "below the waterline." These efforts by the Economic Development team are critical to achieving the City's Economic Vitality goals and sustaining progress over time. As EVS implementation progresses, an increasing number of action items will transition into ongoing programs and services. Many of the Strategy's 164 actions are designed to be continuous in nature, requiring sustained attention, coordination, and refinement rather than having a defined end date. As a result, the "below-the-waterline" portion of the iceberg continues to grow, adding to the division's baseline workload each year.



Figure 8: Iceberg Illustration of Economic Development Team Ongoing Workload

This progression is typical for a comprehensive economic development strategy as successful efforts become embedded in the City's core operations. With the recent filling of the vacant Economic Development Strategist position and the addition of a Public Art Administrator role,

which increases the time the division's two strategists can focus on economic development, the division has increased its capacity to advance EVS implementation and related priorities. As this added capacity is integrated, staff will continue to take a thoughtful and strategic approach to prioritizing and phasing work, focusing on initiatives with the greatest impact while ensuring the ongoing programs that underpin long-term economic vitality are effectively maintained.

Year 3 Work Plan

In addition to maintaining the 38 "ongoing" actions (more than double the ongoing actions compared to Year 1) and continuing progress on the 71 "in-progress" actions (a 34% increase from Year 1), Economic Development staff have identified several focus areas for the year ahead. These areas were chosen due to their designation as short- or mid-term opportunities in the EVS, their alignment with current staff capacity, and feasibility factors, such as funding and market conditions:

- Public Art Strategy Implementation: Present the final Public Art Strategy to Council for adoption in Q4 2026 and initiate implementation through development of a Year 1 work plan. (Actions 1A.2, 2C.1, 2C.2, and 3D.3)

- Pedestrian Mall Vacant Storefront Activation Program: Continue advancing this Council Work Plan priority project as part of the Fiscal Years 2025-27 Council Work Plan. (Actions 1A.4, 1C.2, 1C.6, 1C.8, 2A.6, and 2C.3)

- Downtown Parking Strategy Implementation: Continue implementation of the 2021 Downtown Parking Strategy, including new parking wayfinding signage and technology tools. (Actions 1A.9, 1B.3. 1B.4, 2B.2, 2B.3, and Strategy 2D)

- Downtown District Evaluation: Evaluate existing downtown business improvement areas and engage business and property owners to assess the feasibility of forming an improvement district to support services, such as maintenance, safety, marketing, and events. (Action 1A.3)

- Revolving Loan Program: Develop a low-cost loan program to provide flexible capital to small businesses, with a focus on addressing vacancies, supporting legacy and displaced businesses, and advancing an inclusive local economy. (Action 1A.5)

- Makers Fair Pilot: Launch a Makers Fair series to support artists and creative entrepreneurs and bring added activations to the downtown pedestrian mall. (Actions 2A.8, 2C.3, 2E.3)

- Downtown Office Vacancies: Review local and regional office vacancy trends, engage office property owners and brokers, and evaluate potential strategies and initiatives to support office attraction, retention, and adaptive reuse opportunities in the Downtown. (Goal 2)

FISCAL IMPACT

There are no fiscal impacts associated with Council's acceptance of the 2026 EVS Annual Progress Report.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information, see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ General policy and legislative actions

CONCLUSION

Year 2 of the Economic Vitality Strategy demonstrates meaningful progress across a broad range of initiatives while also reflecting the evolution of the Strategy from initial implementation to sustained, ongoing programs. Looking ahead to Year 3, staff will continue to build on this momentum by advancing key priorities, implementing new programs, and strengthening partnerships with business and community stakeholders.

PUBLIC NOTICING

The Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. Staff has also notified the Mountain View Chamber of Commerce of this annual progress report.

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CDD/AR-05-26-26CR

Attachments:
1. Measures of Success Year 2
2. EVS Implementation Matrix Year 2

EVS Measure of Success (Year 2: May 2025 - April 2026)

Measures of Success	Apr 2024 Rates	April 2025 Rates	April 2026 Rates	Economic Vitality Goals				
				Goal 1	Goal 2	Goal 3	Goal 4	Goal 5
Office Vacancy Rate in Mountain View. (target 10%)	20.2%	18.7%	16.5%	✓	✓	✓		
Retail Vacancy Rate in Mountain View. (target 5-7%)	4.1%	1.5%	4.9%	✓	✓		✓	
Downtown Office Vacancy Rate. (target 10%)	25%	23.03%	31.49%	✓	✓			
Downtown Retail Vacancy Rate. (target 5-7%)	8.5%	6.8%	6.1%	✓	✓		✓	
Percent growth in year over year sales Tax Receipts in the Downtown. (target 2%-4%)	-8.50%	-1.7%	10.1%	✓	✓			
Number of unique visitors to Economic Development Business Resources page.	TBD	1,166	6,071		✓		✓	
Number of businesses assisted by Economic Development small business trainings and webinars.	5	42	26		✓		✓	
Percent of Economic Development business resources translated into other languages	13%	15%	18%	✓	✓	✓	✓	
Number of business establishments in downtown	334	337	372	✓	✓			
New business startups as a percentage of all businesses in the City (target 15-20%)	11%	12.4%	15%		✓	✓	✓	
Number of storefronts receiving design assistance for façade improvements or window activations	TBD	8	14	✓	✓		✓	
Number of businesses receiving retention services by Economic Development staff	9%	11%	12%		✓	✓	✓	
Number of square feet supporting commercial/industrial activities (target 26 million sq. ft.)	29.1 million sq. ft.	29.1 million sq. ft.	28.9 million sq. ft.	✓	✓	✓		
Percent of Economic Development assisted businesses receiving permit facilitation services	15%	12%	43%	✓	✓	✓	✓	✓

Source: Costar Analytics Submarket Reports (Q1 2026), Mountain View Business License (December 2025), HdL (Q4 2025), Economic Development team statistics.

Goal 1.					
Strategy 1A	**Differentiate the character, mix of uses, and visual appeal of Mountain View's mixed use centers to shoppers, visitors, and quality retailers.**				
Action	**Economic Vitality Strategy Project**	**Timeline**	**Cost**	**Team**	**Progress**
1A.1	Develop a visual merchandising window display program to aid small businesses in improving their brand and visual appeal.	Immediate	$$	ED/Planning/ Consultant	Completed
1A.2	Consider including in the Public Art Strategy utilization of public spaces, including micro-spaces and pocket parks, to showcase works of public art by local and regional artists.	Mid-Term	$	ED/PW/CSD	In Progress
1A.3	Identify business districts and engage Mountain View business owners in evaluating the feasibility of creating a business improvement district (BID) to maintain cleanliness and safety, as well as advertising, promotion, special events, or other activities that promote Mountain View.	Mid-Term	$$$	ED/Attorney	In Progress
1A.4	Streamline, update current City regulations to create standards for activating ground floor windows when buildings are vacant or temporarily vacant due to construction.	Mid-Term	$	ED/Planning/ Attorney	In Progress
1A.5	Study the funding and creation of a rotating design services loan fund that would support façade changes and American with Disability Access (ADA) improvements.	Short-Term	$$$	ED/Planning/ Building	In Progress
1A.6	Explore adding a citywide live entertainment ordinance that supports busking and other outdoor live entertainment, complying with established decibel levels.	Mid-Term	$	ED/Planning/ Attorney/PD	Not started
1A.7	Enable sidewalk-serving retail service transactions such as exterior window ordering and pick up outside the building.	Mid-Term	$	ED/Planning/ PW	Not started
1A.8	Consider statewide tools like State- wide Community Infrastructure Program (SCIP) or Enhanced Infrastructure Financing Districts (EIFD) to finance public realm improvements.	Long-Term	$$	PW/FASD/ED	Not started
1A.9	Explore placemaking through public and private realm improvements including street furniture, lighting, landscaping, tree canopy, public art, and signage (ex. Corridors like San Antonio, El Camino, Moffett). Encourage a distinctive look and feel for the public and private realm in commercial and neighborhood centers throughout the city to differentiate them.	Long-Term	$$$	ED/Planning/ CSD/PW	Ongoing
Strategy 1B	**Accelerate transition of Mountain View toward increased walkability and convenient, multimodal access to daily goods and services.**				
1B.1	Support neighborhood-serving businesses that are walkable and offer goods and services.	Short-Term	$	ED	Ongoing
1B.2	Map and add wayfinding for safe walking and biking routes from different parts of the city to Downtown, including from Rengstorff Park, San Antonio Plaza, Cuesta Park, and others.	Mid-Term	$	ED/PW/IT	In Progress
1B.3	Improve parking permit program communications by deploying web based application for the various parking permit programs the city manages.	Mid-Term	$$	ED/IT	In Progress

$ - Cost less than $10,000
$$- Cost between $10,000-$50,000
$$$- Cost more than $50,000

Immediate= Less than a year
Short-term= 1-2 years
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Long-term= More than 5 years

Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
1B.4	Implement parking wayfinding systems to redirect vehicles to open spaces at peak times within business districts.	Mid-Term	$$$	ED/PW	In Progress
1B.5	Consider reinvesting parking revenue into enhancing bike and pedestrian access networks and facilities, including additional bike rack locations and bikeway improvements.	Long-Term	$	ED/PW/FASD	Not started
1B.6	Explore how to increase the Community Shuttle frequency, range, and visibility.	Long-Term	$$	PW/FASD/ED	In Progress
1B.7	Evaluate reducing or eliminating parking requirements or allowing shared parking with principal uses (for example office or residential) for neighborhood serving uses in mixed-use development to increase the feasibility of providing such uses.	Long-Term	$$	Planning/ED/ PW	In Progress
1B.8	Limit new curb cuts and aim to remove overly redundant curb cuts with any future redevelopment along public right of way within neighborhood commercial zones and village centers.	Long-Term	$	PW/Planning	In Progress
Strategy 1C	**Address vacancy in Mountain View and encourage flexible, measured, and diverse growth.**				
1C.1	Identify funding sources to provide matching grants to property owners for storefront buildout or alterations with signed tenants.	Immediate	$$	ED/CMO/FASD	In Progress
1C.2	Adopt requirements to activate windows for any vacant uses in Mountain View; set objective standards for the type of activation and appearance.	Short-Term	$	ED/Planning	In Progress
1C.3	Create incentives (such as tax sharing, reduced licensing, or others) for building owners to fill vacancies in street facing storefronts or create temporary activations.	Mid-Term	$	ED/CMO/FASD	In Progress
1C.4	Match vacant storefronts with growing local home-based or shared-space businesses to transition them to brick-and-mortar workplaces.	Mid-Term	$	ED/Consultant	In Progress
1C.5	Consider increasing allowable densities and mix of uses and ensure that development regulations allow and encourage residential and commercial office uses and the desired range of retail sizes and configurations.	Mid-Term	$	Planning	In Progress
1C.6	Explore the viability of a vacant property ordinance or vacancy registry, tax, or other means to incentivize action by landlords with long-term vacancies in ground-floor, street facing properties.	Long-Term	$$	ED/CMO/ Attorney	In Progress
1C.7	Pursue business retention visits and attraction initiatives for local and small businesses, such as hosting broker visits and site selection meetings, and engaging with local maker entrepreneurs.	Long-Term	$$	ED	Ongoing
1C.8	Engage property owners to activate vacant space with temporary storefront uses, pop-up installations, food carts, and performing arts (ex. Village at San Antonio, Rengstorff Plaza, Moffett Plaza).	Long-Term	$$	ED/Planning	In Progress

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Strategy 1D	Support ease of division or modification of existing retail spaces to maximize adaptability to market shifts.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
1D.1	Explore an informal liaison within City Hall for landlords and tenants proposing space subdivision, modification, or upgrade projects to move through permitting more quickly.	Short-Term	$$	ED	ongoing
1D.2	Develop a business tool kit, in partnership with the Chamber of Commerce, for posting to the City's website, that will assist retail businesses in understanding permitting processes including information on financing improvements, modifications, and subdivisions.	Mid-Term	$	ED/Chamber	Completed
1D.3	Identify pro bono support or provide financial support to connect owners, tenants, and subdividers to design services and consulting. Pro bono support might include university students or professional associations.	Mid-Term	$$$	ED/Chamber	In Progress
1D.4	When updating Precise Plans, allow for limited non-retail uses as permitted uses along with massing, scale and other design guidance that support placemaking within small business districts in Mountain View.	Long-Term	$$	Planning/ED/ CMO	In Progress
1D.5	Contract with a specialty retail consultancy to help identify and recruit specific retail niches into Mountain View business centers.	Long-Term	$$$	ED/Consultant	In Progress

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Goal 2.	REINVIGORATE DOWNTOWN MOUNTAIN VIEW AS A PREMIERE DESTINATION FOR PEDESTRIAN-SCALE SHOPPING, DINING AND SOCIAL ENGAGEMENT				
Strategy 2A	**Develop an updated Precise Plan to differentiate Downtown and maximize its appeal and drawing power in the city and region**				
Action	**Economic Vitality Strategy Project**	**Timeline**	**Cost**	**Team**	
2A.1	Engage with existing restaurants and businesses in Downtown to support their retention and minimize displacement resulting from redevelopment.	Short-Term	$$$	ED	Ongoing
2A.2	Support the existing Council-adopted Downtown Parking Strategy that calls for updated parking standards and requirements in the Downtown Precise Plan, including new reduced minimum parking requirements that reflect current market demand, and TDM or shared parking credits.	Mid-Term	$	ED/PW	In Progress
2A.3	Develop absorption targets for commercial and residential growth in the update to the Downtown Precise Plan.	Mid-Term	$$	Planning	In Progress
2A.4	Develop absorption targets for commercial and residential growth in the update to the Moffett Blvd. Precise Plan.	Mid-Term	$$	Planning	In Progress
2A.5	Conduct a retail demand survey of residents to help inform efforts to recruit small or mid-size businesses to the Downtown core.	Short-Term	$$	ED	Completed
2A.6	Identify partnerships and programming opportunities to activate vacant spaces, with a focus on arts, culture, and entertainment that complements existing restaurant and retail uses.	Mid-Term	$$	ED	In Progress
2A.7	Consider more flexible zoning and incentives in and around Downtown to encourage innovative sectors and businesses to locate in and close to Downtown.	Long-Term	$	Planning	In Progress
2A.8	Consider partnering with private sector and / or non-profit organizations to explore the feasibility of an innovation hub campus, including a City-sponsored or affiliated maker space, potentially utilizing vacant Downtown space as a pilot.	Long-Term	$$	ED	In Progress

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Strategy 2B	Improve connections between Downtown and other major Mountain View employment centers.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
2B.1	Per the existing Council adopted Downtown Parking Strategy, support the improvement of wayfinding for non-vehicular traffic between employment centers, commercial nodes, public transportation stops, and Downtown.	Short-Term	$	ED/PW	In Progress
2B.2	Work with Mountain View Community Shuttle to reduce headway times and add more direct services during peak hours to and from Downtown to North Bayshore and other major employment centers.	Short-Term	$$	PW/ED	In Progress
2B.3	Strengthen signage and wayfinding on Central Expressway to direct vehicles into Downtown.	Mid-Term	$$	PW/County	In Progress
2B.4	Work with major employers to create and distribute recommended transit, walking, or biking routes that incorporate bike lanes, trails, transit, and businesses.	Mid-Term	$$	ED/PW/ CHAMBER	Not Started
2B.5	Consider a Passport to Downtown program that highlights existing businesses, restaurants, and events; work with the Chamber, Downtown Business Association, and employers to promote it with residents, visitors, and workers.	Mid-Term	$$	ED/Chamber	In Progress
Strategy 2C	Expand cultural and civic activities in Downtown.				
2C.1	Work with local arts and cultural groups to identify and promote entertainment and civic uses that build upon established cultural, entertainment, and civic uses in Downtown.	Short-Term	$	ED/CSD	In Progress
2C.2	Work with regional art galleries, museums, and individuals to encourage permanent or temporary art installations or programming in Downtown, including within vacant spaces.	Short-Term	$	ED	In Progress
2C.3	Identify opportunities for pop-up events or temporary uses in vacant spaces, particularly in partnership with cultural organizations and entrepreneurial-focused organizations like Hacker Dojo, a non-profit working space for engineers, artists, scientists, activists, and other tech entrepreneurs.	Short-Term	$$	ED	In Progress
2C.4	Work with cultural organizations to host additional holiday celebrations and festivals in Downtown.	Short-Term	$$	ED/CSD	Ongoing
2C.5	Mine local employers, unions, and employee associations in tech and other industries for trade festival or fair opportunities, including competitions.	Short-Term	$$	ED	Ongoing
2C.6	Partner with regional or local tourism and restaurant groups to host events like Restaurant Week or Cocktail Week in Downtown.	Mid-Term	$	ED/Chamber	Ongoing

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Strategy 2D	Support the Council-adopted Downtown Parking Strategy's efforts to improve the management, supply, access, and regulation of parking benefiting Downtown businesses, visitors, and workers.				
Action	**Economic Vitality Strategy Project**	**Timeline**	**Cost**	**Team**	
2D.1	Support the resumption and expansion of valet parking service for Downtown businesses.	Short-Term	$	ED/PW	Not Started
2D.2	Support transparent parking enforcement with clear communication, real time data, and dynamic curb management.	Short-Term	$	PD/PW	In Progress
2D.3	Conduct outreach to Downtown businesses to spur participation and representation in a Parking Benefit District (PBD) oversight committee.	Short-Term	$	ED	Not Started
2D.4	Partner with other City departments, state agencies, and local employers to offer multimodal incentives for employees and customers.	Mid-Term	$$$	PW	Not Started
2D.5	As recommended in the approved Downtown Parking Strategy, implement parking solutions like dynamic (demand-based) pricing in public parking spots in mixed use centers during peak hours.	Mid-Term	$$$	ED/PW/PD	Not Started
2D.6	Consider a small business employee access program that offers reduced parking permit fees and/ or incentivized use of transit, micro-mobility options, and carpooling.	Mid-Term	$$	ED/PW	In Progress
2D.7	Update and simplify systems and signage to ease navigation and ease use of parking.	Mid-Term	$$	ED/PW	In Progress
2D.8	Work with business and building owners to identify easement opportunities to expand public access to existing off-street private parking for employees and customers.	Long-Term	$$	ED/Attorney/PW	Not Started
2D.9	Support the expansion of bicycle parking facilities and additional new bike facilities within Downtown.	Long-Term	$$	PW	In Progress
Strategy 2E	**Create an authentic and unique sense of place in and experience of Downtown Mountain View.**				
2E.1	Support and leverage Castro Street Pedestrian Mall improvements – including pavement enhancement, a new central walkway, sidewalk and patio license enhancements, and cleanup of City furnishings and storm drains – to boost unique Downtown programming in the public and public-private realms.	Short-Term	$$	PW/CSD	In Progress
2E.2	Support grassroots community programming ideas and implementation at Civic Center Plaza through grants or in-kind assistance to applicants including private citizens and local businesses.	Short-Term	$$	ED/CSD/FASD	Not Started
2E.3	Build on the success of Mountain View's Farmer's Market, Music on Castro, KidStock, and other Downtown experiences to create more regularly occurring public events that showcase Downtown businesses.	Short-Term	$$	ED/CSD/PW	In Progress
2E.4	Continue to enhance and program public gathering spaces in Downtown Mountain View that make people feel welcome, such as a playground or interactive water feature, inviting street musicians, re-commencing and expanding Taste of Mountain View, and / or facilitating open houses at Downtown startup spaces.	Mid-Term	$$	PW/CSD/ED	Ongoing

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Goal 3.	GROW MOUNTAIN VIEW'S PROVEN, ADVANCED INDUSTRIES THROUGH SUPPORT FOR ESTABLISHED EMPLOYERS, BUSINESS ATTRACTION, INNOVATION, AND ENTREPRENEURSHIP.				
Strategy 3A	**Develop targeted, highly effective business retention and expansion assistance.**				
Action	**Economic Vitality Strategy Project**	**Timeline**	**Cost**	**Team**	
3A.1	Maintain a database to identify local businesses the City visits and track progress in meeting their needs.	Immediate	$	ED	Completed
3A.2	Expand collaboration opportunities with the Mountain View Chamber of Commerce and Downtown Business Association, such as partnering with the Chamber to collaborate on retention visits and business engagement.	Immediate	$	ED/Chamber	Ongoing
3A.3	Engage and follow up with key businesses to coordinate, consult and offer technical assistance and a small business program for retention or expansion.	Immediate	$	ED/FASD	Ongoing
3A.4	Collaborate with existing and new partners on periodic events to connect the business community to City permitting and license assistance, and real estate, financing and workforce resources.	Immediate	$	ED	In Progress
3A.5	Clarify the City's procurement processes and market contracting and purchasing opportunities to local businesses.	Immediate	$	ED / FASD	In Progress
3A.6	Evaluate, refine, and expand current marketing materials and business development tools, including financial and technical resources, and make these broadly accessible on the City's website in multiple languages representative of the community.	Short-Term	$	ED	In Progress
3A.7	Consider development of a business appreciation program focused on retention of companies currently headquartered in Mountain View.	Short-Term	$	ED	In Progress
3A.8	Consider developing a program where fast-scaling businesses can pay a premium, linked to the number of employees, for faster building permit processing associated with tenant improvements and tooling installation.	Mid-Term	$$	ED/CDD	Not Started
3A.9	Explore a City financing plan for commercial linkage fees (Impact fees) owed by small businesses or property owners looking to expand.	Mid-Term	$$	ED/FASD/ Attorney	Not Started
3A.10	Implement a land management system that allows for better tracking of property, tenants, and permits and is accessible across departments and interactive with existing software systems.	Mid-Term	$$$	CDD/IT	In Progress
Strategy 3B	**Support employers' needs for a diverse workforce and make Mountain View and its business community champions for equity and shared prosperity.**				
3B.1	Offer economic development policies and programs to the diverse cultural identities of Mountain View's small business base and translate materials and outreach into Mountain View's primary languages.	Immediate	$	CDD/CMO	In Progress
3B.2	Leverage NOVAWorks' existing partnerships with K-12, Higher Education, and local Community Based Organizations to develop training programs that cater to the unique needs of underrepresented groups.	Short-Term	$	ED/ NOVAWorks	In Progress
3B.3	Identify, inventory, and engage industry associations attached to target sectors, such as Biocom California and California Life Sciences, to maintain a cutting edge understanding of available workforce resources and diversity initiatives.	Mid-Term	$	ED	In Progress

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$$- Cost between $10,000-$50,000
$$$- Cost more than $50,000

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Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
3B.4	Encourage and support the creation of a roundtable forum for major employers in Mountain View and across Silicon Valley to share policies and best practices in diversity, equity, and inclusion (DEI).	Mid-Term	$	ED/Private Companies	Not Started
3B.5	In collaboration with workforce development agencies and other partners, such as Science Form Scientists, monitor and increase participation of underrepresented groups in skills training and workforce development or education programs, especially in STEM (Science, Technology, Engineering, Math)-related fields, and share out prospects with local employers.	Mid-Term	$	ED/CMO	Not Started
3B.6	Collaborate with leading workforce development and business agencies, specifically NOVAWorks, SBDC, ReWork the Bay, and SCORE, and educational institutions, like Foothill College and DeAnza College, to link both businesses and workers in target sectors to programmatic support, including local training opportunities and career pathway assistance.	Mid-Term	$	ED/Partners	Not Started
3B.7	Support NOVAWorks in expanding its collaboration with educational institutions for targeted curriculum development based on new industry development in target sectors and niche industries as they emerge, especially in technology and green job sectors.	Long-Term	$	ED/ NOVAWorks	Not Started
Strategy 3C	**Identify and cultivate new niches within advanced industries and grow and diversify other, established sectors.**				
3C.1	Investigate the feasibility of tax sharing or credit programs that support business investment.	Short-Term	$	ED/CMO/FASD	In Progress
3C.2	Establish business attraction targets for Artificial Intelligence (AI), autonomous vehicles, sensors and tracking, medical devices, life sciences, biotech, optics and photonics, health care, climate / green industries, and R&D.	Mid-Term	$	ED	Not Started
3C.3	Monitor land capacity and building inventory for advanced industries on an ongoing basis, and audit existing uses. As necessary, consider expanding zoning to allow complementary, supportive, or inter-related allowable uses.	Mid-Term	$	ED/Planning	In Progress
3C.4	Connect small businesses and startups doing R&D with SBA's SBIR (Small Business Innovation Research) program and provide application guidance; explore other avenues of grant assistance for small businesses under 100 employees.	Mid-Term	$	ED/Chamber	Not Started
3C.5	Identify businesses with synergistic relationships to Mountain View's strongest existing sectors to promote and support new business investment.	Long-Term	$	ED	In Progress
3C.6	Analyze local resident occupational strengths and build industry strategies around identified talent leakage.	Long-Term	$	ED/ NOVAWorks	Not Started
3C.7	Perform periodic analyses of Mountain View employment across clusters to identify and target support and outreach for emerging and growing industries.	Long-Term	$$	ED/ NOVAWorks	Not Started
3C.8	Work with developers that specialize in state-of-the-art turnkey spec and custom facilities for the advanced industries and niches in Mountain View.	Long-Term	$$$	ED/ NOVAWorks	Not Started

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Strategy 3D	Market Mountain View to businesses in specific target sectors and niches				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
3D.1	Work with site selectors and brokers in targeted sectors to support business attraction.	Immediate	$	ED	Ongoing
3D.2	Strengthen the partnerships along with facilitating the growth and development of Fogarty Institute incubator, Y-Combinator, Hacker DoJo and other incubators and accelerators in Mountain View.	Immediate	$	ED	In Progress
3D.3	Promote the local creative economy to attract more creative organizations and individuals to the city.	Immediate	$	ED	Ongoing
3D.4	Identify and conduct outreach to firms within Mountain View's targeted sectors.	Short-Term	$	ED	Ongoing
3D.5	Conduct city tours with target sector companies and site selectors and highlight the community's available properties, unique character, and key amenities.	Short-Term	$	ED	Ongoing
3D.6	Develop a suite of programs and tools made available on the City's website to locate headquarters in Mountain View across target industries.	Short-Term	$	ED	Ongoing
3D.7	Act as a liaison between entrepreneurs and companies in appropriate health-related fields including the Fogarty Institute.	Short-Term	$	ED	Ongoing
3D.8	Utilize partners such as NOVAWorks' extensive networks to attract businesses by showcasing the skilled and diverse workforce of our region.	Short-Term	$	ED /NOVAWorks	In Progress

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Goal 4.	HELP SMALL, LOCAL, AND INDEPENDENTLY OWNED BUSINESSES FLOURISH IN MOUNTAIN VIEW.				
Strategy 4A	Develop and communicate policies and programs designed to assist small and mid-sized businesses.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
4A.1	Enhance education and outreach to existing micro, small, mid-sized, and ethnic businesses on the array of small business support resources, including business planning, market research, financing, incentives, workforce development, as well as networking events and other assistance.	Immediate	$	ED	Ongoing
4A.2	Tailor small and mid-sized business outreach and resources to the diverse cultural identities in Mountain View with translation and multi-cultural liaisons.	Immediate	$	ED/CMO	Ongoing
4A.3	Re-assess and evaluate City insurance requirements associated with basic contracting, arts installations and patio licensing to support and encourage small business activations and utilization.	Short-Term	$	ED/FASD / PW	In Progress
4A.4	Develop a multilingual online small business toolkit to assist in navigating the City permitting processes for space development and licensing.	Short-Term	$	ED/CDD/CMO	In Progress
4A.5	Augment a preference policy for small, local, and independently owned businesses in City procurement.	Short-Term	$	ED/FASD	Not started
4A.6	Evaluate City code changes that may provide flexibility when requiring use permits for a small and mid-sized business-related development that may not be able to meet parking requirements.	Mid-Term	$	ED/CDD	Ongoing
4A.7	Develop and track performance metrics around small business permitting process efficiency, time, cost and outcomes.	Mid-Term	$$	CDD	Not Started
4A.8	Identify partners to provide trainings to small and mid-sized business owners on leasing or purchasing commercial property and lease negotiations.	Mid-Term	$$	ED/Chamber	Not started
4A.9	In larger developments, explore partnering with private developers to negotiate Community Benefits Agreements (CBAs) reserving ground floor spaces for small and local businesses.	Mid-Term	$$	ED/Planning	Not Started
4A.10	Seek opportunities with small business organizations to partner on micro business training with potential startup grants for completion.	Mid-Term	$$	ED	In Progress
4A.11	Develop a formalized program or toolkit that both educates and helps ensure businesses are compliant with the Americans with Disabilities Act (ADA) through the use of Certified Access Specialists (CASp).	Mid-Term	$$	ED/Building	In Progress
Strategy 4B	Support local businesses that foster an authentic Mountain View commercial-cultural identity in the city's neighborhoods.				
4B.1	Identify opportunities to better support creative workers, including artists and performers, by assisting or connecting them with affordable live-work studio spaces.	Short-Term	$$	ED/Housing	In Progress
4B.2	Support community-centric local organizations, like Hacker DoJo (which subsidizes fees based on need) and NOVAWorks, that nurture entrepreneurs that stay and grow within Mountain View.	Short-Term	$$	ED/Partners	Ongoing
4B.3	Examine and implement best practices regarding business zones supportive of independent and locally-owned small business for select areas of Mountain View.	Mid-Term	$	ED	Not Started

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Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
4B.4	Engage with larger employers who have vacant spaces that could be put into productive public use via pop-up kitchens, maker spaces, 3D printing library, or co-working spaces.	Mid-Term	$	ED	Not Started
4B.5	Evaluate creation of a Legacy Business Program that provides grants to small businesses, and to owners committing to extending leases to tenants.	Mid-Term	$$	ED/FASD	Not Started
4B.6	Identify and consider incentivizing potential community partners to provide free or affordable space for temporary or long-term local micro-business incubation.	Long-Term	$	ED	In Progress
4B.7	Analyze the neighborhood distribution of commercial uses, including neighborhood-serving versus center-based retail, and their impacts on serving various cultures / minority communities in the city.	Long-Term	$	ED/Planning	Not Started
Strategy 4C	Support and sustain a new generation of successful founders and entrepreneurs.				
4C.1	Institute regular listening sessions or interviews in the entrepreneurial community to keep abreast of the local entrepreneurial ecosystem and its needs and trends.	Short-Term	$	ED	Ongoing
4C.2	Explore partnerships with NOVAWorks, SBDC, SCORE, Foothill College, Hacker Dojo, and DeAnza College for entrepreneurship training in Mountain View.	Short-Term	$	ED/CMO	In Progress
4C.3	Create a one-stop online resource on the City's website for entrepreneurs to learn about and access various types of financial support including small business loans, grants, and financial tools.	Mid-Term	$	ED	Completed
4C.4	Encourage the adaptive reuse of vacant buildings and commercial spaces by local entrepreneurs or non-profits with potential permit-fee waivers, faster timeline for eligible projects, and other assistance. Consider partnering with local organization, such as Hacker DoJo, on an adaptive re-use pilot project.	Mid-Term	$$	CDD/FASD/ Attorney	Not Started
4C.5	Build, maintain, and leverage relationships with successful Mountain View tech alumni and venture capital investors to connect emerging entrepreneurs with established resource and knowledge networks.	Long-Term	$	ED	Ongoing
4C.6	Initiate mentorship programs, connecting new entrepreneurs with seasoned business leaders in Silicon Valley, either through new program/network development or leveraging existing incubator/accelerator infrastructure.	Long-Term	$$	ED	Ongoing
4C.7	Explore whether the City, in partnership with NOVAWorks or others, can provide shared services for business formation for firms outside of an incubator environment, including accounting, legal, regulatory, and hiring services.	Long-Term	$$	ED	In Progress

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Strategy 4D	Recruit small businesses that offer products and experiences missing in Mountain View.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
4D.1	Inventory available spaces and requirements to develop actionable plans to support the successful siting of new businesses.	Immediate	$	ED	Ongoing
4D.2	Identify strategic partners, including artists, developers, non-governmental organizations, synergistic retailers, and recreational resources that can help attract desired retailers.	Immediate	$	ED	Ongoing
4D.3	Support the creation and growth of unique, locally grown experiential retailers through pop up activations in prominent, visible local spaces from homes to storefronts.	Immediate	$$	ED	In Progress
4D.4	Engage with niche experiential retailers to understand their specific needs such as access, signage and marketing, and local costs of doing business to help attract their future investment.	Mid-Term	$	ED	Not started
4D.5	Designate areas in Mountain View for food trucks and invite successful mobile food and beverage businesses from throughout the region to do business in Mountain View.	Mid-Term	$	ED/PW	Not Started
4D.6	Identify and market opportunities for specific lines of business by refreshing the retail leakage analysis to include prospective tenants and niche businesses.	Mid-Term	$$	ED	Not Started
4D.7	Consider partnering with NOVAWorks to identify market gaps and align workforce capabilities to support these niche areas.	Mid-Term	$$	ED	In Progress
4D.8	Analyze local resident occupational strengths and build industry strategies around identified talent leakage.	Long-Term	$	ED/Planning/ Housing	Not Started

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Strategy 4E	Support growing Latino entrepreneurial and small business enterprises in food and beverage and other industries.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
4E.1	Explore partnerships with other food services businesses to explore sub leases, co-ops, and other space rental options.	Short-Term	$	ED/Chamber	In Progress
4E.2	Convene investors, brokers, and developers to seek investment in Latino businesses and commercial developments to serve a Latino business strategy.	Short-Term	$	ED	Not Started
4E.3	Help identify locations in Mountain View where Latino businesses may serve multiple demographics and have access to many markets.	Mid-Term	$	ED	Not Started
4E.4	Collaborate with local partners to seek interest in funding and supporting a commercial kitchen designed to serve Latino and other food businesses in Mountain View.	Mid-Term	$$	ED	Not Started
4E.5	Explore Downtown vacancies as a near-term and long-term fit for Latino entrepreneurs and food & beverage businesses.	Mid-Term	$$	ED	Not Started
4E.6	Replicate this model for other underserved entrepreneur communities in Mountain View.	Mid-Term	$$	ED	Not Started
Strategy 4F	Initiate a re-imagined identity and business branding campaign positioning and promoting Mountain View at the intersection of Silicon Valley and community and economic vitality.				
4F.1	Strengthen messaging that Mountain View is a safe and welcoming business environment.	Immediate	$	ED	Ongoing
4F.2	Inventory Mountain View's assets, progress, and innovations to assess what defines the city and distinguishes it within the region.	Short-Term	$	ED/CMO	Ongoing
4F.3	Leverage new and upgraded infrastructure, public realm design improvements, and development as opportunities to reinforce the revamped brand of Mountain View.	Mid-Term	$	ED/CMO/PW	In Progress
4F.4	Strengthen a unique sense of place by supporting and leveraging arts, entertainment, and cultural assets to attract new firms, industries, residents, and visitors while supporting existing businesses and sectors.	Mid-Term	$	ED	Ongoing

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Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
4F.5	Initiate a strategic effort to re-invigorate Mountain View's business image and generate compelling messaging that combines the ideas of Silicon Valley with economic and community vitality and distinguishes Mountain View from other cities.	Long-Term	$$$	ED/CMO	Ongoing
4F.6	Focus language of the city's re-imagined business brand and determine where and to whom to communicate it regionally and nationally.	Long-Term	$$$	ED/CMO/ Consultant	In Progress
4F.7	Create and popularize a certification program with window and product stickers for unique and niche "Made in Mountain View" products, businesses, or services.	Long-Term	$$$	ED	Not Started
Strategy 4G	**Implement anti-displacement policies that provide temporary and long-term solutions that keep businesses in place.**				
4G.1	Connect vulnerable small business owners and tenants to technical assistance consulting and resources.	Immediate	$	ED	Ongoing
4G.2	Provide assistance to businesses such as lease consulting, or third-party master leasing of ground floor mixed-use retail space, in areas experiencing gentrification and displacement.	Short-Term	$$	ED/Consultant	Not Started
4G.3	Explore the use of rent caps or rental subsidies for small commercial tenants - similar to rent control or voucher programs for residential units.	Long-Term	$	ED/Attorney	Not Started
4G.4	Expand access to property ownership to marginalized small business owners and non-profits by offering tailored financial services for becoming property owners.	Long-Term	$$	ED	Not Started

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GOAL 5.	UPDATE MOUNTAIN VIEW'S DEVELOPMENT POLICIES TO PROVIDE CLARITY AND CER- TAINTY FOR NEW USES THAT ALIGN WITH THE ECONOMIC VITALITY STRATEGY VISION AND GOALS.				
Strategy 5A	Build adaptability into land use and development codes with provisions that respond to changing demands of commercial and industrial users.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
5A.1	In partnership with the Mountain View Chamber of Commerce, develop a process to periodically engage business leaders on Mountain View's planning and development policies and processes.	Immediate	$	ED/Chamber	Ongoing
5A.2	In tandem with Strategy 3D, pursue zoning changes to ensure land availability for advanced industries and other target sectors.	Mid-Term	$	ED/Planning	Not Started
5A.3	Explore possible rezoning to better accommodate regionally in-demand uses, including non-hospital health offices, office space, industrial space, and wet labs.	Mid-Term	$	ED/Planning	Not Started
5A.4	Assess the City code to identify opportunities to revise permitted uses across employment- generating zoning designations; specifically consider allowing a broader range of uses in retail and mixed-use areas, and restricting low employment density uses in core office and industrial designations (e.g. Charleston Plaza, Rengstorff Center).	Long-Term	$	ED/Planning	In Progress
5A.5	Consider incorporating form- based elements to govern architectural character without overly prescriptive limitations on use.	Long-Term	$$$	Planning/ED	In Progress
5A.6	Partner with utility providers to expand and market the portfolio of renewably-sourced energy to Mountain View facilities and continue to support the adoption of sustainable building practices in the city.	Long-Term	$$	ED	In Progress
Strategy 5B	Identify workforce housing and supportive service challenges with critical economic development implications for prioritization and direct action.				
5B.1	Align the City's economic development work program with Housing Element policy to reinforce the City's commitment to provide housing that will be available for Mountain View workers.	Short-Term	$	ED/Housing	Ongoing
5B.2	Explore possible City roles in facilitating, supporting, and assisting the creation and expansion of childcare services.	Mid-Term	$	ED/CMO/ Planning	Ongoing
5B.3	Work with existing and new partners to address systems supportive of employee retention, including childcare, education, transportation, housing needs, and other social services.	Mid-Term	$$	ED	Not started
5B.4	Analyze workforce demand for housing product types and prices not currently available in Mountain View.	Long-Term	$$$	ED/Housing	In Progress

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Strategy 5C	Clarify and streamline permitting processes and nurture a business climate that clearly differentiates Mountain View from its neighbors.				
Action	Economic Vitality Strategy Project	Timeline	Cost	Team	
5C.1	Create a dedicated business ambassador response team to handle permits for designated critical development areas (e.g., Downtown, San Antonio Center, major industrial areas).	Immediate	$	CDD/PW	Completed
5C.2	Allocate resources toward increasing staff to handle permitting processes more quickly and efficiently.	Mid-Term	$$$	CDD/HR	Ongoing
5C.3	Building upon the new development services website, provide easier access to understanding City permitting procedures and getting in contact with City staff with new or expanded user-friendly online resources and / or expanded office hours.	Mid-Term	$$	CDD/IT	Ongoing
Strategy 5D	Evaluate and adapt policies, regulations, and enforcement to avoid disproportionate or adverse impacts on small businesses.				
5D.1	Review requirements for Conditional Use Permits for proposed reductions in required parking for Mountain View uses.	Mid-Term	$$	Planning/PW/ ED	In Progress
5D.2	To support new mixed-use development that includes commercial uses, evaluate the necessity for requiring change of use permits following initial construction.	Mid-Term	$$$	Planning	Ongoing
5D.3	Update the City's business license program to include a commercial landlord license category and fees.	Long-Term	$$$	FASD/CMO	Not Started
Strategy 5E	Improve connections between the city's commercial and industrial areas to foster easier access for collaboration.				
5E.1	Continue to implement development regulations that encourage or require through-block pedestrian connectivity in existing or potential pedestrian corridors.	Mid-Term	$$$	Planning/PW	Ongoing
5E.2	Collaborate with the Transportation Management Association (TMA) to assess the efficacy of existing Community Shuttle and MVgo service levels and routes in linking major employment hubs with Downtown and other commercial centers.	Mid-Term	$$	PW/ED	In Progress
5E.3	Work with employers to assess gaps and opportunities for improvement in non-motorized and public transportation. Explore micro-mobility solutions to follow the current moratorium.	Mid-Term	$$	ED/PW	Not Started

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File #: 205835, **Version:** 1

Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50-Professional Services Agreement

1. Authorize the City Manager or designee to execute a funding agreement with the City of Sunnyvale, and accept $600,000 from the City of Sunnyvale and appropriate to Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50. (Five votes required)

2. Authorize the City Manager or designee to execute a professional services agreement with BKF Engineers of San Jose, a California corporation (Entity No. 599256), to provide professional design support services for Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50, in a not-to-exceed amount of $846,500.

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50– Professional Services Agreement**

RECOMMENDATION

1. Authorize the City Manager or designee to execute a funding agreement with the City of Sunnyvale, and accept $600,000 from the City of Sunnyvale and appropriate to Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50. (Five votes required)

2. Authorize the City Manager or designee to execute a professional services agreement with BKF Engineers of San Jose, a California corporation (Entity No. 599256), to provide professional design support services for Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50, in a not-to-exceed amount of $846,500.

BACKGROUND

Stevens Creek Trail currently consists of three discontiguous segments in three separate jurisdictions: a five-mile stretch in Mountain View from Shoreline Park adjacent to the San Francisco Bay to the Dale Avenue/Heatherstone Way intersection; a one-mile stretch in Cupertino from Stevens Creek Boulevard to McClellan Road; and a 10-mile hiking and mountain biking segment in the County of Santa Clara connecting Stevens Creek Reservoir to the Bay Area Ridge Trail in the Santa Cruz Mountains.

The Joint Cities Coordinated Stevens Creek Trail Feasibility Study (Study), completed in September 2015, studied the feasibility of a comprehensive trail extension separated into four study segments:

- Segment 1: Dale Avenue/Heatherstone Way to Fremont Avenue (Mountain View and Sunnyvale),

- Segment 2: Fremont Avenue to Homestead Road (Sunnyvale and Los Altos),

- Segment 3: Homestead Road to Stevens Creek Boulevard (Sunnyvale and Cupertino), and

- Segment 4: Trail connections to Rancho San Antonio County Park via Stevens Creek Boulevard (Cupertino and County of Santa Clara).

Segment 1 (also known as the Creek Corridor Path) will be constructed through two separate projects. The northern section, which is the scope of this project, is the 0.8-mile stretch from the Dale Avenue/Heatherstone Way intersection in Mountain View to West Remington Drive in Sunnyvale. This is the current City project, and also one of the Fiscal Years 2025-27 Council Work Plan projects. The remainder of Segment 1 will be constructed by the City of Sunnyvale and will extend Stevens Creek Trail from West Remington Drive to West Fremont Avenue (see Figure 1). The 2015 Study investigated several conceptual alignments, including those along the Creek Corridor Path within Mountain View, that require further analysis before the project's final design can proceed.

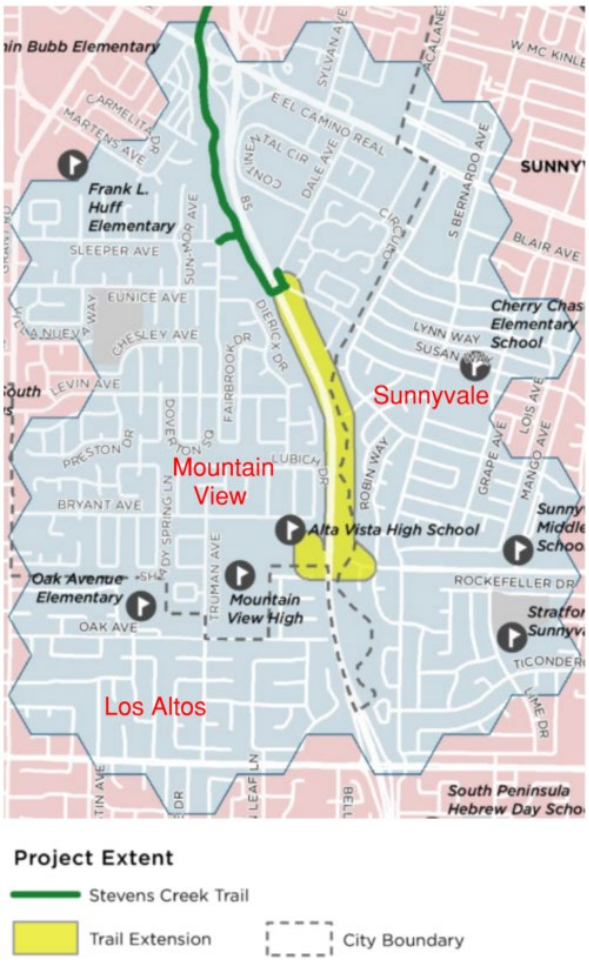


Figure 1: Segment 1 Limits for Mountain View

Measure B Grant Funding Agreement

In 2024, the City successfully secured a $4.8 million Valley Transportation Authority (VTA) Measure B pedestrian/bicycle grant to help with the environmental and design phases of this Project. Under the funding agreement, Mountain View is responsible for a 20% local match ($1.2 million) of the total Project cost of $6 million, to which Sunnyvale has agreed to contribute $600,000. Mountain View is responsible for the design of the current City project, including creek crossing structures, creek bank restoration, project mitigations, as well as bicycle and pedestrian elements funded by the grant.The City of Mountain View will also handle the necessary grant reporting and submit invoices for reimbursement.

Sunnyvale's Stevens Creek Trail Extension Project

Sunnyvale began its environmental review and design for a Stevens Creek Trail extension between West Remington Drive and West Fremont Avenue in the summer of 2022, and after several community meetings, a preferred trail alignment was confirmed by the Sunnyvale City Council in early 2023. However, Caltrans indicated that a more comprehensive approval document was required, which was beyond the project's original scope and available funding. After a nearly two-year pause, additional funding has been identified and will be presented to the Sunnyvale City Council for approval. Sunnyvale's project next steps include: environmental studies and preliminary design; final design; and construction.

ANALYSIS

Funding Agreement

The City is the project lead for the portion of the trail extension within Mountain View and will be coordinating with the City of Sunnyvale. This project scope is to study the feasibility of alignments, identify a preferred concept layout, and prepare environmental documentation. In preparation for the 2016 Measure B Bicycle/Pedestrian Program call for projects in fall 2019, Mountain View requested that Sunnyvale contribute $600,000 to augment beyond Mountain View's 10% local match requirement to improve the project application's competitiveness for grant funding and consistency with Sunnyvale's portion of the trail extension. Sunnyvale's City

Council approved Mountain View's request in November 2019, and a funding agreement is necessary between the two agencies to establish roles and responsibilities.

The key terms of the agreement with Sunnyvale include the following:

- Mountain View will be the project sponsor and the lead implementing agency responsible for design, right-of-way, permitting, environmental review, and agency coordination;

- Mountain View will retain a consultant to conduct the feasibility analysis and manage all aspects of the consultant's work;

- Mountain View will maintain any and all documents and records related to reimbursements made for a minimum of five years;

- Sunnyvale will participate in project review;

- Sunnyvale will provide reimbursement in the amount of $600,000 for work involved in the feasibility analysis and environmental documentation; and

- Sunnyvale will provide Mountain View's consultant with any Sunnyvale permits required for the project at no cost.

Sunnyvale and Mountain View staff have extensively negotiated a funding agreement that is comparable to similar, previously approved agreements between the two cities, and staff recommends its approval. Sunnyvale City Council will be considering the agreement for approval on June 2, 2026.

Professional Services Agreement

In September 2025, the City issued a Request for Proposals to seven firms qualified to provide design services for transportation projects in sensitive habitat areas. One proposal was submitted by BKF Engineers (BKF). Following staff review, BKF was deemed qualified based on the merits of their written proposal, experience in completing similar projects, and understanding of project goals.

The main elements of the scope of services include:

- Conduct preliminary investigation and data collection on the project site;

- Develop a Feasibility Report on the preferred trail alignment based on criteria factors including, but not limited to, right-of-way acquisition cost, constructability, agency coordination, tree removal impacts, and trail usability;

- Develop a recommended trail extension alignment with distinct conceptual designs illustrating a trail extension from the Dale Avenue/Heatherstone Way pedestrian/bicycle bridge over State Route 85 in Mountain View, to West Remington Drive in Sunnyvale, and a new east-west pedestrian/bicycle overcrossing crossing State Route 85 and connecting Mountain View High School and West Remington Drive;

- Prepare materials for presenting at community meetings and City committees and support staff's outreach efforts;

- Upon approval of a preferred conceptual design option, develop 35% design (schematic design) documents;

- Prepare environmental clearance documents.

The recommended fee of $846,500 for services and contingency is consistent for such services, and staff considers the fee to be fair and reasonable for the scope of work required.

Next Steps

If the recommended action is approved by Council, BKF will begin design in summer 2026, and will be followed by community meetings, as well as presentations to the Parks and Recreation Commission, Bicycle/Pedestrian Advisory Committee, Council Transportation Committee, and City Council. This phase of the project is anticipated to be completed at the beginning of 2029.

FISCAL IMPACT

Stevens Creek Trail Extension from Dale Avenue/Heatherstone Way to West Remington Drive, Project 20-50, is funded as follows:

Table 1: Project Funding

Funding Source	Amount
2016 Measure B Funding	$4,800,000
Park Land Dedication Fund	$600,000
Sunnyvale Local Match Funding	$600,000
Total	$6,000,000

The professional services fee is $769,240 for basic services and reimbursable expenses, plus a contingency of $77,260 for additional services, for a total not-to-exceed amount of $846,500. The project has sufficient funds for the recommended action; no additional appropriation is requested at this time.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT
☒ Contract or franchise agreement

CONCLUSION

The Stevens Creek Trail Extension Project advances one of the Fiscal Years 2025-27 Council Work Plan projects and will provide significant benefits to the Cities of Mountain View and Sunnyvale by providing a low-stress pedestrian/bicycle trail that is separated from motor vehicle traffic. The project will provide safer and direct access to Mountain View and Alta Vista High Schools and allow a large, currently inaccessible open space area to be utilized and enjoyed by the community. Staff recommends executing a funding agreement with the City of Sunnyvale and awarding the professional services agreement to BKF to provide preliminary design and environmental review services. This phase of the project is expected to be completed at the beginning of 2029.

ALTERNATIVES

1. Do not authorize the City Manager or designee to enter into a funding agreement with the City of Sunnyvale and direct staff to negotiate different terms.

2. Do not authorize the City Manager or designee to execute a professional services agreement with BKF and direct staff to reissue the RFP.

3. Provide other direction.

PUBLIC NOTICING

Agenda posting.

Prepared by:

Joseph Cervantes
Senior Civil Engineer

Reviewed by:

Robert Gonzales
Principal Civil Engineer

Approved by:

Edward Arango
Assistant Public Works Director/City Engineer

Audrey D. Seymour
Assistant City Manager

cc: APWD—Arango, PCE—Gonzales, SCE—Cervantes, SMA—Doan, SMA—Nunez, F (20-50)

File #: 206070, **Version:** 1

Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33-Funding Appropriation

Transfer and appropriate $9,500,000 from the In-Lieu Parking Fund to Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, increasing the project budget from $1,000,000 to $10,500,000. (Five votes required)

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33– Funding Appropriation**

RECOMMENDATION

Transfer and appropriate $9,500,000 from the In-Lieu Parking Fund to Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, increasing the project budget from $1,000,000 to $10,500,000. (Five votes required)

BACKGROUND

City parking Lot 5 is located on Hope Street, between Dana Street and Villa Street. This is a surface parking lot with 94 existing parking spaces with a 2-hour time limit. It is centrally located and surrounded by commercial uses, except for a multi-family development across Hope Street (see Figure 1).

On August 24, 2021, the City Council reviewed the Downtown Parking Garage Framework study and authorized staff to:

- Study a new five-level parking garage, with approximately 400 stalls, at Lot 5 with no underground parking and no ground-floor commercial, and explore additional partnerships with developers to fund the new garage;
- Explore additional parking garage levels, a rooftop garden and use of low-carbon concrete; and
- Explore design options that allow for repurposing the building in the future and explore a solar component.

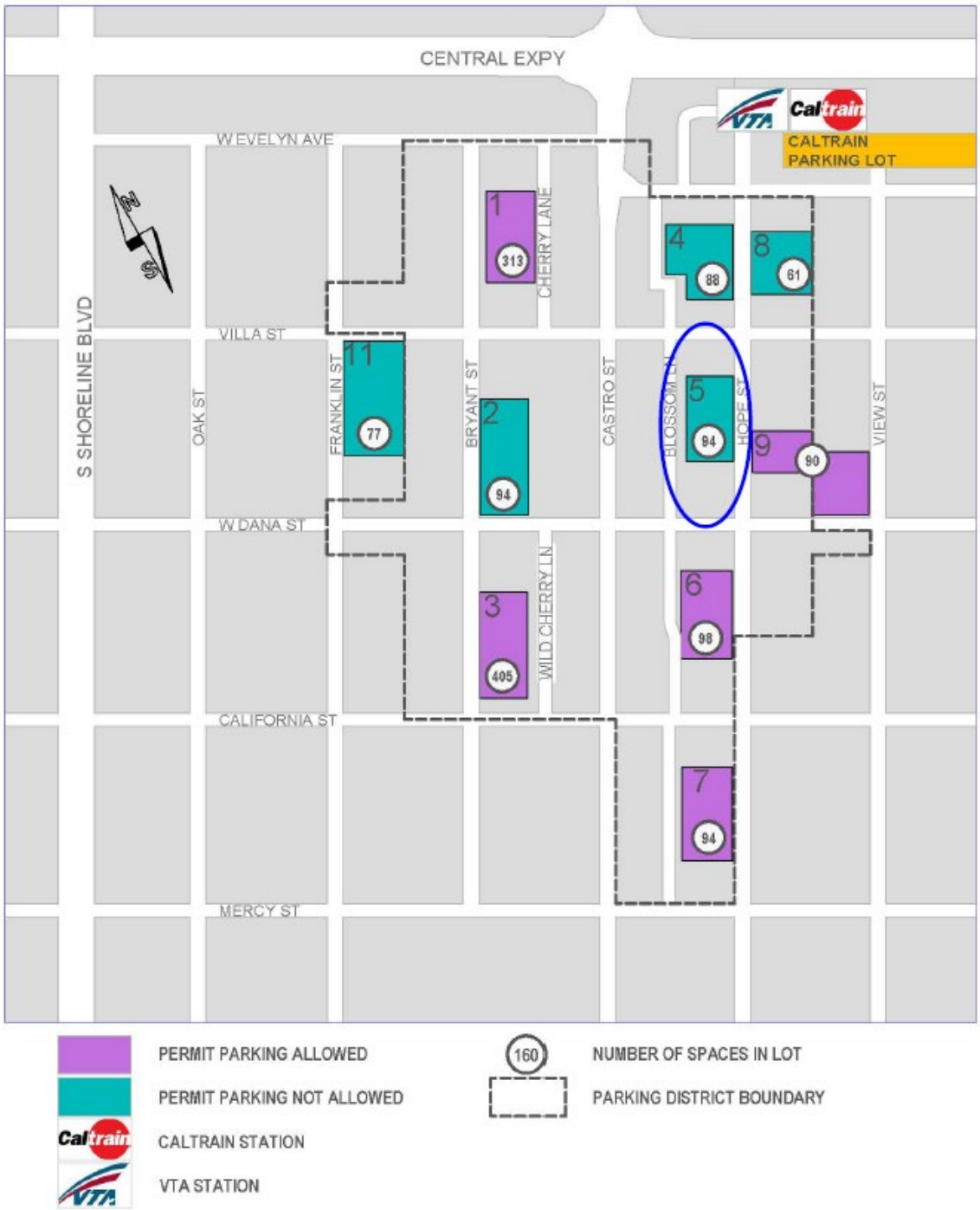


Figure 1: Downtown Parking District Facilities

Lot 5 was chosen as the optimal location for a future public parking structure due to its central location, efficient configuration, and minimal constraints. The parking garage will serve as a major component of the long-term strategy to address projected parking deficits of 400–700 spaces in the Downtown Parking District.

Since that time, progress on the Lot 5 parking garage preliminary design has not moved forward due to limited staff capacity and ongoing uncertainty surrounding the potential redevelopment of Lots 4 and 8. Recently, the City continued planning for downtown development, including the significant mixed-use redevelopment of City parking Lots 4 and 8 located on the 100 block of Hope Street, between Evelyn Avenue and Villa Street (Hope Street Lots 4 and 8).

On March 24, 2026, Council approved amendments to the Disposition and Development Agreement (DDA) and ground leases with RGC Mountain View I, LLC, for the development of Hope Street Lots 4 and 8. Under the amended DDA, a hotel will be constructed on Lot 4 without on-site parking and the developer will contribute $6.6 million to the City towards the cost of replacing Lot 4's existing 88 public parking spaces when the building permit is issued for the hotel. The Lot 5 parking structure will serve as the primary replacement location.

To advance the City's planning and design work, the Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, was established in the Fiscal Year 2022-23 CIP with an initial $1,000,000 appropriation. The initial phase of the project will study feasible alternatives and prepare concept designs for a new multi-level, approximately 400-space parking structure on Hope Street.

ANALYSIS

The Lot 5 Parking Structure project is intended to provide additional public parking capacity to serve downtown businesses, residents, and visitors. It will also provide enough parking to replace the Lot 12 public parking displaced by an affordable housing project and the parking to be displaced by the planned hotel on Lot 4.

Staff recommends transferring and appropriating $9.5 million from the in-Lieu Parking Fund to support the development of the Lot 5 structure. These funds are designated for public parking improvements within the Downtown Parking District and were originally committed to expanding the amount of public parking to be available on Lot 4 as part of the hotel project, which is no longer applicable under the amended DDA.W. This action will increase the Project 23-33 budget from $1,000,000 to $10,500,000, providing sufficient funding for consultant services, concept design, technical studies, and environmental review preparation.

While the recommended appropriation will allow the project to advance through the study, environmental review, and design phase, additional funding will be required to proceed with the construction phase. At a future Council meeting, staff will be requesting Council appropriate the $6.6 million to be received from the development of Hope Street Lots 4 and 8 to the Lot 5 Parking Structure project. Staff will evaluate available funding options and present recommendations to Council at future milestones.

The project is currently in the pre-study/design phase. City staff is preparing to issue a Request for Proposals to retain a qualified consulting team. This consultant will assist with advancing the project's scope by preparing a study of alternatives and concept designs of the parking structure. The project scoping will begin in fall 2026, and staff and the consultant team will refine project requirements, finalize design criteria, and develop a comprehensive design-build or other alternative delivery package to select a qualified parking lot design specialist. This effort establishes the foundation for the next stages of design and eventual construction. In the spring of 2027, public outreach and engagement for the project will occur during the conceptual design phases of the design-build process, including community meetings to gather input.

FISCAL IMPACT

Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, is funded with $1.0 million from the In-Lieu Parking Fund. An additional appropriation of $9.5 million is requested to further fund the project. Staff recommends that Council transfer and appropriate $9.5 million from the In-Lieu Parking Fund to Lot 5 Parking Structure, Study and Preliminary Design, Project 23-33, increasing the total project budget to $10.5 million. The recommended action would utilize in-lieu parking fees for an eligible parking-related capital project, consistent with the intended use of these funds. Sufficient funding is available in the In-Lieu Parking Fund to support the recommended appropriation.

LEVINE ACT

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Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

ALTERNATIVES

1. Do not transfer and appropriate $9,500 000 from the In-Lieu Parking Fund and direct staff to appropriate a different amount.

2. Provide other direction.

PUBLIC NOTICING - Agenda posting.

Prepared by:

Faryal Saiidnia
Senior Project Manager

Reviewed by:

David O. Printy
Principal Project Manager

Edward Arango
Assistant Public Works Director/
City Engineer

Approved by:

Jennifer Ng
Public Works Director

Audrey D. Seymour
Assistant City Manager

cc: APWD—Arango, PPM—Printy, SPM—Saiidnia, SMA—Goedicke, SMA—Doan, Nunez, File (23-33)

File #: 206125, **Version:** 1

Transportation Priorities for Santa Clara Valley Transportation Authority Local Investment Plan Related to Senate Bill 63 Revenue Measure

Approve City of Mountain View's transportation priorities for the Santa Clara Valley Transportation Authority's Local Investment Plan for Senate Bill 63 and authorize the City Manager to sign the letter to VTA (Attachment 1 to Council report).

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Public Works Department

TITLE: **Transportation Priorities for Santa Clara Valley Transportation Authority Local Investment Plan Related to Senate Bill 63 Revenue Measure**

RECOMMENDATION

Approve City of Mountain View's transportation priorities for the Santa Clara Valley Transportation Authority's Local Investment Plan for Senate Bill 63 and authorize the City Manager to sign the letter to VTA (Attachment 1 to Council report).

BACKGROUND

Senate Bill (SB) 63 was enacted into state law in 2025. It authorizes creation of a Public Transit Revenue District across five Bay Area Counties: Santa Clara, San Francisco, San Mateo, Alameda, and Contra Costa Counties. SB 63 authorizes a half-cent sales tax (one cent in San Francisco) regional transportation revenue measure for voter consideration in November 2026. The bill would fund public transit operations, capital improvements, and transit-supportive roadway investment. The bill is intended to stabilize Bay Area transit operations, which have faced severe funding gaps due to steep declines in ridership and revenues since the COVID-19 pandemic.

This measure, if approved, is anticipated to generate $313 million dollars annually within Santa Clara County over the 14-year term. Under SB 63, 84.37% of the sales tax collected in Santa Clara County, or $264 million, is anticipated to be allocated to the Santa Clara Valley Transportation Authority (VTA) for public transit expenses and roadway repaving on roads served by fixed route transit. The remaining funding would be allocated to Caltrain for operations and capital improvements (10.38%), the MTC Transit Transformation Action Plan (5%), and program administration (0.25%). The regional measure is a citizen's initiative, requiring 50 percent plus one for voter approval.

VTA is developing its Local Investment Plan, which will define spending priorities should the measure pass. VTA staff presented an overview of SB 63 and VTA's process to develop the Local Investment Plan to the City Council on April 14, 2026. The draft plan will be presented to the VTA Board of Directors for adoption on June 4, 2026.

ANALYSIS

Transit is an essential component of the transportation system in Mountain View, with a transit commute mode share (6.8%) more than double the county rate (2.9%). The Mountain View Transit Center is a regionally important transit hub, bringing together Caltrain, VTA's Light Rail, five VTA bus routes, and public and private shuttle systems. These essential transit services in Mountain View facilitate local trips and allow people throughout the region to travel to work in North Bayshore, where technology jobs are abundant. The Transit Center has the third highest ridership in the Caltrain System at 2,288 average weekday boardings in 2025. VTA's highest ridership bus lines, the 22 and 522, travel through Mountain View on El Camino Real, providing service to neighboring cities and San Jose. The Mountain View Community Shuttle further promotes transit use by providing first/last-mile connections to VTA and Caltrain and local circulation to areas not directly served by VTA.

VTA has invited local agencies to share their priorities for the Local Investment Plan. This is an opportunity to align the proposed plan with the City's transit and safety goals, including General Plan Goal MOB-5: "Local and regional transit that is efficient, frequent, convenient, and safe."

The attached draft letter to VTA outlines the City's transportation priorities for the Local Investment Plan. To identify potential projects, staff referred to the April 14, 2026 City Council discussion and considered local priorities that align with the measure's language and support VTA's desired outcomes: ridership growth, increased productivity, and enhanced customer experience.

Under the SB 63 enabling legislation, regional measure funds may be used for "…public transit expenses and roadway re-pavement projects on roads served by fixed-route transit." In accordance, City staff recommends the following City priorities for VTA's Local Improvement Plan:

- Increase VTA Transit Services in Mountain View

  Mountain View strongly supports the implementation of VTA's Visionary Network within the City. The Visionary Network will increase light rail and frequent buses to 10-minute headways, local buses to 20-minute headways, and expand service hours to reach early morning and late-night customers. Increased frequency on VTA Light Rail, and Local Bus Routes 40 and 21 will significantly improve transfers at the Mountain View Transit Center. Increased frequency on Route 51 will support students at Mountain View High School and Graham Middle School. Enhancements to Rapid 522 and Route 22 will improve connections to neighboring cities and further strengthen El Camino Real as the backbone of the transit system. Across the city, these improvements will meet the community's needs and make transit a viable option for more trips across the city.

- Provide Financial Support for Mountain View's Community Shuttle

  The Mountain View Community Shuttle is a fixed-route bus service that provides critical first- and last-mile connections, extending the reach and viability of Caltrain and VTA. The service connects riders to the Mountain View Transit Center, VTA Light Rail stations, and major bus transfer points such as Showers Drive. It provides access to schools, medical facilities, community services, and employment centers that have minimal or no VTA transit service. The shuttle is extremely well-used, serving over 22,000 riders a month.

  The City fully funds the service from its own budget, but with stagnant revenues and many competing City priorities, it is a concern as to how much longer the City can continue to operate the shuttle service at current levels. As a fixed-route transit service, the shuttle is eligible for SB 63 funding. Providing financial support for the shuttle supports VTA's goal of growing ridership by directly funding the service and strengthening shuttle connections to VTA's own transit services.

- Help Close the Funding Gap for the Rengstorff Grade Separation Project

  The City has been working on the Rengstorff Grade Separation project for almost 20 years. This important project will provide much-needed transit, pedestrian, and bicycle safety improvements in the most economically disadvantaged area of the City. It will eliminate collisions at the tracks, significantly improving Caltrain operations and, in turn, supporting ridership growth, productivity, and customer experience. The project will also eliminate significant backups on Rengstorff Avenue at the Caltrain crossing, increasing productivity and customer experience for VTA's Bus Route 40 and the Mountain View Community Shuttle, which are subject to major daily delays due to the at-grade rail crossing.

  The City is partnering with VTA to complete design and construction of this long-awaited critical project for Mountain View. The $400 million project is 75% funded. SB 63 funds can help reduce the funding shortfall, provide local match funding, and make the project more competitive for grants and other funding sources.

- Help Fund Complete Streets Projects on Fixed Route Transit Corridors

  Mountain View has planned significant improvements for corridors with fixed-route transit: El Camino Real, Rengstorff Avenue, Shoreline Boulevard, San Antonio Road, Middlefield Road, California Avenue, Charleston Road, Whisman Road, and Grant Road. These projects will construct complete streets components, including signal upgrades to reduce transit delays, green streetscapes to improve the transit customer experience, and safety improvements to enhance first- and last-mile connections. These major projects represent a once-in-several-

decades opportunity to green streets, enhance safety, and improve operations for Mountain View residents and transit customers.

Additionally, staff requests that VTA's plan invest the sales taxes raised in Mountain View into transit services and improvements in Mountain View.

FISCAL IMPACT

The action will have no direct fiscal impact. However, if VTA chooses to include the City's recommended transportation priorities in the SB 63 local expenditure plan, the City may see increased revenue for these priorities.

LEVINE ACT

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Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

ALTERNATIVES

1. Modify the letter to VTA outlining Mountain View Priorities for SB 63 Local Investment Plan.

2. Provide other direction.

PUBLIC NOTICING – Agenda Posting

Prepared by:

Lauren Ledbetter
Transportation Manager

Approved by:

Jennifer Ng
Public Works Director

Audrey D. Seymour
Assistant City Manager

Attachment: 1. Letter to VTA: Mountain View Priorities for SB 63 Local Investment Plan

City of Mountain View

OFFICE OF THE CITY MANAGER
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6301 | MountainView.gov

May 26, 2026

Ms. Carolyn Gonot
Chief Executive Officer/General Manager
Santa Clara Valley Transportation Authority
3331 N. First Street, Building B
San Jose, CA 95134

SUBJECT: City of Mountain View Priorities for VTA's Local Investment Plan Under SB 63

Dear Ms. Gonot,

I would like to acknowledge and thank the VTA staff team for attending the Mountain View City Council meeting on April 14, 2026, and presenting on VTA's Local Investment Plan for Senate Bill 63. The City recognizes the potential revenue for Santa Clara County that could be generated if voters approve the SB 63 regional sales tax measure.

Transit is an essential component of the transportation system in Mountain View, with a transit commute mode share more than double the county rate. The Mountain View Transit Center is a regionally important transit hub, bringing together Caltrain, VTA's Light Rail, five VTA bus routes, and public and private shuttle systems. This transit hub facilitates local trips and allows people throughout the region to travel to work in the north part of Mountain View where technology jobs are abundant.

The Mountain View Transit Center has the third-highest ridership in the Caltrain System at 2,288 average weekday boardings in 2025. VTA's highest ridership bus lines, the 22 and 522, travel through Mountain View on El Camino Real, providing service to neighboring cities and San Jose. The Mountain View Community Shuttle further promotes transit use by providing first/last-mile connections to VTA and Caltrain and local circulation to areas not directly served by VTA.

The City of Mountain View concurs with the goals of the expenditure plan to grow transit ridership, increase productivity, and enhance customer experience as presented at the April 14 Council meeting. We would like to see these goals realized in Mountain View and we request that VTA's plan invest the sales taxes raised in Mountain View into transit services and improvements in Mountain View.

On May 26, 2026, the City Council approved the following four priorities for investing funds in Mountain View to help VTA realize its goals for the expenditure plan:

- **Increase VTA transit services in Mountain View**

  Mountain View strongly supports the implementation of VTA's Visionary Network within the City. The Visionary Network will increase light rail and frequent buses to 10-minute headways, local buses to 20-minute headways, and expand service hours to reach early morning and late-night customers. Increased frequency on VTA Light Rail and Local Bus Routes 40 and 21 will significantly improve transfers at the Mountain View Transit Center. Increased frequency on Route 51 will support students at Mountain View High School and Graham Middle School. Enhancements to Rapid 522 and Route 22 will improve connections to neighboring cities and further strengthen El Camino Real as the backbone of the transit system. These improvements will meet the community's needs and make transit a viable option for more trips across the city.

- **Provide Financial Support for Mountain View's Community Shuttle**

  The Mountain View Community Shuttle is a fixed-route bus service that provides critical first- and last-mile connections, extending the reach and viability of Caltrain and VTA. The service connects riders to the Mountain View Transit Center, VTA Light Rail stations, and major bus transfer points such as Showers Drive. It provides access to schools, medical facilities, community services, and employment centers that have minimal or no VTA transit service. The shuttle is extremely well used, serving over 22,000 riders a month.

  The City fully funds the service from its own budget, but with stagnant revenues and many competing City priorities, it is a concern as to how much longer the City can continue to operate the shuttle service at current levels. As a fixed-route transit service, the shuttle is eligible for SB 63 funding. Providing financial support for the shuttle supports VTA's goal of growing ridership by directly funding the service and strengthening shuttle connections to VTA's own transit services.

- **Close the Funding Gap for the Rengstorff Grade Separation Project**

  The City has been working on the Rengstorff Grade Separation project for almost 20 years. This important project will provide much-needed transit, pedestrian, and bicycle safety improvements in the most economically disadvantaged area of the City. It will eliminate collisions at the tracks, significantly improving Caltrain operations and, in turn, supporting ridership growth, productivity, and customer experience. The project will also eliminate significant backups on Rengstorff Avenue at the Caltrain crossing, increasing productivity and customer experience for VTA's Bus Route 40 and the Mountain View Community Shuttle, which are subject to major daily delays due to the at-grade rail crossing.

We look forward to partnering with VTA to complete the design and construction of this long-awaited critical project for Mountain View. This $400 million project is 75% funded. SB 63 funds can help reduce the funding shortfall, provide local match funding, and make the project more competitive for grants and other funding sources.

- **Fund Complete Streets Projects on Fixed Route Transit Corridors**

  Mountain View has planned significant improvements for corridors with fixed-route transit: El Camino Real, Rengstorff Avenue, Shoreline Boulevard, San Antonio Road, Middlefield Road, California Avenue, Charleston Road, Whisman Road, and Grant Road. These projects will construct complete streets components, including signal upgrades to reduce transit delays, green streetscapes to improve the transit customer experience, and safety improvements to enhance first- and last-mile connections. These major projects represent a once-in-several-decades opportunity to green streets, enhance safety, and improve operations for Mountain View residents and transit customers.

We look forward to collaborating with VTA to deliver benefits for Mountain View's residents and transit riders through the Local Investment Plan. Please feel free to reach out to me with any questions.

Sincerely,

Kimbra McCarthy
City Manager

cc: Mountain View City Council
VTA Board of Directors
Supervisor Margaret Abe-Koga, Santa Clara County Board of Supervisors
Jennifer Ng, Public Works Director, City of Mountain View
Lauren Ledbetter, Transportation Manager, City of Mountain View
Greg Richardson, Deputy General Manager, VTA
Sam Sargent, Director, Strategy and Transformation, VTA

File #: 206144, **Version:** 1

Increase Appropriations in the Fire Department for Future Reimbursement of County of Santa Clara EMS Trust Funds

Appropriate $34,728 in the Fire Department budget in the General Operating Fund, in anticipation of reimbursement funding from the County of Santa Clara Emergency Medical Services Trust Fund expected to be received shortly after June 30, 2026. (Five votes required.)

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Consent

DEPT.: Fire

TITLE: **Increase Appropriations in the Fire Department for Future Reimbursement of County of Santa Clara EMS Trust Funds**

RECOMMENDATION

Appropriate $34,728 in the Fire Department budget in the General Operating Fund, in anticipation of reimbursement funding from the County of Santa Clara Emergency Medical Services Trust Fund expected to be received shortly after June 30, 2026. (Five votes required).

BACKGROUND

The City entered into an agreement with the County of Santa Clara to support the Emergency Medical Services (EMS) system through the acquisition of video laryngoscope devices and related supplies for the Fire Department. The intent of the agreement is to enhance prehospital care capabilities in accordance with County EMS requirements.

The agreement provides reimbursement funding, known as EMS Trust Funds, of up to $34,761 for eligible equipment purchases. Under its terms, the City is responsible for procuring the approved devices, placing them into service, and submitting invoices and supporting documentation to the County for reimbursement. Payments are issued following County review and approval of complete and accurate invoices.

The agreement is valid for a 365-day term and requires that all equipment be purchased and placed into service within that timeframe to remain eligible for reimbursement.

At this time, the Fire Department has incurred eligible costs totaling $34,728, and an invoice has been submitted to the County of Santa Clara for reimbursement. However, reimbursement funding has not yet been received. With the fiscal year ending June 30, 2026, there is a possibility that reimbursement may not be received and appropriated prior to 2025-26 fiscal year-end.

ANALYSIS

Because the agreement is reimbursement-based, the City must first incur costs and then seek reimbursement from the County of Santa Clara Emergency Medical Services Agency. While

the City remains eligible for reimbursement, payment timing is dependent on County review, approval, processing, and available appropriations, which are outside the City's control. With the fiscal year ending June 30, 2026, there is a possibility that reimbursement funding may not be received and recognized prior to year-end. To ensure sufficient budget exists to cover the expenditure if reimbursement is delayed, the Fire Department is requesting an appropriation in the amount of the anticipated reimbursement revenue.

FISCAL IMPACT

The City is eligible to receive reimbursement in the amount of $34,728 from the County of Santa Clara Emergency Medical Services Agency for expenses associated with the purchase of video laryngoscope devices and related supplies. In anticipation of reimbursement funding that may not be received prior to June 30, 2026, the Fire Department is requesting an appropriation in the amount of the anticipated reimbursement revenue.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

☒ General policy and legislative actions

ALTERNATIVES

1. Decline to appropriate funding for the anticipated reimbursement related to the purchase of the video laryngoscope devices and related supplies and absorb the unbudgeted expense within the Fire Department's existing budget.

2. Direct staff to return with additional information.

3. Provide other direction.

PUBLIC NOTICING—Agenda posting.

Prepared by:

Amanda Slovick
Senior Management Analyst

Approved by:

Brian Jones
Fire Chief

Audrey D. Seymour
Assistant City Manager

File #: 205756, **Version:** 1

5-Year Update to the Urban Water Management Plan and Water Shortage Contingency Plan

Hold a public hearing to accept and consider public comments on the: Draft 2025 Urban Water Management Plan and Water Shortage Contingency Plan as required by California Water Code Section 10642.

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Public Hearing

DEPT.: Public Works

TITLE: **5-Year Update to the Urban Water Management Plan and Water Shortage Contingency Plan**

RECOMMENDATION

Hold a public hearing to accept and consider public comments on the: Draft 2025 Urban Water Management Plan and Water Shortage Contingency Plan as required by California Water Code Section 10642.

BACKGROUND

The California Water Code requires urban water suppliers to prepare an Urban Water Management Plan (UWMP) to analyze available water supply during normal and dry years, compared to current and projected water demand. UWMP updates are required every five years. The City of Mountain View's 2020 UWMP was adopted in 2021, and submittal of the 2025 UWMP is due to the California Department of Water Resources by July 1, 2026 in order to maintain eligibility for State water grant funding.

The UWMP is a link between land use planning and water supply planning, developed to evaluate if sufficient water is available to meet the needs of Mountain View's existing and future water customers. This UWMP update also includes an update to a Water Shortage Contingency Plan as required by State law. In preparing this UWMP update, staff worked collaboratively with the City's wholesale water suppliers to exchange necessary information. Notice of the preparation and adoption process was posted in local newspapers and emailed to key neighborhood and business liaisons, local water agencies, and the County of Santa Clara.

ANALYSIS

Mountain View's 2025 UWMP provides an analysis of historical, current, and projected water supply and demand. The 2025 UWMP also includes details about the City's climate, service area, potable water supply, recycled water program, water conservation program, supply reliability during normal and drought years, and actions to be taken in the event of a water shortage emergency. A summary of each item discussed in the UWMP is provided in the Executive Summary (Attachment 1). The 2025 UWMP document is posted online at: mountainview.gov/uwmp.

Water Demand and Supply

Mountain View's municipal water system serves the majority of businesses and residents within the City limits. A small number of customers are served by the California Water Service Company, and not by the City. Future water demand projections for the water service area were developed based on the approved General Plan and affiliated plans and policies, over a planning horizon of 25 years. Consistent with the City's current adopted land use plans and policies, this UWMP evaluates collective growth up to 148,200 residents by 2050 - a 76% increase from the current level (Figure 1).

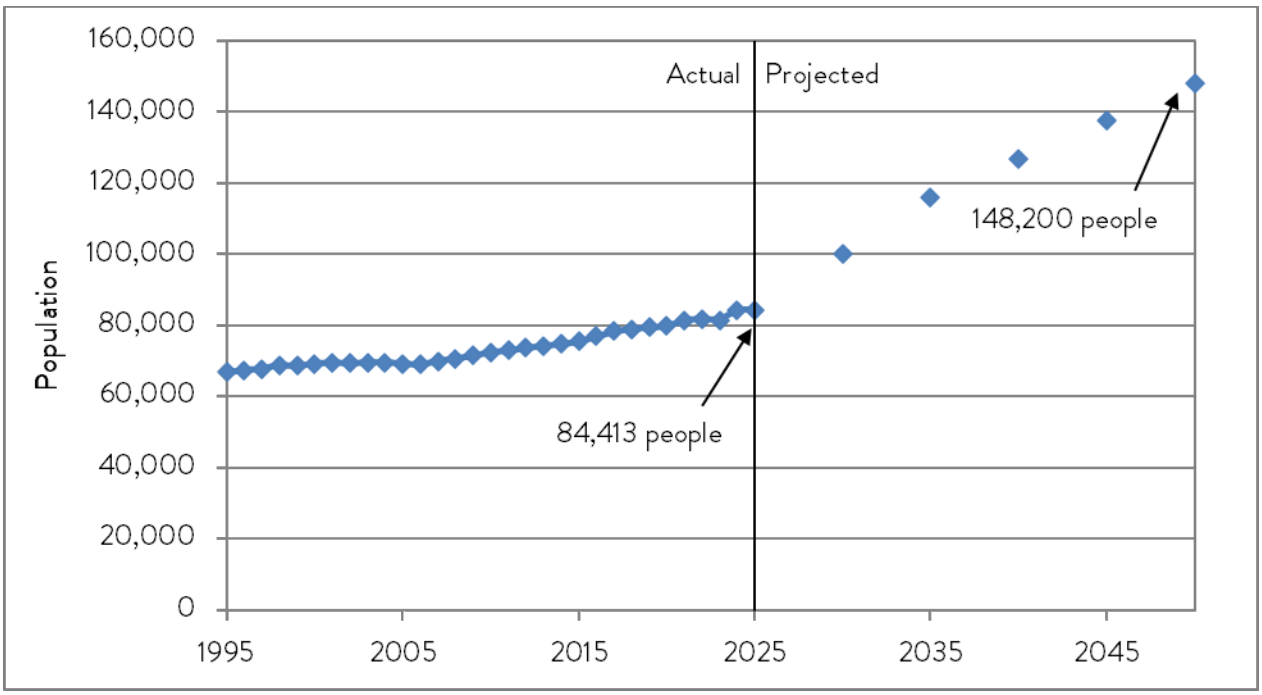


Figure 1: Historical and Projected Water Service Area Population

Mountain View purchases the majority of the City's drinking water from the San Francisco Public Utilities Commission (SFPUC), sourced primarily from the Tuolumne River and captured in the Hetch Hetchy Reservoir in Yosemite National Park. Drinking water is also purchased from the Santa Clara Valley Water District (Valley Water) and pumped from local groundwater wells. Recycled water from the Regional Water Quality Control Plant located in the City of Palo Alto is also used to meet some irrigation, industrial, and toilet flushing demands in the North Bayshore Area. Mountain View's water demand is projected to increase by 32% over the next 25 years, if all approved development (with an estimated population increase of 76%) is completed within this horizon (Figure 2). Future demand projections reflect a continued trend of reduced per capita water use over time.

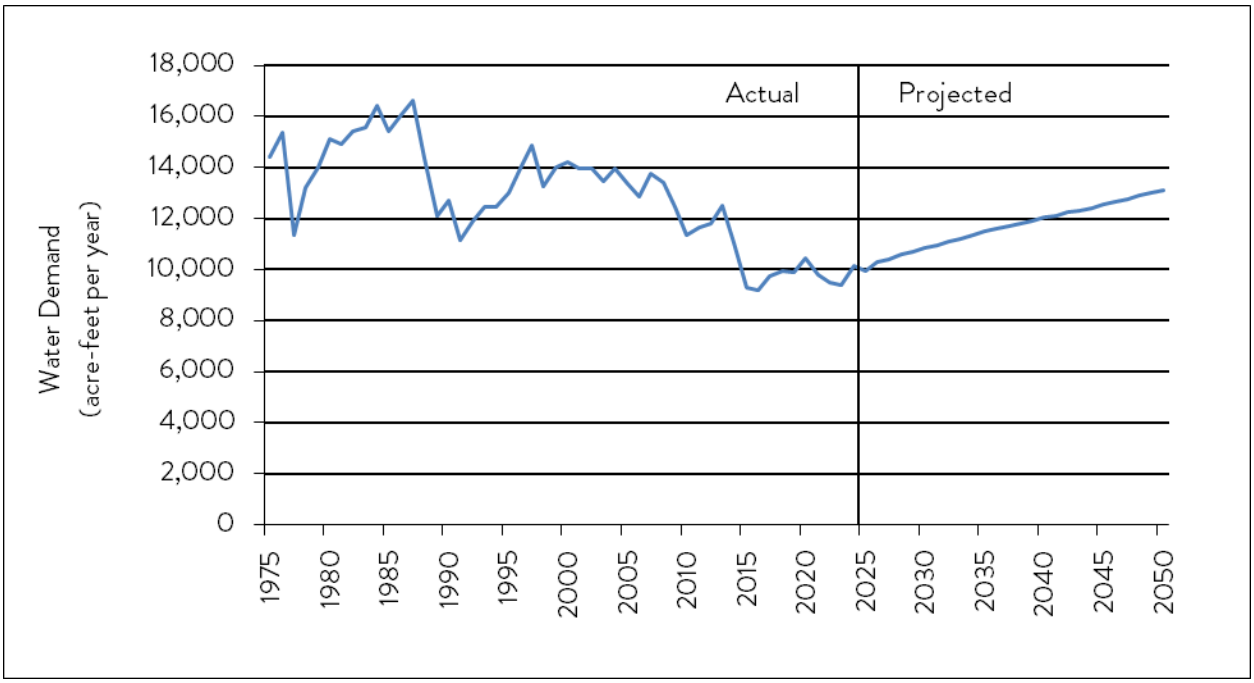


Figure 2: Historical and Projected Water Demand

The percentage of each supply used to meet Mountain View's water demand changes year to year based on many factors, such as supply availability and the magnitude and geographical distribution of customer demand. Current water use is comprised of 84% SFPUC, 8% Valley Water, 6% recycled water, and 2% groundwater. Figure 3 shows the City's historical and projected water supply production by source.

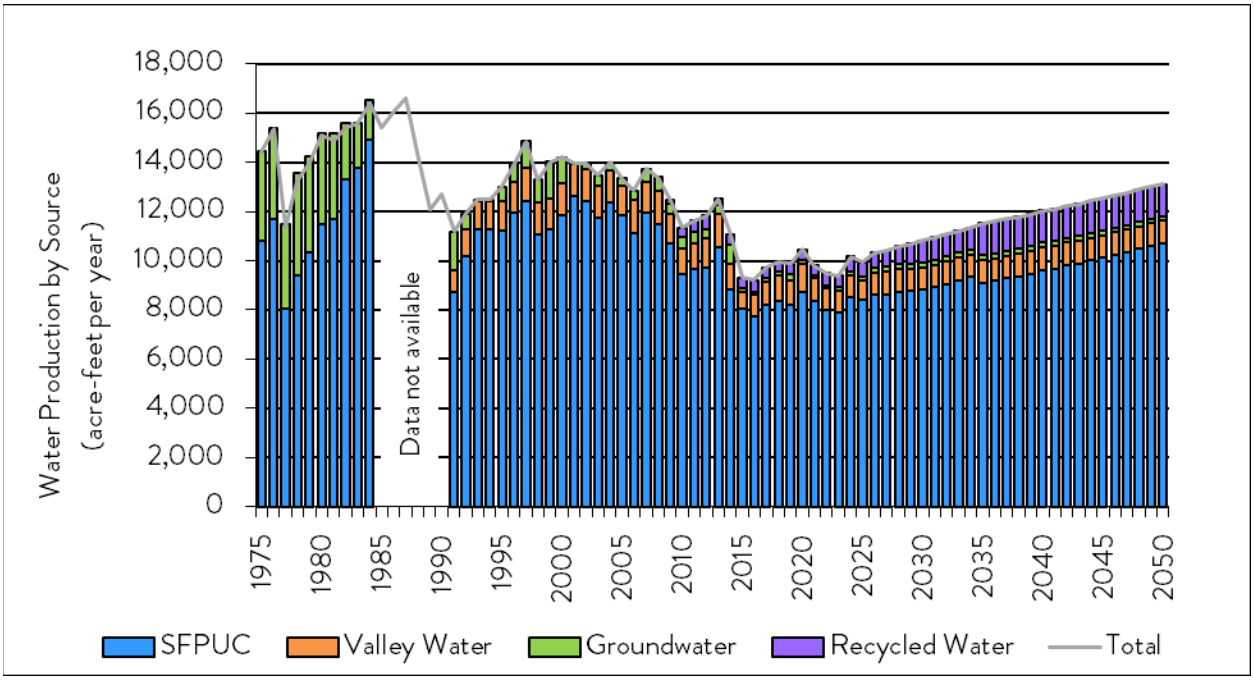


Figure 3: Water Production by Source

Water Supply Reliability

One major component of a UWMP is the water service reliability assessment, which evaluates the availability of Mountain View's water supplies during normal and dry years. Several new water supply reliability considerations have arisen over the last decade, most notably the State Water Quality Control Board's amendment to the Water Quality Control Plan for the San Francisco Bay / Sacramento-San Joaquin Delta Estuary. This plan establishes water quality objectives to maintain the health of the Bay Delta ecosystem. One main component of the Bay-Delta Plan Amendment includes increasing water flows in tributaries of the San Joaquin River, including the Tuolumne River. Several agencies are challenging the Bay-Delta Plan Amendment, and the State Board is negotiating with water rights holders to find a middle ground. At this time, the final outcome of the Bay-Delta Plan Amendment remains uncertain.

In preparation for this UWMP update, SFPUC and Valley Water evaluated supply availability and the ability to meet systemwide demand through 2050. Valley Water projects supply reductions of up to 9% during some multiple year droughts. SFPUC projects that implementation of the Bay-Delta Plan Amendment would result in systemwide water shortages during dry years. Cumulative impacts to Mountain View's SFPUC supply are estimated to be up to 48% reduction (due to 43% system-wide cutbacks). To address the projected shortfalls and meet their adopted level of service goals, SFPUC is evaluating alternative supply options, including potable water reuse. If the

Bay-Delta Plan Amendment is not implemented as adopted, SFPUC projects sufficient water to meet system-wide demands during all years (normal and dry) through 2050.

Based on reliability information provided by both SFPUC and Valley Water, Mountain View expects to be able to meet projected water demand during all normal years through 2050, but projects cumulative dry-year supply shortfalls of up to 20% (with implementation of the Bay-Delta Plan Amendment). Reductions to the City's imported water supplies would be replaced by increasing groundwater production and implementing customer demand reduction measures.

Water Shortage Contingency Plan

Mountain View's Water Shortage Contingency Plan (Chapter 8 of the UWMP) serves as a flexible framework of planned response measures to address water supply shortages. The plan describes demand reduction strategies to meet various stages of shortages, including up to 10%, 11 to 25%, 26 to 40%, and greater than 40%. Each stage includes a set of actions that become progressively more stringent as the shortage condition escalates. All of the stages are designed to provide adequate water to protect public health and safety and satisfy the City's fire protection needs. No significant modifications have been made to the Water Shortage Plan as part of this UWMP update, but State law requires a public hearing be held specifically on the Water Shortage Plan, in addition to the UWMP.

Next Steps

Following this public hearing, staff will return to the City Council for adoption of the resolutions approving the 2025 UWMP and Water Shortage Contingency Plan on June 23, 2026. Staff will submit the final report to the California Department of Water Resources, the State Library, and the County of Santa Clara. The adopted 2025 UWMP will also be posted on the City's website and be available in the Mountain View Library.

FISCAL IMPACT

None.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more

information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

CONCLUSION

Mountain View updates the City's UWMP every five years to evaluate the City's ability to meet the City's water needs over the next 25 years. This UWMP considers water demand associated with current customers, as well as new customers arising from implementation of currently adopted land use plans and policies. This growth is projected to increase water use by 32% between 2025 and 2050. Mountain View will meet these water needs through continued implementation of water conservation measures and use of the City's four water supplies: SFPUC, Valley Water, groundwater, and recycled water. Mountain View continues to collaborate with wholesale suppliers and other regional partners to sustainably manage water supplies and meet the City's water needs now and in the future.

ALTERNATIVES

1. Provide changes to the Draft 2025 UWMP or Water Shortage Contingency Plan.

2. Seek additional research or provide other direction.

PUBLIC NOTICING

Agenda posting and publication in the *Daily Post*. Notifications were also emailed to neighborhood and business liaisons, local water agencies, and the County of Santa Clara.

Prepared by:

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Approved by:

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City Manager

Attachment: 1. Urban Water Management Plan Executive Summary

CITY OF MOUNTAIN VIEW 2025 URBAN WATER MANAGEMENT PLAN

EXECUTIVE SUMMARY

May 2026
Draft

EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION

The Urban Water Management Plan (UWMP) provides an analysis of the City of Mountain View's available water supply, during normal and dry-year scenarios, compared to current and projected water demand. The UWMP is a link between land use planning and water supply planning, developed to evaluate if sufficient water is available to meet the needs of Mountain View's existing and future water customers. This UWMP update also includes an update to the Water Shortage Contingency Plan. In preparing this UWMP update, staff worked collaboratively with the City's wholesale water suppliers to exchange necessary information. Notice of the preparation and adoption process was posted in local newspapers and emailed to neighborhood and business liaisons, local water agencies, and the County of Santa Clara. Pursuant to State law, water agencies must update their UWMP every five years.

CHAPTER 2: SERVICE AREA

Mountain View's municipal water system serves the majority of businesses and residents within the City limits. A small number of customers are served by the California Water Service Company. The City currently serves 84,413 residents. Future water demand projections were developed based on a snapshot of approved development and the General Plan growth estimates, including the current Housing Element. Collective growth is estimated to reach 148,200 residents within the municipal water service area by 2050, which is a 76% increase from the current level.

CHAPTER 3: WATER SYSTEM OVERVIEW

The City's municipal water system services three pressure zones and consists of three wholesale water turnouts, four reservoirs, three pump stations, four active groundwater supply wells, and buried pipelines of varying composition, ages, and sizes. Mountain View currently serves 18,009 potable water service connections (18,952 with fire services) and 59 active recycled water service connections. Single-family and multi-family homes account for 86 percent of all connections, with the remaining connections serving commercial, institutional, and industrial accounts and landscape customers.

CHAPTER 4: WATER DEMAND

Mountain View's historical water demand is shown in Figure ES-1. This figure shows a general downward trend in water use since the mid-1980s, punctuated by rapid drops in water use coinciding with periods of drought, as customers responded to conservation requests.

Figure ES-1: Historical Water Demand



Mountain View's water demand projections were developed based on regional modeling efforts completed between 2024 and 2025. Mountain View's water demand model was most recently revised to account for updated population and employment projections and the impacts of climate change (among other things).

The City's water demand model includes three scenarios to evaluate and forecast Mountain View's water demand through the year 2050. The "base-case" scenario represents a high-end estimate of possible future demand. Two additional scenarios were developed to capture water savings expected from passive conservation (e.g., plumbing code efficiencies) and active water conservation measures. Mountain View's model results are shown in Table ES-1 in five-year increments through the year 2050. For the purpose of this UWMP, the scenario incorporating passive and active conservation savings (Scenario C), is selected for the City's official demand projections.

Table ES-1: Water Model Results

Water Model Scenario	Projected Water Demand (AFY)				
	2030	2035	2040	2045	2050
Scenario A (Base-Case)	11,160	12,103	12,732	13,316	13,955
Scenario B (Plumbing Codes)	10,876	11,587	12,120	12,630	13,212
Scenario C (Plumbing Codes and Conservation)	**10,831**	**11,512**	**12,038**	**12,541**	**13,116**

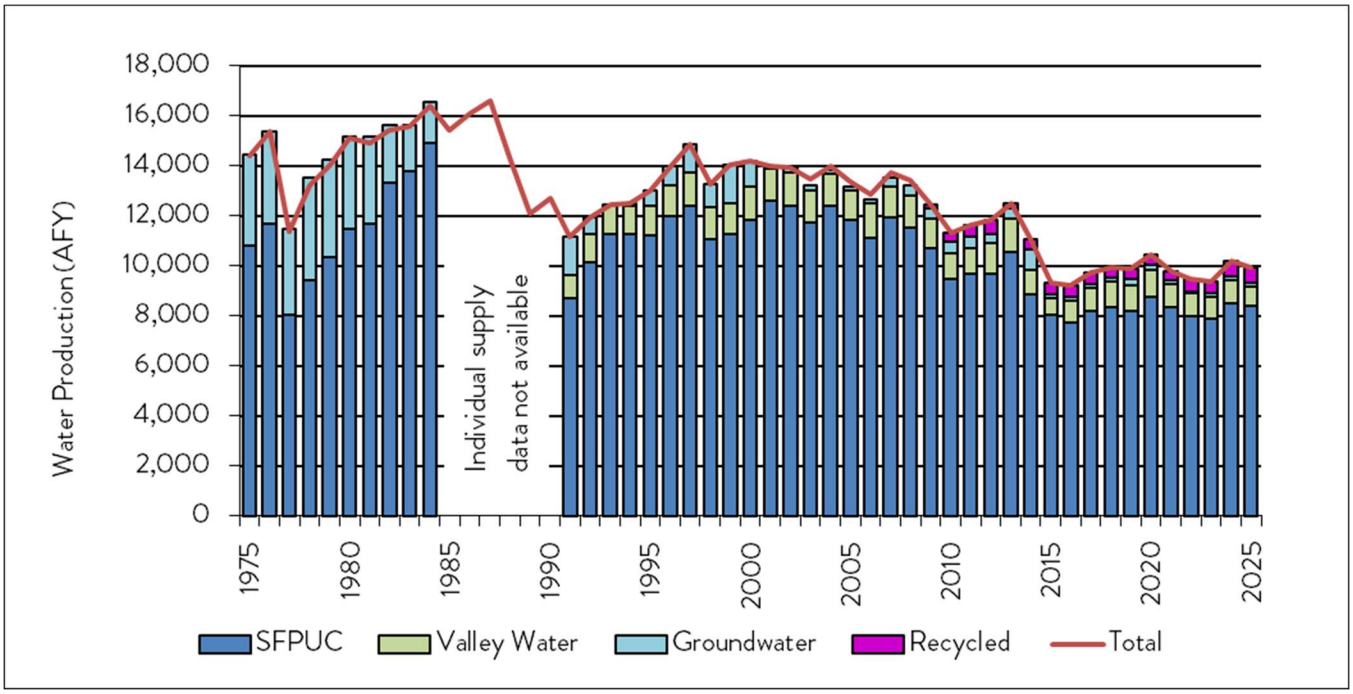
CHAPTER 5: WATER SUPPLY SOURCES

The City of Mountain View receives the majority of drinking water from the City and County of San Francisco's Regional Water System (Regional System), operated by the San Francisco Public Utilities Commission (SFPUC). Mountain View is a member of the Bay Area Water Supply and Conservation Agency (BAWSCA), which represents the 26 water agencies that purchase water wholesale from SFPUC. Mountain View also purchases water wholesale from the Santa Clara Valley Water District (now known as Valley Water) and pumps local groundwater from City-owned wells. Mountain View has a recycled water distribution system to meet a portion of the nonpotable demand in the North Bayshore Area. In 2025, the City's water supply production was 84 percent SFPUC, 8 percent Valley Water, 2 percent groundwater, and 6 percent recycled water. Below is a summary of the City's water supplies:

- San Francisco: The Regional System draws an average of 85 percent of its supply from the Tuolumne River, collected in Hetch Hetchy Reservoir in Yosemite National Park. This water feeds into an aqueduct system delivering water 167 miles by gravity to Bay Area reservoirs and customers. The remaining 15 percent of SFPUC's supply is drawn from local surface waters in Alameda County and Peninsula watersheds through the San Antonio, Calaveras, Crystal Springs, Pilarcitos, and San Andreas reservoirs.
- Valley Water: Valley Water is an independent special district that provides wholesale water supply, groundwater management, flood protection, and stream stewardship on behalf of Santa Clara County's nearly 2 million residents. Valley Water's service area includes all of Santa Clara County. Sources of supply for Valley Water include local surface water, imported water from the State Water Project and Central Valley Project, groundwater, and recycled and purified water. Valley Water supplies are used to recharge local groundwater basins, released to local creeks to meet environmental needs, and delivered directly to retail water suppliers through Valley Water's treatment plants and distribution system.
- Local Groundwater: Mountain View owns and operates water supply wells that extract local groundwater for use as drinking water. City wells pump groundwater from the Santa Clara Basin, which is managed by Valley Water. Approximately two-thirds of all groundwater used in Santa Clara County is recharged by Valley Water from local and imported surface water.
- Recycled Water: Mountain View uses recycled water from the Palo Alto Regional Water Quality Control Plant for irrigation, toilet flushing, and industrial uses in the North Bayshore Area. The City has utilized recycled water since 1980. There are currently 59 active customer connections to the City's recycled water system, including the Shoreline golf course, Shoreline Regional Park, Shoreline Amphitheatre, Charleston Park, and various business and roadway landscaping. A small number of customers also use recycled water for indoor purposes, such as toilet flushing and air cooling.

Mountain View's historical water supply production is shown in Figure ES-2. A general downward trend is evident over the past 50 years, due mostly to changes in customer base, increased plumbing efficiencies, changes in landscape aesthetics, and periodic drought.

Figure ES-2: Historical Water Supply Production



Projected Water Supply Production

Mountain View maintains a diverse water supply portfolio to meet existing and future needs. Production of each water supply changes based on several factors, including demand, water quality, and drought. In order to meet projected demand, Mountain View expects to utilize the City's supplies in the approximate volumes presented in Table ES-2. Actual use of each supply will depend on demand, supply conditions, and operational needs.

Table ES-2: Projected Water Supply Production

Supply Source	Projected Water Supply Production (AFY)				
	2030	2035	2040	2045	2050
SFPUC	8,811	9,092	9,618	10,121	10,696
Valley Water	920	920	920	920	920
Groundwater	200	200	200	200	200
Potable	9,931	10,212	10,738	11,241	11,816
Recycled	900	1,300	1,300	1,300	1,300
Total Supply	10,831	11,512	12,038	12,541	13,116

CHAPTER 6: WATER SUPPLY RELIABILITY

As part of this UWMP update, the City and the City's wholesale water suppliers have evaluated their ability to meet projected demand during normal and dry years.

Reliability of the SFPUC Regional System

The Regional System provides a safe, reliable water supply for over 2 million residents and various other users in the Bay Area. Key reliability constraints assessed by SFPUC include the effects of climate change and regulatory actions, such as the Bay-Delta Plan Amendment. SFPUC is developing strategies to address these vulnerabilities.

- **Bay-Delta Plan Amendment** : The State Water Board's Bay-Delta Plan Amendment establish water quality objectives to maintain the health of the Bay Delta ecosystem. A main goal of the amendment is to increase salmon populations in the Bay Delta and three San Joaquin River tributaries. One of the affected tributaries is the Tuolumne River, which is SFPUC's primary water source. If the Bay-Delta Plan Amendment is implemented as adopted, SFPUC will be able to meet system demand in normal years, but would experience supply shortages during dry years, up to 43 percent system-wide in some years. The State Water Board, SFPUC, and others are currently negotiating alternative agreements and, at this time, the final resolution of this process is uncertain.
- **Water System Improvement Plan** : To enhance the ability of the Regional System and meet its goals for water quality, seismic reliability, delivery reliability, and water supply, SFPUC approved a $4.8 billion Water System Improvement Plan (WSIP) in 2008. The WSIP included over 30 capital projects related to rehabilitation, construction, replacement, and upgrades to pipelines, reservoirs,

dams, treatment facilities, tunnels, and power facilities. The WSIP authorized SFPUC to undertake a number of water supply projects to meet dry-year demands with no greater than 20 percent rationing.

- **Alternative Water Supply Planning** : SFPUC is evaluating new water supplies and other projects that would improve water resilience. Development of additional water supplies and partnerships could reduce SFPUC's projected supply shortfalls. Projects under consideration include potable reuse, groundwater banking, dry year transfers and other collaborations.

Reliability of Valley Water Managed Supplies

Based on Valley Water's existing and planned sources of supply, Valley Water expects to be able to meet Countywide demands through 2050 under normal conditions, with rationing limited to 9 percent during extended drought periods.

- **Imported Water Constraints:** Valley Water's imported supplies are subject to a number of constraints, including hydrologic variability, regulatory requirements to protect fish and water quality in the Bay-Delta, and conveyance limitations. Imported Bay-Delta supplies are at risk from levee failures due to seismic threats and flooding, sea-level rise and climate change, declining populations of protected fish species, and water quality variations. Local and out-of-County storage can help mitigate the impacts of hydrologic variability. Water quality variations are addressed by blending sources and/or switching sources to Valley Water's drinking water treatment plants. Algae and disinfection byproduct precursors have been especially challenging during recent droughts. To address some of these constraints, Valley Water continues to evaluate the costs and benefits of participating in the Delta Conveyance Project in addition to other water supply options, including developing additional local supplies, securing and optimizing Valley Water's existing water system, and expanding water conservation.
- **Local Surface Water Constraints:** Valley Water's local surface water is vulnerable to hydrologic variability and operational needs. Reservoirs are sized for annual operation and have multiple management considerations. For example, in wet years, Valley Water's ability to capture local surface water is limited by Valley Water's need to provide flood protection. Dam safety requirements have reduced reservoir storage capacities, which Valley Water is working to address.
- **Groundwater Constraints:** Groundwater supply is largely constrained by hydrologic variability and the operational storage capacity within the subbasins. Inflows to the groundwater subbasins are controlled by Valley Water's managed aquifer recharge program and natural recharge.

Water Service Reliability Assessment

Mountain View plans to meet projected water demand during normal and dry-year scenarios using a combination of existing supplies and demand-reduction measures. Local groundwater and recycled water supplies are projected to be fully available during all year types (normal and dry) through 2050. Valley Water supplies are projected to experience shortfalls up to 9 percent during the latter years of some multiple dry year sequences. Based on the information provided by the SFPUC under their Bay-Delta Plan Amendment scenario, Mountain View will have full SFPUC supply availability during normal years but will experience SFPUC supply shortfalls of up to 48 percent during some dry years (due to a 43% systemwide reduction).

Water Supply and Demand Assessment

Mountain View uses the information on reliability provided by the City's wholesale suppliers to evaluate the cumulative supply impacts to the City during normal and dry years. Based on the information provided by Valley Water and SFPUC, Mountain View expects to meet current and future water needs during normal years. During dry years, the City intends to utilize existing groundwater wells to limit rationing to 20 percent. In these instances, the City would also implement demand-reduction strategies from the City's Water Shortage Contingency Plan to achieve 20 percent drought reductions.

CHAPTER 7: WATER CONSERVATION

Mountain View implements several water conservation measures, in partnership with Valley Water and BAWSCA. Key measures are summarized below:

- **Regulations:** The City has adopted a Water Waste Prevention Ordinance, Water Conservation in Landscaping Regulations, and the Mountain View Green Building Code.

- **Metering:** Mountain View has metered customer water use since at least 1938. Current metering efforts include conversion to advanced metering (also known as "smart" metering) and requiring that irrigation be metered separate from other uses.

- **Water Loss Control:** The City tracks system water loss on an annual basis as part of the City's water loss control and prevention program.

- **Customer Programs:** Several programs are available to help customers use water more efficiently. Examples include: home water reports, Water-Wise House Calls, irrigation budget reports, landscape

audits, plumbing fixture replacement (toilets, clothes washers, commercial equipment, and submeters), and landscape upgrades.

- **Education and Outreach:** Outreach is promoted through school assemblies, landscape education classes, website and social media postings, utility bill design and messaging, bill inserts, brochure racks, a dedicated phone hotline, and booths for public events.

CHAPTER 8: WATER SHORTAGE CONTINGENCY PLAN

Mountain View's Water Shortage Contingency Plan serves as a flexible framework of planned response measures to mitigate water supply shortages. The Plan describes demand-reduction strategies to meet various stages of shortages, including up to 10 percent, 11 percent to 25 percent, 26 percent to 40 percent, and greater than 40 percent. Each stage includes a set of demand reduction actions that become progressively more stringent as the shortage condition escalates. All of the stages are designed to provide adequate water to protect public health and safety and satisfy the City's fire protection needs. The City's Water System Emergency Response Plan and a Risk and Resilience Assessment evaluate impacts from natural disasters and man-made threats on Mountain View's water supply. SFPUC and Valley Water similarly have prepared studies to evaluate and plan for emergency supply interruptions.

SUMMARY

Mountain View updates the City's UWMP every five years to evaluate the City's ability to meet the City's water needs over the next 25 years. This UWMP considers water demand associated with current customers as well as new customers, arising from implementation of the General Plan and affiliated adopted land use plans and policies. This growth is expected to increase water use by 32 percent between 2025 and 2050. Mountain View will meet these water needs through continued implementation of water conservation measures and use of the City's four water supplies: SFPUC, Valley Water, groundwater, and recycled water.

Although actions by the State Water Board may reduce SFPUC's dry-year supply availability by up to 43 percent system-wide, the final impacts are uncertain at this time and negotiations are ongoing. In the meantime, several options are being studied by SFPUC to meet its contractual obligations and service level goals, and Mountain View's groundwater wells remain available for use, mitigating impacts from a possible temporary reduction in imported water supply. Mountain View continues to collaborate with SFPUC, Valley Water, BAWSCA, and others to sustainably manage our water supplies and meet the City's water needs now and in the future.

File #: 205995, **Version:** 1

City Code Amendments to Allow Streamlined Administrative Approval for Housing Development Projects Utilizing Assembly Bill 130 and Other Minor Updates

1. Introduce an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 36 to Align Land Uses in the Residential and Commercial Zones with State Laws; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council Report).

2. Introduce an Ordinance of the City of Mountain View Amending Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 28 and Chapter 41 to Achieve Greater Consistency with State Laws, for Internal Consistency within the City Code, and to Align the City Code with Current Permitting Procedures and Practices; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 2 to the Council report).

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **City Code Amendments to Allow Streamlined Administrative Approval for Housing Development Projects Utilizing Assembly Bill 130 and Other Minor Updates**

RECOMMENDATION

1. Introduce an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 36 to Align Land Uses in the Residential and Commercial Zones with State Laws; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council report).

2. Introduce an Ordinance of the City of Mountain View Amending Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the Mountain View City Code to Authorize Streamlined Administrative Approval of Housing Development Projects that are Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66; and to Make Other Minor Modifications to Chapter 28 and Chapter 41 to Achieve Greater Consistency with State Laws, for Internal Consistency within the City Code, and to Align the City Code with Current Permitting Procedures and Practices; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 2 to the Council report).

BACKGROUND

On June 30, 2025, the Governor signed Assembly Bill (AB) 130 into law. AB 130 took effect immediately and significantly overhauled state housing and environmental review laws for infill housing development projects meeting certain criteria. The law's major provisions include streamlined review under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq*., defined time periods for review and approval of certain housing development projects, more options to mitigate vehicle miles traveled (VMT) impacts, and a

moratorium on new residential building code standards through 2031. This report focuses on the new statutory CEQA exemption established by AB 130 (codified at Public Resources Code Section 21080.66) as well as the new timelines for taking final action on projects that are exempt from CEQA under AB 130 and Senate Bill (SB) 158 (codified at Government Code Section 65950(a)(7)). More information about the statute is provided below under Analysis.

Previous Meetings

City Council

On January 27, 2026, the City Council received a staff report (Attachment 3) regarding the implementation of recently adopted state housing legislation, including AB 130. At that meeting, Council directed staff to create a ministerial approval process for housing development projects that qualify for the AB 130 streamlined CEQA review. Creation of a ministerial approval process would require amendments to Chapters 36 (Zoning), 28 (Subdivisions), and 41 (Park Land Dedication or Fees In Lieu Thereof) of the City Code, which include references to approval authority by the City Council, the Subdivision Committee, and other public hearing bodies.

In addition, on February 24, 2026, during review of small business streamlining and other minor Zoning Code updates, the City Council identified several additional minor clean-up amendments to Chapter 36 of the City Code to allow:

- Child-care centers co-located with multi-family residential uses;
- Family child-care homes within the residence of the provider in commercial zones where General Plan Mixed-Use Village Centers are allowed; and
- Low-barrier navigation centers in the Commercial Office (CO) Zoning District.

The proposed amendments further support the Fiscal Years 2025-27 Council Work Plan City Code Cleanup project and help to implement Programs 1.1 and 4.1(b) of the 2023-2031 Housing Element by ensuring the Zoning Code remains consistent with state law and streamlining housing development review processes.

Environmental Planning Commission Public Hearing

On April 15, 2026, the Environmental Planning Commission (EPC) held a public hearing to review the proposed amendments to Chapter 36 (Zoning) (Attachment 4—Environmental Planning Commission Report dated April 15, 2026), which establish an administrative approval process for projects that qualify for a statutory CEQA exemption under AB 130. There were no public speakers, but the EPC received one written correspondence supporting the amendments and

encouraging the City to set a clear timeline for the adoption of a completely ministerial process (Attachment 5—Public Comment).

The EPC recommended approval of the amendments along with a minor cleanup to remove a duplicative mention of the "small animal keeping" land use from the agricultural land use category in Section 36.10.05 of the draft ordinance amending Chapter 36. Overall, the EPC was supportive of the proposed amendments to ensure compliance with state regulations.

Changes to Attachment 1 After the Environmental Planning Commission Hearing

Since the EPC meeting, staff has made additional refinements to the ordinance to preserve due process interests that are consistent with various statutory requirements.

The proposed amendments to the City Code require the City to provide notice and an opportunity for a hearing. Instead of providing notice of a standing hearing (like the administrative zoning hearing), the City will provide notice of a potential hearing, but will only conduct the hearing if a timely request is received by the City. Decisions can be appealed to the City Council. **The administrative approval process and associated hearing and appeal provisions are intended to be an interim measure until staff has an opportunity to develop a fully ministerial process.** Additional minor changes have been made to align with the concurrent amendments to Chapter 28 (Subdivisions). A summary of these changes is listed in Table 1 below.

Table 1: Post-EPC Changes

AFFECTED SECTION	DESCRIPTION OF CHANGE POST-EPC
Section 36.44.10. - Review authority.	Changes to Table 36.44-1 to reflect the opportunity for appeal of administrative housing approvals.
Section 36.44.25. - Subdivision committee.	Updates to the duties and powers of the Subdivision Committee for consistency with the proposed amendments to Chapter 28 (Subdivisions).
Section 36.44.35. - City council	Clarification that the City Council has the final authority on appeals of administrative approvals.
Section 36.44.75. - Administrative approval for qualifying housing developments subject to Public Resources Code Section 21080.66.	• A hearing for administrative approvals will be conducted if a timely request by the applicant or other person(s) is received by the Community Development Director within 14 days of the notice. • Allows appeals to the City Council.

AFFECTED SECTION	DESCRIPTION OF CHANGE POST-EPC
	• Removes references to the "city engineer" as an approval authority to align with the final approach recommended for the draft ordinance amending Chapter 28 (Subdivisions).

ANALYSIS

AB 130 Overview

AB 130 establishes a new statutory CEQA exemption for qualifying infill residential projects. Statutory exemptions are unqualified exemptions from CEQA, meaning they are not subject to the exceptions to the application of categorical exemptions provided in CEQA Guidelines Section 15300.2. Qualifying residential projects can include single-family, multi-family, mixed-use, and transitional/supportive housing uses. Projects must satisfy statutory criteria to qualify for the new statutory exemption under Public Resources Code Section 21080.66, including maximum acreage, consistency with applicable Zoning and General Plan standards (density bonuses, waivers, incentives/concessions, and reduced parking per State Density Bonus Law do not create an inconsistency), and minimum density of at least 15 units per acre. Table 2 summarizes the statutory exemption criteria.

Table 2: AB 130 Statutory Exemption Criteria

CRITERION	DETAILED STANDARD
Project Size	• ≤20 acres (standard); or • ≤4 acres (Builder's Remedy).
Location	• Located within the boundaries of an incorporated municipality or U.S. Census urban area.
Urban Infill Context	• Previously developed with an urban use; • At least 75% of the perimeter of the site adjoins parcels that are developed with urban uses; • 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.

CRITERION	DETAILED STANDARD
Plan/Zoning Consistency	• Must be consistent with local General Plan and Zoning Ordinance/Precise Plans as well as any applicable local coastal program; • If the Zoning and General Plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one; and • The approval of a density bonus, concessions, waivers, and reduced parking ratios pursuant to State Density Bonus Law shall not be grounds for determining that the project is inconsistent with the applicable General Plan, Zoning Ordinance, or local coastal program.
Minimum Density	• ≥50% of default Housing Element density (15+ units per acre in Mountain View).
Use Restrictions	• No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging except a residential hotel per California Health and Safety Code Section 50519 and short-term lodging; and • The project does not require demolition of historic structures listed on a national, state, or local historic register before the submittal date of the project's preliminary application.
Environmental Conditions	• Not located on a hazardous waste site pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code (subject to limited exceptions).
Other Criteria	• Not located in a coastal zone; • Not located on areas of prime farmland or farmland of statewide importance; • Not located on wetlands; • Not located within a very high fire hazard severity zone; • Not located within a delineated earthquake fault zone; • Not located within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) or a regulatory floodway; and • Not located on lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan, protected habitat, or lands under conservation easement.

Projects qualifying for a statutory exemption under AB 130 remain subject to the local development review process with new requirements for both developers and local jurisdictions.[1] Developers are subject to new labor standards (prevailing wages and a skilled work force) for 100% affordable housing projects and buildings over 85' tall. Developers must comply with specific air quality standards for project sites near freeways and specific requirements when recognized environmental conditions are found on the site (e.g., complete a preliminary endangerment assessment, remove or mitigate hazardous substance releases, and/or mitigate the potential for exposure to significant hazards from surrounding properties or activities) before projects may be occupied. Local jurisdictions must also engage in a consultation process with Native American tribes.[2]

AB 130 and SB 158 also amended the Permit Streamlining Act (PSA), Government Code Section 65920, *et seq.*, to add mandatory timelines for the City to approve or disapprove qualifying "infill" development projects within 30 days from the conclusion of the objective standards consistency analysis or the conclusion of the tribal consultation process, whichever is later (Gov. Code, § 65950(a)(7)). This time limit may be extended once by mutual written agreement of the project applicant and the City for a period not to exceed 90 days from the date of the extension. (Gov. Code, § 65957.) A project is deemed approved if a final action is not taken within these time frames (Gov. Code, §§ 65956(b); 65957).

The most pressing reason to adopt these amendments at this time is to avoid the risk of projects being deemed approved by ensuring that the City can act on, and place appropriate conditions of approval on, development projects whose statutory approval deadlines are incompatible with existing City procedures, particularly the multi-hearing approval process currently required for many projects.

Administrative Versus Ministerial Approval

The January 27, 2026 staff report used the term "ministerial" to describe the recommended approval process without a public hearing for projects subject to the statutory exemption provided in AB 130. A ministerial approval process is one that requires no discretion and relies solely on evaluating a project against adopted objective standards. Ministerial approvals do not require a hearing and are not subject to CEQA. At this time, staff is not proposing a ministerial approval process. Rather, staff is recommending an "administrative" approval process because of several challenges associated with adopting ministerial approval procedures within the time constraints of the current ordinance amendment process. Notably, more time is needed to

[1] Applicants for projects deemed complete before July 1, 2026 were obligated to notify the City that the project is eligible for the AB 130 CEQA exemption. For projects deemed complete after that date, the City is required to determine eligibility and follow the procedures of AB 130 independent of any applicant request.

[2] Developers may be included in such consultation with the approval of the tribes and must comply with the confidentiality requirements of state law and tribal standards.

address various exception processes that currently rely on discretionary determinations in Precise Plans, Below-Market-Rate (BMR) housing standards, and privately owned, publicly accessible (POPA) open space standards, among others. In these cases, discretion must still be exercised, which requires there to be an administrative approval process instead of a ministerial approval process. **Staff will continue working on a ministerial approval process for projects subject to the statutory exemption provided in AB 130**.

Staff's assessment is that the recommended administrative approval process will accomplish the spirit and intent of Council's direction on January 27, 2026, until such time as staff can perform the further work needed to prepare additional ordinance amendments to achieve a ministerial approval process. Table 3 compares ministerial and administrative actions.

Table 3: Ministerial and Administrative Approvals

	ADMINISTRATIVE	**MINISTERIAL**
Approval Process	Staff-level, hearing conducted only if City receives a timely request for hearing.	Staff-level, no hearing.
Discretion	Staff must make required findings for approval, and is empowered to reduce development standards or implement exceptions where allowed by the City Code/Precise Plans and in furtherance of established City goals and policies.	Approval is a "check-the-box" exercise to determine compliance.
CEQA	CEQA applies. The administrative approval process only applies to housing development projects that qualify for the statutory residential infill exemption under AB 130 (codified at Public Resources Code Section 21080.66).	CEQA does not apply to ministerial actions.

After evaluating both options, staff recommends the administrative approval process at this time for the following reasons:

- A fully ministerial approval framework would require the City to eliminate all sources of discretion within the development review process for housing development projects subject to the AB 130 statutory exemption and rely exclusively on objective development standards. While relying solely on objective development and design standards for housing project review is a goal for the City, staff has determined that transitioning to a ministerial process would require additional analysis and code amendments to identify discretionary provisions and develop enforceable objective standards that achieve the same regulatory outcomes.

  For example, the East Whisman Precise Plan allows flexibility in the application of frontage types (such as storefronts, arcades, and dooryards) and new connections, provided the project meets the intent of the standards and is approved through the review process. Other examples include the Heritage tree removal findings and the POPA open space requirements.

  Converting these provisions to a fully ministerial framework would require removing such discretionary elements and replacing them with clearly defined, objective criteria. These types of modifications would require area- and topic-specific analyses that are not feasible to complete within the current amendment timeline.

- The administrative approval process allows staff the opportunity to approve case-by-case exceptions to development standards where allowed by the City Code or applicable Precise Plan and in furtherance of established City goals and policies. For example, many Precise Plans include provisions that allow exceptions to development standards if the exception meets the purpose and intent of the Precise Plan. This provides additional flexibility for development projects that do not strictly meet objective standards.

If Council adopts the proposed ordinance to establish an administrative approval process for housing development projects subject to the AB 130 statutory CEQA exemption, the following two projects are likely to be among the first to utilize the new process:

- <u>1919-1933 Gamel Way, 574 Escuela Avenue & 1970 Latham Street (1920 Gamel Way)</u>.

  Six-story, 216 condominium unit residential development with underground parking and vacation of a public street (Gamel Way), replacing 29 rental units, on a 2.3-acre project site. The project includes the removal of 12 Heritage trees. This project is located on the southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) Zoning District.

In addition to administrative approval of a Planned Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map, the project will require Council to approve a street and easement vacation of a portion of Gamel Way in compliance with statutory procedural requirements. The project is being processed under the Builder's Remedy provisions of the Housing Accountability Act.

- 355-415 East Middlefield Road.

  Two new residential buildings, replacing approximately 85,000 square feet of existing office and research buildings: a six-story residential building with 116 BMR apartment units and an above-grade parking level, and a seven-story residential building with 576 apartment units and three levels of structured parking (including one basement and two above-grade levels). The project includes the removal of 19 Heritage trees. This project is located on the south side of East Middlefield Road, between Ellis Street and North Whisman Road, in the P(41) East Whisman Precise Plan Zoning District

  In addition to administrative approval of a Planned Community Permit, Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Parcel Map, the project will require approval of an Alternative Mitigation Proposal to satisfy BMR requirements.

Project Review Process and Noticing

On January 27, 2026, the City Council requested staff include a courtesy public notice as part of the ministerial review process for housing development projects eligible for the AB 130 statutory exemption. Until the Council adopts a ministerial approval process, staff proposes that the Council adopt an administrative approval process that provides public notice and an opportunity for a hearing. Incorporating a public notice will ensure property owners and residents surrounding a project site are made aware of the forthcoming development. It will also afford notice recipients the opportunity to provide written comments and request a hearing.

To enable this opportunity, the proposed Section 36.44.75(c) includes noticing requirements for qualifying AB 130 development projects approved under the proposed project review process, as follows:

1. Application Submittal: The applicant submits a development application.

2. Completeness Review: Staff reviews the application for completeness within the time frame required by state law. Staff notifies the applicant if additional materials are required. Once all required materials are submitted, the application is deemed complete.

3. Tribal Notifications: Within 14 days of the application for the project being deemed complete, staff provides notification to applicable tribal representatives in accordance with state law. Tribes must respond within 60 days, and the City must initiate consultation within 14 days of receiving a tribe's election to consult. The consultation must conclude within 45 days and may be extended by 15 days by tribal request.

4. Noticing: Concurrent with the tribal notifications, staff prepares and distributes notices to property owners and occupants within the noticing radius identified in Section 36.56.20 (Notice of hearing) of the City Code as well as to other interested parties. Such notices would include a deadline to request a hearing. Staff review for consistency with applicable objective standards also begins concurrently with tribal notifications.

5. Public Comment Period (Notice and Opportunity for Hearing): Recipients of the notice are provided a 14-day period to submit written comments and/or request a hearing.

6. Notice of Hearing (if requested): If the Community Development Director receives a timely request for a hearing, staff distributes notices to property owners and occupants within the noticing radius identified in Section 36.56.20 (Notice of hearing) of the City Code as well as to other interested parties, indicating the time and location of the hearing not less than 14 days prior to the hearing.

7. Hearing (if requested): If the Community Development Director receives a timely request for a hearing, a hearing will be conducted at the time and location provided on the notice. If no timely requests for a hearing are received, no hearing will be held.

8. Project Decision: A decision to approve or disapprove the project must be made within 30 days of the later time frame of the conclusion of tribal consultation (Step 3, above) or the objective standards consistency analysis (Step 4, above). This time limit may be extended once by mutual agreement of the applicant and the City for a period not to exceed 90 days from the date of the extension.

9. Appeal: Any decision of the Community Development Director may be appealed to the Council and must be submitted within ten (10) days following the date of emailing or mailing of the findings, in accordance with the City Code.

In addition to the notice provided to the community, staff will also provide quarterly updates to the City Council on those AB 130 project applications received and those acted upon (approved, approved with conditions, or disapproved) since the last quarterly update.

Summary of Proposed Amendments

1. AB 130 Amendments

As summarized in Table 4, the amendments establish administrative procedures for streamlined approval of qualifying housing project applications. For consistency within the City Code and to align with the proposed amendments to Chapter 36 (Zoning) (Attachment 1), Attachment 2 includes amendments to Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof). The amendments to Chapter 28 establish a corresponding administrative review and approval process for preliminary parcel maps and tentative maps associated with qualifying housing developments. In addition, the amendments to Chapter 41 establish an administrative review and approval process for POPA credit applicable to such projects, thereby ensuring a streamlined and coordinated review framework across related entitlement procedures.

CITY CODE CHAPTER 28 (SUBDIVISIONS)	AMENDMENT DESCRIPTION
Article I - General Subdivision Provisions, Section 28.1.35. - Definitions	Add a definition of "community development director," who shall constitute the advisory agency authorized to approve, conditionally approve, or disapprove preliminary parcel maps and tentative parcel maps related to AB 130 housing developments.
Article III - Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps, Division 1 - Preliminary Parcel Maps, Section 28.3.25. - Procedures for review and decision of preliminary parcel maps	Update language to clarify administrative review and approval procedures for preliminary parcel maps related to AB 130 housing developments.
Article III - Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps, Division 3 - Tentative Maps, Section 28.3.20. - Procedures for review and decision of tentative maps	Update language to clarify administrative review and approval procedures for tentative parcel maps related to AB 130 housing developments.
Article XV - Administrative Review of Preliminary Parcel Maps and Tentative Maps	Add a new administrative review process for subdivision maps associated with qualifying housing developments.

Table 4: Summary of Proposed Amendments Related to AB 130

CITY CODE CHAPTER 36 (ZONING)	AMENDMENT DESCRIPTION
Article XIV - Affordable Housing Program, Division 3 - Commercial and Industrial Development: Housing Impact Fee Program	Update language to allow administrative approval of alternatives to, as well as adjustments, reductions, or waivers of, housing impact fees for nonresidential projects subject to AB 130.
Article XVI - Zoning Ordinance Administration, DIVISION 1 - Authority for Land Use and Zoning Decisions	Update review authority for AB 130 housing developments and related approvals.
Article XVI - Zoning Ordinance Administration, Division 2 - Development Review Process	• Add AB 130 housing development approvals under "administrative procedures." • Add administrative review and approval procedures for housing projects that are statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 (i.e., AB 130), including applicability, findings, noticing, and others. No permits from Chapter 36, other than a development review permit, shall be required.
CITY CODE CHAPTER 41 (PARK LAND DEDICATION OR FEES IN LIEU THEREOF)	**AMENDMENT DESCRIPTION**
Section. 41.11. - Credit, Subsection f. - Housing developments subject to administrative approval	Update the POPA open space and historic resource credits approval process to allow administrative approval for AB 130 housing developments.

2. Other Minor Amendments to Chapter 36 (Zoning) of the City Code

Staff is incorporating additional amendments in response to Council input and questions associated with the February 24, 2026, Council hearing, when Council considered the small business streamlining and other minor Zoning Code updates. The additional proposed amendments implement various state legislation, including:

- AB 752 (2024-2025) (Child daycare facilities), codified at Health and Safety Code Section 1597.22: Requires a child-care center, when co-located with multi-family housing, to be considered a residential use of the property and a by-right use, subject to the same development standards that apply to the residential use.

- SB 234 (2019-2020) (Family daycare homes), codified at Health and Safety Code Section 1597.42: Requires large- and small-family child-care homes, operated under the standards of state law, in a residentially zoned area to be considered a residential use of the property and a by-right use within the residence of the provider, subject to the same development standards that apply to the residential use.

- AB 2162 (2017-2018) (Supportive Housing By-Right Act), codified at Government Code Section 65583: Requires supportive housing that meets the requirements of Government Code Section 65650 to be permitted by right in zones where multi-family and mixed uses are allowed, including nonresidential zones permitting multi-family uses, subject only to objective standards consistent with state law.

- AB 101 (2019-2020) (Low-barrier navigation centers), codified at Government Code Section 65660, *et seq.*: Requires these facilities to be a use by right in areas zoned for mixed-use and nonresidential zones permitting multi-family residential development.

To comply with the intent of this legislation, a new heading was added to the residential and commercial land use tables: "Residential Accessory Uses." This heading distinguishes uses that are allowed by right within or accessory to dwelling units on the site (such as accessory dwelling units, family child-care homes, and accessory dwelling units) from uses that are allowed whether or not there are dwelling units on the site (such as churches, child-care centers, or commercial uses within commercial zones). In addition, the redundant language within the General Plan Mixed-Use Village Center Development standards has been removed.

Additionally, clarifying language has been added to the commercial land use table to specify that supportive housing meeting the requirements of Government Code Section 65650 is permitted by right in zones where multi-family or mixed uses are allowed, consistent with state law. Definitions for supportive housing and transitional housing were also updated to

specify that these uses are as defined in state law and are subject to the same standards as residential uses, consistent with Government Code Section 65583(c)(3). Table 5 contains a summary of these amendments.

Table 5: Other Amendments to Chapter 36

CITY CODE SECTION	AMENDMENT DESCRIPTION
Article IV - Residential Zones, Division 2 - Land Uses	• Add new land use heading "Residential Accessory Uses" to identify uses that are only allowed within or accessory to dwelling units. • Add "Child-care center co-located with multiple family development" as a permitted use where multiple-family development is allowed, pursuant to AB 752.
Article V - Commercial Zones, Division 2 - Land Uses	• Add new land use heading "Residential Accessory Uses" to identify uses that are only allowed within or accessory to dwelling units. • Add "Child-care center co-located with multiple family development" as a permitted use where multiple-family development is allowed, pursuant to AB 752. • Permit large- and small-family child-care uses within dwelling units where residential is allowed, pursuant to SB 234. • Permit low-barrier navigation centers by right in the CO Zoning District. • Add clarification that supportive housing that meets the requirements of Government Code Section 65650 shall be a use by right in zones where multi-family and mixed uses are permitted, in accordance with state law. Supportive housing that does not meet the requirements of Government Code Section 65650 shall apply the permit requirements in the Code.

CITY CODE SECTION	AMENDMENT DESCRIPTION
Article IX - Standards for Specific Land Uses, Division 5 - Child Day-Care Facilities	• Allow small- and large-family child-care facilities within any dwelling unit and subject to the development standards applicable to residential uses, pursuant to SB 234. • Allow child-care centers to be co-located on multi-family residential development and subject to development standards applicable to residential uses, pursuant to AB 752. • Modify language to be consistent with the language and definitions elsewhere in the ordinance. For example, changing "child day-care facilities" to "child-care facilities."
Article IX - Standards for Specific Land Uses, Division 23 - General Plan Mixed-Use Village Center Developments	Update the allowed residential use standards to eliminate redundancy and potential inconsistencies regarding the residential accessory uses that may be allowed in General Plan Mixed-Use Village Center developments.
ARTICLE XVII - Definitions, Division 2 - Definitions	Update the definition of "supportive housing" and "transitional housing" to clarify that the use is as defined in state law and subject to the same standards as residential, consistent with Government Code Section 65583(c)(3).

3. Other Minor Code Amendments to Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees In Lieu Thereof)

Additional amendments to Chapter 28 and Chapter 41 achieve greater consistency with state laws and within the City Code, improve usability, and align the City Code with current procedures and practices. Table 6 below summarizes these amendments, which are included in Attachment 2.

Table 6: Other Amendments to Chapter 28 and Chapter 41

CITY CODE CHAPTER 28 (SUBDIVISIONS)	AMENDMENT DESCRIPTION
Article I - General Subdivision Provisions • Section 28.1.15. - Transactions voidable • Section 28.1.20. - Issuance of permits Article II - Environmental and Planning Finding • Section 28.2. - Mandatory findings • Section 28.2.05. - Permissive findings • Section 28.2.10. - Environmental findings • Section 28.2.15. - Compliance with tentative map	Update decision-making authority references (e.g., replacing or clarifying "city council" versus "approval body or official") and clarify consistency, denial, and compliance findings for subdivision maps to align with current procedures and state law.
Article I - General Subdivision Provisions • Section 28.1.35. - Definitions	• Update and expand definitions, including clarification of roles (e.g., community development director), advisory body responsibilities, and subdivision-related terms. • Remove duplication and align terminology with the Subdivision Map Act and City Code structure.
Article III - Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps, Division 1 - Preliminary Parcel Maps • Section 28.3.05. - Filing	Update filing requirements to allow electronic submittal of subdivision applications and maps to align with the Subdivision Map Act.
Article III - Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps, Division 1 - Preliminary Parcel Maps • Section 28.3.20. - Content Division 2 - Urban Lot Splits • Section 28.4.15. - Content Division 3 - Tentative Maps • Section 28.5.15. - Content	Update to align and standardize required map content across preliminary parcel maps, urban lot splits, and tentative maps, including Heritage tree information requirements.

CITY CODE CHAPTER 28 (SUBDIVISIONS)	AMENDMENT DESCRIPTION
Article III - Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps, Division 1 - Preliminary Parcel Maps • Section 28.3.25. - Procedures for review and decision of preliminary parcel maps • Section 28.5.20. - Procedures for review and decision of tentative maps	Update to align review procedures and hearing/referral processes, including City Council or Environmental Planning Commission actions and maps subject to development agreement.
Article IV - Parcel Maps and Final Maps, Division 2 - Final Maps • Section 28.7.25. - Approval and recording of the final map	Update final map review procedures to align with the Subdivision Map Act.
Article V - Design Standards, Division 1 - General • Section 28.8. - Applicability • Section 28.8.20. - Street widths Division 2 - Utilities • Section 28.9. - Utilities	Update decision-making authority references.
Article VII - Residential Condominium Conversions • Section 28.12.10. - Permit • Section 28.12.20. - Process • Section 28.12.30. - Design and safety standards for conversions	Update code references.
Article VII - Commercial and Industrial Condominium Conversions • Section 28.13.10. - Permit • Section 28.13.20. - Process • Section 28.13.30. - Design and safety standards for conversions	Update code references.

CITY CODE CHAPTER 41 (PARK LAND DEDICATION OR FEES IN LIEU THEREOF)	AMENDMENT DESCRIPTION
Section 41.11. - Credit • Subsection a.2.(a).ii and iii • Subsection a.2.(a).(vi), Table 41.11 - Open Space Credit Elements • Subsection a.2.(b) - Alternate proposals	Update plan references (e.g., updating the name for the Parks and Recreation Strategic Plan) and clarification of POPA access requirements.

ENVIRONMENTAL REVIEW

The proposed text amendments to the City Code are not a project under CEQA and the CEQA Guidelines, pursuant to Public Resources Codes Section 21065 and CEQA Guidelines Section 15378, because they do not approve a project or result in a direct physical impact on the environment or contemplate a known future project, and, as such, there are no known environmental impacts at this time. As a separate and independent basis, adoption of the amendments is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as the amendments are related to: (1) state legislation; (2) permit procedural changes or clarifications with no substantive changes to allowable land uses within existing Zoning Districts; and (3) are otherwise covered by the common-sense exemption whereby it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

Future development projects would be evaluated for CEQA compliance, including potential eligibility for the statutory exemption established by AB 130.

FISCAL IMPACT

Adoption of the proposed ordinances would result in a minor positive fiscal impact to the City. Certain administrative costs associated with the public hearing process that are not recovered from project applicants, including City Clerk's Office staff time related to agenda publication, would be eliminated. In addition, more efficient processing and approval of development projects could facilitate earlier project completion and occupancy, potentially accelerating the receipt of property tax and other development-related revenues to the City.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or

agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

CONCLUSION

The proposed City Code amendments implement City Council direction and are intended to support compliance with state law and Housing Element Programs 1.1 and 4.1. These amendments establish a review process for qualifying projects aligned with the timelines mandated by state law while maintaining compliance with the City's development standards. They also clean up and clarify sections of the City Code, improving internal consistency and compliance with state law.

ALTERNATIVES

1. Adopt the proposed text amendments to the City Code with modifications.

2. Disapprove the proposed text amendments and retain the existing Code language. This alternative could increase the potential that projects may be deemed approved if the City cannot take final action within the timelines prescribed in the Permit Streamlining Act.

PUBLIC NOTICING

The City Council meeting is advertised on Channel 26, and the agenda and this report appear on the City's website. A newspaper notice has been published for this meeting. Electronic notices were sent to other interested stakeholders, including those who signed up on the Housing Element.

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Attachments:
1. Draft Ordinance Amending Chapter 36
2. Draft Ordinance Amending Chapter 28 and Chapter 41
3. City Council Report dated January 27, 2026
4. Environmental Planning Commission Report dated April 15, 2026
5. Public Comment

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
AMENDING CHAPTER 36 (ZONING) OF THE MOUNTAIN VIEW CITY CODE TO AUTHORIZE STREAMLINED ADMINISTRATIVE APPROVAL OF HOUSING DEVELOPMENT PROJECTS THAT ARE STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66; AND TO MAKE OTHER MINOR MODIFICATIONS TO CHAPTER 36 TO ALIGN LAND USES IN THE RESIDENTIAL AND COMMERCIAL ZONES WITH STATE LAWS; AND FINDING THAT THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS RECOMMENDED BY THE ENVIRONMENTAL PLANNING COMMISSION

WHEREAS, City staff periodically reviews and updates Chapter 36 (Zoning Ordinance) of the Mountain View City Code (City Code) for consistency with state regulations and to improve internal consistency, usability, and permitting procedures to align with best practices or regulatory changes; and

WHEREAS, the 2023-2031 Housing Element includes Program 1.1 (Zoning Ordinance Update for Consistency with State Laws) to update the Zoning Ordinance to address consistency with future state laws and Program 4.1 (b) (Development Streamlining and Processing Revisions) to review development and post-development processes, timelines, and approval body levels to streamline permitting processes; and

WHEREAS, on June 30, 2025, the Governor signed Assembly Bill (AB) 130, which made numerous significant changes to state housing law, including significant reforms to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq*. (CEQA); and

WHEREAS, AB 130 established a new statutory CEQA exemption, which exempts qualifying "infill" projects that meet specific criteria from CEQA review (codified at Public Resources Code Section 21080.66); and

WHEREAS, AB 130 and Senate Bill (SB) 158 amended the Permit Streamlining Act (Government Code Section 65920, *et seq*.) to add mandatory timelines for the City to approve or disapprove qualifying "infill" projects within 30 days from the conclusion of the objective standards consistency analysis or the conclusion of the tribal consultation process, whichever is later; and

WHEREAS, pursuant to Government Code Section 65956, in the event the City fails to approve or disapprove a development project within the time frames above, the project is deemed approved; and

WHEREAS, on January 27, 2026, the City Council directed staff to prepare updates to the City Code to allow ministerial approval of housing development projects that qualify for the new statutory CEQA exemption pursuant to Public Resources Code Section 21080.66, without a public hearing, and staff is proposing an administrative process to consider such projects until staff has an opportunity to develop a fully ministerial process; and

WHEREAS, the City seeks to amend the City Code to codify administrative review procedures for projects eligible for the new statutory CEQA exemption under Public Resources Code Section 21080.66 (AB 130) to facilitate the production of housing, including affordable housing, consistent with the goals of the City's Housing Element and state housing policy; and

WHEREAS, other minor clean-up amendments to the City Code will support clarity and consistency with state laws related to child-care centers, family child-care homes, and low-barrier navigation centers; and

WHEREAS, the City has complied with the procedures and requirements set forth in Government Code Section 65853, *et seq*., and Section 36.52.40, *et seq*. (Zoning amendments), of the City Code; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on April 15, 2026, and recommended that the City Council adopt text amendments to Chapter 36 (Zoning) of the City Code; and

WHEREAS, the City Council held a public hearing on May 26, 2026 on this Ordinance and received and considered all information, documents, and comments presented at said hearing regarding amendment(s) to Chapter 36, including the recommendation from the Environmental Planning Commission, the City Council report, and project materials; now, therefore,

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. The City Council hereby makes the findings for text amendments to Chapter 36 (Zoning) pursuant to Section 36.52.70 of the City Code:

a. **The proposed amendment(s) is consistent with the General Plan.** The proposed amendments to the Zoning Ordinance are consistent with the General Plan because the amendments implement Program 1.1 and Program 4.1(b) in the Sixth Cycle 2023-2031 Housing Element to ensure consistency with state laws and streamline permitting processes. They are consistent because they do not modify development density or intensity, which are the regulations typically under the purview of the General Plan, and they are consistent with General Plan Policy LUD 1.1 (Efficient and effective processes) as the changes allow streamlined review and approval procedures for qualifying housing development projects;

b. **The proposed amendment(s) would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The proposed amendments would not be

detrimental to the public interest, health, safety, convenience, or welfare of the City because the amendments would streamline review of housing developments, resulting in increased opportunities for housing in the City, and they would ensure the City can act in a timely fashion to approve with conditions or disapprove any development project that would be detrimental to the public interest, health, safety, convenience, or welfare of the City;

c. **The proposed amendment(s) is internally consistent with Chapter 36 of the Mountain View City Code.** The proposed amendments are internally consistent with Chapter 36 (Zoning) of the Mountain View City Code because the amendments utilize an existing review authority (administrative/director-level) to approve housing developments that qualify for the statutory CEQA exemption under Public Resources Code Section 21080.66 (AB 130). Additional amendments to the Zoning Code improve clarity and consistency with state law by clarifying that certain uses are allowed by right when operated accessory to residential uses and improve internal consistency; and

d. **The proposed amendment(s) is in compliance with the provisions of the California Environmental Quality Act (CEQA).** The proposed amendments are not a project under CEQA and the CEQA Guidelines (Cal. Code Regs., Title 14, § 15000, *et seq*.), pursuant to Public Resources Codes Section 21065 and CEQA Guidelines Section 15378, because they do not approve a project or result in a direct physical impact on the environment or contemplate a known future project, and, as such, there are no known environmental impacts at this time. As a separate and independent basis, adoption of the amendments is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3). The amendments do not preclude implementation of Public Resources Code Section 21080.66, which establishes the statutory CEQA exemption for qualifying "infill" development projects. Other amendments do not result in substantive changes to allowable land uses within existing Zoning Districts. These amendments are, therefore, subject to the common-sense exemption as it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

SECTION 2. Chapter 36 (Zoning), Article IV (Residential Zones), Division 2 (Land Uses), Section 36.10.05 (Residential zone land uses and permit requirements) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.10.05. - Residential zone land uses and permit requirements.

The uses of land allowed by this Chapter in each residential zoning district are identified in the following tables as being:

a. Permitted subject to compliance with all applicable provisions of this Chapter, including development review where required and parking requirements, and subject to

obtaining any building permit or other permit required by the ~~C~~city ~~C~~code ("P" uses on the tables).

b. Allowed subject to approval of a conditional use permit ("CUP") (Sec. 36.48).

c. Allowed subject to approval of a temporary use permit ("TUP") (Sec. 36.46).

d. Allowed subject to approval of a planned unit development permit ("PUD") (Sec. 36.46.70).

e. Allowed subject to approval of a mobile home park permit ("MHPP") (Sec. 36.48.35).

Land uses that are not listed on the table for a particular zoning district are not allowed in that district, except where otherwise provided by Section 36.06.40 (Determination of allowable land uses) or Section 36.06.50 (Exemptions from zoning permit requirements).

LAND USES AND PERMIT REQUIREMENTS BY RESIDENTIAL DISTRICT

NOTE: Where the last column on the following tables ("See Section") includes a section number, the regulations in the referenced section apply to the use and/or a specific definition; however, provisions in other sections may apply as well.

LAND USE	PERMIT REQUIREMENTS BY ZONE					
	R1	R2	R3	RMH	R4	SEE SECTION
AGRICULTURAL						
Crop production	P	P	P	P	P	
~~Small animal keeping~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~36.12.55.g.~~
EDUCATION, PUBLIC ASSEMBLY~~,~~ AND RECREATION						
Child-care centers	CUP	CUP	CUP	CUP	CUP	36.28.20; 36.60.09
~~Child-care facilities, large-family~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~36.28.20; 36.60.09~~
~~Child-care facilities, smallfamily~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~36.28.20; 36.60.09~~
Community assembly	CUP	CUP	CUP	CUP	CUP	36.60.09
Public recreation	P	P	P	P	P	36.60.35
Recreational vehicle (RV) parks				CUP		36.60.39
Religious institutions	CUP	CUP	CUP	CUP	CUP	36.60.39

LAND USE	PERMIT REQUIREMENTS BY ZONE					
	R1	R2	R3	RMH	R4	SEE SECTION
Schools – public and private	CUP	CUP	CUP	CUP	CUP	36.60.41
PUBLIC SAFETY FACILITIES, TRANSPORTATION, AND UTILITIES						
Parking lot or area, public (not accessory to residential)	CUP	CUP	CUP	CUP	CUP	36.60.35
Pipelines and utility lines	P	P	P	P	P	36.60.35
Public safety facilities	CUP	CUP	CUP	CUP	CUP	36.60.35
Public utility facilities	CUP	CUP	CUP	CUP	CUP	36.60.35
RESIDENTIAL						
~~Accessory dwelling unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IV, Division 10; 36.60.05~~
~~Accessory uses and structures~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IV, Division 9; 36.60.05~~
Dual urban opportunity development	P					Article IV, Division 11; 36.60.11
Duplexes		P	P		P	Article IV, Division 4; 36.60.11
Employee housing[1]	P	P	P	P	P	36.60.13
~~Home occupations, cottage food operations, microenterprise home kitchen operations~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IX, Division 11; 36.60.09; 36.60.19; 36.60.29~~
~~Junior accessory dwelling unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IV, Division 10; 36.60.23~~
Mobile home parks	MHPP	MHPP	MHPP	MHPP	MHPP	Article IV Division 7; 36.60.29
Manufactured housing	P	P	P	P	P	36.12.30

LAND USE	PERMIT REQUIREMENTS BY ZONE					
	R1	R2	R3	RMH	R4	SEE SECTION
Mobile home, single	P	P	P	P	P	36.12.30; 36.60.29
Multiple-family housing development		CUP	P		P	R2 District: Article IV, Division 4; R3 District: Article IV, Division 5; R4 District: Article IV, Division 6; 36.60.29
Residential care home[2]	P	P	P	P	P	36.60.39
~~Rooming and boarding house or lodging house~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~36.60.39~~
~~Rooming and boarding house or lodging house, 2 persons maximum~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~36.10.85; 36.60.39~~
Rowhouse development		PUD	PUD		PUD	Article IV, Division 15; 36.60.39
Senior care facility	CUP	CUP	CUP		CUP	36.60.41
Senior congregate care housing		CUP	CUP		CUP	
Single-family house or dwelling	P	P	P	P	P	36.60.41
Small-lot, single-family development		PUD	PUD		PUD	Article IV, Division 13; 36.60.41
Supportive housing	P	P	P	P	P	36.60.41
Transitional housing	P	P	P	P	P	36.60.43
Townhouse development		PUD	PUD		PUD	Article IV, Division 14; 36.60.43

LAND USE	PERMIT REQUIREMENTS BY ZONE					
	R1	R2	R3	RMH	R4	SEE SECTION
RESIDENTIAL ACCESSORY USES—These uses are only allowed when located within or accessory to dwelling units.						
Accessory dwelling unit	P	P	P	P	P	Article IV, Division 10; 36.60.05
Accessory uses and structures	P	P	P	P	P	Article IV, Division 9; 36.60.05
Boarding or lodging house	CUP	CUP	CUP	CUP	CUP	36.60.07
Boarding or lodging house, two (2) persons maximum	P	P	P	P	P	36.10.85; 36.60.07
Child-care center co-located with multiple-family development		P	P		P	36.28.20; Article IX, Division 23; 36.60.09
Child-care facilities, large-family	P	P	P	P	P	36.28.20; 36.60.09
Child-care facilities, small-family	P	P	P	P	P	36.28.20; 36.60.09
Home occupations, cottage food operations, microenterprise home kitchen operations	P	P	P	P	P	Article IX, Division 11; 36.60.09; 36.60.19; 36.60.29
Junior accessory dwelling unit within a single-family dwelling	P	P	P	P	P	Article IV, Division 10; 36.60.23
Small animal-keeping	P	P	P	P	P	36.12.55.g.
SERVICES						
Cemeteries, columbariums (with church)	CUP	CUP	CUP	CUP	CUP	36.28.15; 36.60.09
Medical services~~,~~ extended care			CUP	CUP	CUP	36.60.29
Offices, property management		CUP	P	P	P	36.60.33

LAND USE	PERMIT REQUIREMENTS BY ZONE					
	R1	R2	R3	RMH	R4	SEE SECTION
Offices, temporary real estate	TUP	TUP	TUP	TUP	TUP	Article XVI, Division 3; 36.60.33
OTHER USES						
Safe parking[3]	CUP	CUP	CUP	CUP	CUP	Article IX, Division 22; 36.60.41; Chapter 19
Temporary uses	TUP	TUP	TUP	TUP	TUP	Article XVI, Division 3

[1] Subject to the same permitting requirements as a single-family dwelling.

[2] Subject to the same requirements as a single-family dwelling or duplex if serving six (6) or fewer clients, or subject to the underlying zoning requirements if serving seven (7) or more clients.

[3] Safe parking shall only be allowed on sites used for, and in conjunction with, the following uses in residential zones: churches; community centers; membership organization facilities; and schools, public and private.

KEY TO PERMIT REQUIREMENTS	SYMBOL	SEE SECTION
Permitted use, zoning compliant	P	Article XVI, Division 2
Conditional use, conditional use permit required	CUP	Article XVI, Division 6
Planned unit development, planned unit development permit required	PUD	Article XVI, Division 5
Temporary use, temporary use permit required	TUP	Article XVI, Division 3
Mobile home park, mobile home park permit required	MHPP	Article XVI, Division 7
Use not allowed	(blank)	

SECTION 3. Chapter 36 (Zoning), Article V (Commercial Zones), Division 2 (Land Uses), Section 36.18.05 (Commercial zone land use permit requirements) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.18.05. - Commercial zone land use permit requirements.

The uses of land allowed by this Chapter in each commercial zoning district are identified in the following tables as being:

a. Permitted subject to compliance with all applicable provisions of this Chapter, including development review and parking requirements, and subject to obtaining any building permit or other permit required by the city code ("P" uses on the tables). Per Section 36.44.45, development review approval is required for exterior building or site modifications.

b. Allowed subject to approval of a conditional use permit ("CUP") (Sec. 36.48).

c. Allowed subject to approval of a temporary use permit ("TUP") (Sec. 36.46).

d. Land uses listed, as specifically defined in this Chapter, and on the tables in a particular zoning district(s) shall only be allowed in the specific zoning district(s) in which it is listed. Such uses can only be allowed in other zoning district(s) upon approval of a text amendment as provided by Section 36.52.35 (Zoning amendments). These uses cannot be named as similar uses as determined by the zoning administrator through the conditional use permit process or Section 36.58.30 (Procedures for interpretation).

e. Land uses that are not listed on the tables are not allowed, except where otherwise provided by Section 36.06.40 (Determination of allowable land uses) or Section 36.06.50 (Exemptions from zoning permit requirements).

LAND USES AND PERMIT REQUIREMENTS BY COMMERCIAL DISTRICT

NOTE: Where the last column on the following tables ("See Section") includes a section number, there are specific regulations and/or a specific definition in the referenced section that apply to the use; however, provisions in other sections may apply as well.

LAND USE	**PERMIT REQUIREMENTS BY ZONE**				
	CN	**CS**	**CO**	**CRA**	**SEE SECTION**
EDUCATION, PUBLIC ASSEMBLY~~,~~ AND RECREATION					
Adult entertainment establishments				CUP	36.28.10; 36.60.05
Child-care centers	CUP	CUP	CUP	CUP	36.28.20; 36.60.09
~~Child-care facilities, large-family~~				~~P~~	~~36.28.20; 36.60.09~~
~~Child-care facilities, small-family~~				~~P~~	~~36.28.20; 36.60.09~~
Community assembly	CUP		CUP	CUP	36.60.09
Cultural institutions	CUP		CUP	CUP	36.60.09

LAND USE	PERMIT REQUIREMENTS BY ZONE				
	CN	CS	CO	CRA	SEE SECTION
Indoor recreation and fitness centers—4,000 square feet or less	P	P		P	36.18.30; 36.60.21
Indoor recreation and fitness centers—more than 4,000 square feet	CUP	CUP		P	36.60.21
Learning center	CUP	CUP	CUP	P	36.60.27
Outdoor recreation				CUP	36.60.33
Pool and billiard rooms				CUP	36.60.35; Chapter 25
Public recreation	P	P	P	P	36.60.35
Religious institutions	CUP		CUP	P	36.60.39
Schools—public	CUP	CUP	CUP	CUP	36.60.41
Schools—private	CUP		CUP	CUP	36.60.41
Schools—specialized education and training	CUP	CUP	CUP	CUP	36.60.41
PROCESSING AND PRODUCTION					
Food products		P			36.60.15
Furniture and fixtures		P			36.60.15
Laundry and dry-cleaning plants		P			36.60.27
Printing and publishing		P			36.60.35
Recycling facilities—reverse vending machines	CUP	CUP	CUP	CUP	Article IX, Division 13; 36.60.39
Recycling facilities—small collection facility	CUP	CUP	CUP	CUP	Article IX, Division 13; 36.60.39
Wholesaling and distribution		P			36.60.49
PUBLIC SAFETY FACILITIES, TRANSPORTATION, AND UTILITIES					
Hydrogen fueling station	P	P	P	P	36.30.120; 36.60.19
Pipelines and utility lines	P	P	P	P	36.60.35
Public safety facilities	CUP	P	CUP	CUP	36.60.35
Public utility facilities	CUP	P	CUP	CUP	36.60.35
Transit stations and terminals		CUP		CUP	36.60.43
RESIDENTIAL					
~~Accessory dwelling unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IV, Division 10; 36.60.05~~

LAND USE	PERMIT REQUIREMENTS BY ZONE				
	CN	CS	CO	CRA	SEE SECTION
~~Accessory uses and structures~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Article IV, Division 9; 36.60.05~~
Efficiency studios				CUP	Article IX, Division 9; 36.60.13
General plan mixed-use village center (only where identified in the general plan)[1]	CUP	CUP	CUP		Article IX, Division 23; 36.60.17
~~Home occupations, cottage food operations, microenterprise home kitchen operations~~				~~P~~	~~Article IX, Division 11; 36.60.19~~
Mobile home parks				MHPP	Article IV, Division 7; 36.60.29
Multiple-family housing development, townhouse development, rowhouse development, supportive housing,[1] transitional housing or mixed-use commercial/housing development				CUP	Article IV, Division 14; Article IV, Division 15; 36.18.50; 36.60.29; 36.60.39; 36.60.41; 36.60.43
Residential care home	P	P	P	P	36.60.39
RESIDENTIAL ACCESSORY USES—These uses are only allowed when located within or accessory to dwelling units.					
Accessory dwelling unit	P	P	P	P	Article IV, Division 10; 36.18.50; Article IX, Division 23; 36.60.05
Accessory use or structures	P	P	P	P	Article IV, Division 9; 36.60.05
Child-care facilities, large-family	P	P	P	P	36.28.20; 36.60.09
Child-care facilities, small-family	P	P	P	P	36.28.20; 36.60.09

LAND USE	PERMIT REQUIREMENTS BY ZONE				
	CN	CS	CO	CRA	SEE SECTION
Child-care center co-located with multiple-family development	P	P	P	P	36.28.20; Article IX, Division 23; 36.60.09
Home occupations, cottage food operations, microenterprise home kitchen operations	P	P	P	P	Article IX, Division 11; 36.60.19
RETAIL					
Accessory retail uses	P	P	P	P	36.28.05; 36.60.05
Auto/motor vehicle, boat, and parts sales		P		CUP	36.30.25; 36.60.05
Bars		CUP		CUP	36.60.07
Building material stores (not including concrete)		P		CUP	36.60.07
Liquor stores	CUP			P	36.60.27
Outdoor retail sales, permanent		CUP		CUP	36.28.95; 36.60.33
Outdoor retail sales, temporary	TUP	TUP	TUP	TUP	Article XVI, Division 3; 36.60.33
Restaurant—4,000 square feet or less	P	P		P	36.18.30; 36.60.39
Restaurant—more than 4,000 square feet	P	CUP		P	36.60.39
Restaurant serving liquor	CUP	CUP		P	36.60.39
Restaurant with entertainment (serving or not serving liquor)				CUP	36.60.39
Retail, general merchandise—4,000 square feet or less	P	P		P	36.18.30; 36.60.39
Retail, general merchandise—more than 4,000 square feet	P	CUP		P	36.60.39
Shopping center	P			CUP	36.60.41
Significant tobacco retailer				CUP	36.30.20;36.30.30; 36.60.41
Warehouse retail		CUP			36.30.40; 36.60.49

LAND USE	PERMIT REQUIREMENTS BY ZONE				
	CN	CS	CO	CRA	SEE SECTION
SERVICES					
Animal service establishment	CUP	CUP	CUP	CUP	36.30.35; 36.60.05
Automatic teller machine (ATM)	P	P	P	P	36.60.05
Auto/motor vehicle repair—minor or major		P		CUP	36.30.25; 36.60.05; Chapter 39
Auto/motor vehicle storage		P			36.60.05
Auto/motor vehicle tow yard		CUP			36.60.05
Banks and financial services	P		P	P	36.60.07
Business services		P		P	36.60.07
Cannabis business, nonstorefront retail		CUP			Article IX, Division 21; 36.60.09; Chapter 9
Cemeteries, columbariums and mortuaries			CUP	P	36.28.15; 36.60.09
Construction yard and equipment		P			36.60.09
Drive-in and drive-through facilities	CUP	CUP	CUP	CUP	36.28.30; 36.60.11
Hotels and motels				CUP	36.18.50; 36.60.19
Parking lot or area, public		CUP		CUP	36.60.35
Medical services—less than 3,000 square feet	P		P	P	36.60.29
Medical services—3,000 to 20,000 square feet	CUP		P	P	36.60.29
Medical services—more than 20,000 square feet			CUP	CUP	36.60.29
Medical services—hospitals and extended care			CUP	CUP	36.60.29
Offices	CUP	P	P	P	CN District: 36.18.15.-b;

LAND USE	PERMIT REQUIREMENTS BY ZONE				
	CN	CS	CO	CRA	SEE SECTION
					CS District: 36.18.20; 36.60.33
Offices, research and development		P		CUP	CS District: 36.18.20; CRA District: 36.18.25; 36.60.33
Personal services—4,000 square feet or less	P	P		P	36.18.30; 36.60.35
Personal services—more than 4,000 square feet	P	CUP		P	36.60.35
Service station	CUP	CUP		CUP	36.30.15; 36.60.41
Storage, accessory	P	P	P	P	36.60.41
Warehousing		P			36.60.49
OTHER USES					
Emergency shelter	CUP	CUP	CUP	CUP	Article IX, Division 10; 36.60.13
Low-barrier navigation center	P	P	~~CUP~~ P	P	Article IX, Division 10; 36.60.27
Safe parking	CUP	CUP	CUP	CUP	Article IX, Division 22; 36.60.41; Chapter 19
Temporary uses	TUP	TUP	TUP	TUP	Article XVI, Division 3
Uses not named but similar to listed uses as determined by the zoning administrator	CUP	CUP	CUP	CUP	36.18.05.d

[1] Supportive housing that meets the requirements of Government Code Section 65650 shall be a use by right in zones where multi-family and mixed uses are permitted, in accordance with state law. Supportive housing that does not meet the requirements of Government Code Section 65650 shall apply the permit requirements in the table.

KEY TO PERMIT REQUIREMENTS	SYMBOL	SEE SECTION
Permitted use, zoning compliant	P	Article XVI, Division 2
Conditional use, conditional use permit required	CUP	Article XVI, Division 6

Temporary use, temporary use permit required	TUP	Article XVI, Division 3
Use not allowed	(blank)	

SECTION 4. Chapter 36 (Zoning), Article IX (Standards For Specific Land Uses), Division 5 (Child Day-Care Facilities), Section 36.28.20 (Child-day care facilities) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

DIVISION 5.
CHILD ~~DAY~~-CARE FACILITIES

SEC. 36.28.20. - Child ~~day~~-care facilities.

This ~~s~~Section establishes standards for city review of child ~~day~~-care facilities, in conformance with state law, including the limitations on the city's authority to regulate these facilities. These standards apply in addition to all other applicable provisions of this ~~c~~Chapter and any requirements imposed by the California Department of Social Services through its facility licensing procedures. Licensing by the ~~d~~Department of ~~s~~Social ~~s~~Services is required for all child ~~day~~-care facilities.

a. **Small- and large-~~-~~family ~~day~~child-care homes.** Considered a residential use of property and ~~P~~permitted within any ~~single-family or multi-family dwelling in a residential zone~~ dwelling unit. Subject to identical development standards applicable to residential uses within the property's district.

b. **Child-~~-day-~~ care centers not co-located with multiple-family residential development.** Allowed in the zoning districts determined by Sections~~s.~~ 36.10.05 (Residential ~~Z~~zones), 36.18.05 (Commercial ~~Z~~zones), 36.20.05 (Industrial ~~Z~~zones), 36.22, 36.24, 36.24.35, 36.26~~,~~ and 36.26.35 (Special ~~P~~purpose ~~Z~~zones), subject to conditional use permit approval (Section~~.~~ 36.48), and the following:

1. **Spacing/concentration.** No residential property shall be bordered on more than one (1) side by a child day-care facility.

2. **Traffic control.** A drop-off and pick-up area shall be established to ensure that children are not placed at risk and street traffic is not unduly interrupted. The driveway of a large family day-care home may serve as its drop-off area. Adequate drop-off and pick-up areas shall be provided so that traffic does not back up onto public roadways or does not create circulation problems in parking lots.

3. **Adjacent uses.** The proposed site shall not be located adjacent to a business that uses, sells or stores significant amounts of hazardous materials or creates high noise levels or fumes.

4. **Outdoor play areas.** Outdoor play areas shall be set back from adjoining residential dwellings and enclosed with a minimum six (6) foot fence. A six (6) foot wood or masonry fence is required along the boundaries with residential uses.

5. **Development review approval.** Development review approval shall be required as provided in city code Section~~.~~ 36.44.45.

c. **Child-care centers co-located with multiple-family residential development.** Notwithstanding any provision of the city code to the contrary, any child-care facility co-located with multiple-family housing shall be considered a residential use of property and be subject to identical development standards applied to the multiple-family housing.

SECTION 5. Chapter 36 (Zoning), Article IX (Standards For Specific Land Uses), Division 23 (General Plan Mixed-Use Village Center Developments), Section 36.30.113 (General plan mixed-use village center—Special land use standards) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.30.113. - General plan mixed-use village center—Special land use standards.

a. **Allowed residential uses.** Only multiple-family dwellings, including supportive housing and transitional housing, ~~residential uses~~ are allowed. ~~Other uses are also allowed if typically allowed with multi-family development, including residential accessory uses and structures, supportive and transitional housing, small- and large-family day care, home occupations, residential care homes and rooming and boarding. The permit requirements of the R4 zone shall apply.~~ Single-family homes, townhouses, rowhouses and any other residential use with individual private garages are prohibited.

b. **Accessory dwelling units.** Accessory dwelling units shall be permitted and shall comply with the provisions of Section~~.~~ 36.12.85. Accessory dwelling units are not allowed to occupy neighborhood commercial floor area required under this Division.

c. **Allowed land uses in ground-floor commercial spaces.** Per the CN zoning district in Section~~.~~ 36.18.05.

d. **Additional permitted land uses in the CO zoning district.** In addition to the CN zoning district uses, administrative and executive offices are permitted in the CO zoning district.

SECTION 6. Chapter 36 (Zoning), Article XIV (Affordable Housing Program), Division 3 (Commercial and Industrial Development: Housing Impact Fee Program), Section 36.40.65 (Fee; calculation of fee; alternative to payment of fee; adjustment and waivers; exemptions) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.40.65. - Fee; calculation of fee; alternative to payment of fee; adjustment and waivers; exemptions.

a. **Housing impact fee.** A housing impact fee is hereby imposed on all developers of nonresidential projects that involve the construction of new floor area, except as otherwise set forth herein.

b. **Calculation of housing impact fee.**

1. The housing impact fee for nonresidential development projects shall be charged on a per-square-foot basis for all net new gross floor area, including all additions where floor area is increased, with a specific per-square-foot amount set for each nonresidential land use category and amount of floor area identified in Table 36.40-1 below. The amount of the fee shall be computed as follows: (gross square feet nonresidential floor area minus existing floor area) x (applicable fee as listed in Table 36.40-1) = housing impact payment.

2. The amount of each such fee shall be established by resolution of the city council and shall be adjusted annually as a part of the city's annual budget process by the percentage change in the Consumer Price Index for the San Francisco-Oakland-San Jose area for the previous year.

3. In calculating the fee, the chief building official shall use those fees in effect by resolution of the city council at the time of the issuance of the building permit or, if no building permit is required, at the time of issuance of a use or other discretionary permit.

4. The community development director shall determine the appropriate land use category as set forth in Table 36.40-1 below for each new nonresidential development project.

TABLE 36.40-1
HOUSING IMPACT FEE REQUIREMENTS

Land Use Category	**Fifty (50) Percent of Full Fee**	**Full Fee**
Office/high tech/industrial	New gross floor area between 1 and 10,000 square feet	New gross floor area that exceeds 10,000 square feet
Commercial/retail/entertainment	New gross floor area between 1 and 25,000 square feet	New gross floor area that exceeds 25,000 square feet
Hotel	New gross floor area between 1 and 25,000 square feet	New gross floor area that exceeds 25,000 square feet

c. **Alternative to payment of a housing impact fee.** As an alternative to payment of the housing impact fee, a developer of a nonresidential development project may submit a request to mitigate the impacts of such development through the construction of residential units, the dedication of land or provision of other resources. Such requests may be granted in the ~~sole~~ discretion of the city council, if the city council determines that such alternative will further affordable housing opportunities in the city to an equal or greater extent than payment of the housing impact fee. However, for combined or mixed-use projects subject to administrative approval pursuant to Section 36.44.75 of the city code, requests for alternatives to payment of housing impact fees may be granted by the housing director, in consultation with the community development director, upon a determination that such alternative will further affordable housing opportunities in the city to an equal or greater extent than payment of the housing impact fee.

d. **Adjustment, reduction or waiver.** An adjustment, reduction or waiver of the fees required by this ~~s~~Section may be granted ~~by the city council~~ for nonresidential development projects under the following circumstances:

1. Upon the remodeling of a building to add square footage, the appropriate housing impact fee shall be paid only on the additional square footage.

2. If the nonresidential development project is in whole or part a replacement for space previously on the site, but vacated or demolished in the twelve (12) months prior to the filing of the application for a zoning permit for the new construction or remodel, credit shall be given for the space vacated or demolished or to be vacated or demolished at the rate applicable to the prior use of that space.

3. If the nonresidential development project is constructed for a specific use involving no employees or fewer than one (1) employee per two thousand (2,000) square feet of gross floor area, the project may be eligible for a waiver of the fees. To be eligible for a waiver,

the building must be designed and built such that it cannot be converted to a use capable of housing a larger number of employees except by major reconstruction. The burden of proof shall be on the applicant. If a waiver is granted, a "notice of conditional waiver of housing impact fee" shall be recorded in the Santa Clara County Office of the Recorder. If a subsequent change in the use or structure of the building occurs which involves additional employees, the waiver granted herein shall be deemed revoked, subject to a hearing before the zoning administrator, who shall make a recommendation on the revocation to the city council. The decision of the city council shall be final.

4. If, upon evaluation of facts presented by the applicant, there is an absence of any reasonable relationship or nexus between the impact of the development and the need for housing, the project shall be eligible for a waiver of the fees.

Adjustment, reduction or waiver of the fees required by this Section may be granted by the city council for all development projects, except adjustments, reduction or waiver of the fees required by this Section may be granted by the housing director, in consultation with the community development director, for combined or mixed-use development projects subject to administrative approval pursuant to Section 36.44.75 of the city code.

e. **Exemptions.** This fee shall not apply to developers of nonresidential projects which fall within one (1) or more of the following categories:

1. Buildings which are owned and at least seventy-five (75) percent occupied by governmental or nonprofit agencies and organizations.

2. Any building which is damaged or destroyed by fire or natural catastrophes so long as the total square footage of the repaired or replaced building remains the same.

f. **Grandfather provision.** The following nonresidential projects shall be exempt from the provisions of this ~~a~~Article:

1. Projects for which a complete application has been submitted by December 11, 2001 and final approval for a valid zoning permit has been issued and is in effect as of March 9, 2002; or

2. Projects for which a complete application has been submitted by December 11, 2001 and final approval for a valid zoning permit has been issued and is in effect as of March 9, 2002~~,~~ and which are subsequently the subject of a revised application except that any increase in the amount of originally approved floor area shall be subject to the provisions of this ~~a~~Article.

SECTION 7. Chapter 36 (Zoning), Article XVI (Zoning Ordinance Administration), Division 1 (Authority for Land Use and Zoning Decisions) of the City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are

shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.44. - Authority for land use and zoning decisions.

SEC. 36.44.05. - Purpose.

This Section identifies the city official or body responsible for reviewing and making decisions on land use and development permits as well as amendments to precise plans, the general plan, the zoning map and this Chapter.

SEC. 36.44.10. - Review authority.

The following ~~s~~Sections describe the duties and powers of city officials and administrative bodies responsible for acting on the land use permits and entitlements contained in this Chapter.

Amendments to the zoning ordinance text, rezonings or zoning map amendments, adoption or amendment of precise plans and amendments to the general plan are legislative acts reviewed by the environmental planning commission with final determination by the city council. In addition to the authority specifically described below, the zoning administrator may, in accordance with Section 36.44.45, designate other community development staff to review projects and issue zoning permits for projects not requiring public hearings. Each of the city officials and administrative bodies with final decision authority as listed below shall have the power to approve, conditionally approve or disapprove projects, permits and amendments. A summary of the review authority described in this Article is given in Table 36.44-1.

Table 36.44-1
Review Authority

Type of Permit or Decision	Community Development Director	Subdivision Committee	Zoning Administrator	Environmental Planning Commission[1]	City Council
CEQA	F		R/F	R	F/A
Conditional use permits			F		A
Development agreements			R		F
Development review			R/F		F/A

Type of Permit or Decision	Community Development Director	Subdivision Committee	Zoning Administrator	Environmental Planning Commission[1]	City Council
Development review of administrative housing approvals[2]	F				A
General plan amendments				R	F
Interpretations			F		A
Ministerial housing approvals[~~2~~3]	F				
Mobile home park permit			F		A
Planned unit development permits			F		A
Planned community permits			R/F	R	F
Precise plans				R	F
Special design permit			F		A
~~Subdivisions[3] Lot line adjustment~~	~~F~~				~~A~~
~~Parcel maps~~		~~F~~			~~A~~
~~Tentative tract maps~~		~~R~~			~~F~~
~~Subdivision extensions~~					
Temporary use permits			F		A
Variances			F		A
Zoning map and/or text amendments				R	F
Zoning permit extension			F		A

Type of Permit or Decision	Community Development Director	Subdivision Committee	Zoning Administrator	Environmental Planning Commission[1]	City Council
Subdivisions[4]					
Administrative housing approval subdivisions[2]	F				A
Lot line adjustment	F				A
Ministerial housing approval subdivisions[3]	F				
Preliminary parcel map		F			A
Tentative map		R			F
Extension		F			F/A

Key: R—Review and recommendation body
F—Final decision-making body
A—Appeal body

[1] Refer to the administration section of precise plans for further information on items reviewed by the environmental planning commission and Sections 36.44.15 and 36.44.25 regarding concurrent reviews by the environmental planning commission.

[2] Approvals pursuant to Section 36.44.75.

[3~~2~~] State-mandated housing approvals.

[4~~3~~] Listed for reference only. Refer to Subdivision regulations in Chapter 28 of the city code.

SEC. 36.44.15. - Zoning administrator.

a. **Appointment.** The zoning administrator shall be appointed by the city manager. The city manager may authorize the community development director to appoint deputy zoning administrator(s).

b. **Duties and powers.** The zoning administrator shall perform the duties prescribed in this Chapter as designated in precise plans and as assigned by the community development director. The duties shall include, but are not limited to, the power to do all of the following:

1. Make recommendations to the city council on planned community permits when specified by a precise plan;

2. Oversee design review for all zoning permits under the review authority of the zoning administrator as referenced in Section 36.44.20;

3. Approve:
   (a) Single-family residential major floor area ratio exceptions;
   (b) Temporary use permits;
   (c) Variances;
   (d) Planned unit development permits;
   (e) Conditional use permits;
   (f) Special design permits;
   (g) Applications for development review;
   (h) Permit extensions;
   (i) Mobile home park permits;
   (j) Planned community permits when allowed by a precise plan;
   (k) Interpretation of this Chapter; and
   (l) California Environmental Quality Act (CEQA) determinations for these items;

4. Refer any application for permit or entitlement to the city council for final action; and

5. Adopt rules of procedure for detailed application format, meeting process or other detailed procedures consistent with this Article.

c. **Meetings.** The zoning administrator shall hold regularly scheduled hearings open to the public at dates, times and places determined and posted by the zoning administrator.

d. **Concurrent processing.** In lieu of a separate administrative zoning public hearing, the zoning administrator shall refer any zoning permit application being processed concurrently with a general plan amendment, amendment to the text of the zoning ordinance, amendment to the zoning map or new or amended precise plan to the environmental planning commission for concurrent review and recommendation to the city council.

SEC. 36.44.20. - Design review.

The zoning administrator shall establish procedures for review of the site, architectural and landscape design of development applications, which includes, but is not limited to:

a. Assigning oversight of the design review of projects to a deputy zoning administrator;

b. Hiring one (1) or more professional architects to serve as consultant(s); and

c. Holding regularly scheduled meetings that are open to the public.

SEC. 36.44.25. - Subdivision committee.

The duties, responsibilities and powers of the subdivision committee shall be as provided by Chapter 28 of the ~~C~~city ~~C~~code (Subdivisions) ~~except, in lieu of a separate subdivision committee public hearing, the subdivision committee shall refer any subdivision map application being processed concurrently with a general plan amendment, amendment to the text of the zoning ordinance, amendment to the zoning map, or new or amended precise plan to the environmental planning commission for concurrent review and recommendation to the city council~~.

SEC. 36.44.30. - Environmental planning commission.

a. **Appointment and membership.** The commission shall consist of seven (7) members, appointed by the city council, who serve in compliance with the provisions of this chapter and the city charter Section 906.

b. **Duties and powers.** The commission shall have all powers assigned to it under the city charter Section 906 (a-c) and shall exercise the following functions to safeguard the environmental quality of the community:

1. Establish, maintain and monitor an environmental planning process;

2. Identify community~~-~~wide goals~~,~~ through citizen contact and initiate programs to implement and monitor such goals;

3. Formulate and make recommendations to the council for final determinations on new street plan lines, precise plans, general plan amendments, zoning map amendments, zoning text amendments, environmental clearance documents and other applicable policy or ordinance matters related to the city's planning process;

4. Monitor the city's zoning standards and map to ensure consistency with the community's land use objectives;

5. Communicate with the council, public agencies and citizens regarding the environment and plan implementation and subregional and regional planning; and

6. Review and make recommendations on CEQA determinations for these items.

c. **Meetings.** The commission shall hold regularly scheduled meetings open to the public at dates, times and places determined and posted by the commission.

SEC. 36.44.35. - City council.

a. **Powers.** The city council shall have final authority for:

1. Appeals on nonministerial determinations by the community development director, subdivision committee and zoning administrator;

2. Tentative and final ~~S~~subdivision maps;

3. Planned community permits when specified within the applicable precise plan;

4. Any permit or entitlement application referred to the council by the zoning administrator;

5. Street plan lines;

6. Precise plans;

7. General plan amendments;

8. Zoning map amendments;

9. Zoning chapter text amendments; and

10. CEQA determinations for these items.

If, on Items 5 through 10, the city council is contemplating approving an action significantly different than the recommendation from the environmental planning commission, the council may, by majority vote, return the item back to the commission for reconsideration and recommendation. The council may specify a time period by which the commission is to return their recommendation back to the council.

Notwithstanding the foregoing, housing development projects consistent with Section 36.44.75 may be approved administratively and shall not be subject to city council review or final approval, except as otherwise provided in the city code or required by state law.

SEC. 36.44.40. - Preapplication meeting and informal application.

A prospective applicant is encouraged to request a preapplication meeting with the community development department prior to formal submittal of a permit application. The purpose of this meeting is to inform the applicant of requirements that apply to the proposed development project, review the procedures outlined in this Chapter, examine possible alternatives or modifications and identify any technical studies relating to future environmental

or project permit review. ~~The community development director may require a preapplication meeting for controversial or complex projects.~~

In addition to or prior to the preapplication meeting, a prospective applicant with authorization of the property owner(s) may voluntarily submit an informal application together with the filing fee as established by resolution of the city council, conceptual plans and materials to the community development department. The purpose of the informal application review is to identify applicable development standards, guidelines, and city regulations for the proposed project, receive preliminary feedback on compliance and understand the permits required for the prospective project.

SECTION 8. Chapter 36 (Zoning), Article XVI (Zoning Ordinance Administration), Division 2 (Development Review Process), Section 36.44.65 (Development review procedures) and Section 36.44.70 (Findings) of the City Code are hereby amended to add, delete, or modify its provisions as set forth below, including the addition of a new Section 36.44.75 (Administrative Approval for Qualifying Housing Developments Subject to Public Resources Code Section 21080.66). Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.44.65. - Development review procedures.

Preliminary development review through a preapplication meeting or submittal of an informal application (see Section 36.44.40) is encouraged prior to the formal submittal of an application. This informal review provides guidance to project proponents prior to preparation of detailed building designs and site plans for formal application submittal.

Formal development review is initiated when the department receives a complete application for development review. Development review can be a separate permit application or part of a larger permit application as described in this Section. The zoning administrator shall have the overall authority to conduct development review, subject to appeal to the city council, but may refer applications to other community development department staff for review and issuance of permits. The development review process is administered at three (3) levels of evaluation: administrative, zoning administrator public hearings and council public hearings.

The zoning administrator or community development director may require that any application be reviewed through the more formal development review process, including design review.

a. **Administrative procedures.** Applications with complete materials for simple requests, in full compliance with this Chapter or applicable precise plans, requiring no site visits

or review by other departments may be approved administratively without public notice or hearing. Typical projects that may qualify include the following:

1. New signs and change of copy on existing signs, which conform to a previously approved sign program;

2. New or amended sign programs;

3. Temporary use permit for the sale of seasonal items, including Christmas trees and pumpkins, seasonal or temporary recreation uses, such as day camps, construction yards in conjunction with an approved construction project, mobile home(s) as part of a temporary work site for employees, homeless shelter for up to twenty-nine (29) people and not exceeding thirty-five (35) days, food kitchens and relief services and similar type uses;

4. Minor facade modifications, including: adding or removing door(s), automated teller machines (ATMs) at an existing bank, handicapped-accessible ramps, additions to single-family structures with nonconforming setbacks and minor architectural enhancements to multi-family structures which conform to approved plans;

5. Minor site plan modifications, including adding or changing: trash enclosures, bicycle lockers, utilities with minimal aboveground structures, satellite dish antennas, fences, landscaping and landscaping structures, such as arbors or gazebos and parking lots striping;

6. Fences which exceed six (6) feet in height but do not exceed seven (7) feet in a residential zoning district and where the applicant can provide letters of agreement from all adjacent property owners;

7. Facade modifications to multi-family, commercial and industrial structures where less than one thousand (1,000) square feet of additional floor area is proposed;

8. Modification or minor additions to existing site plans and/or structures located in the planned community zoning district as provided by Section 36.50.30.b. or where the precise plan allows for minor modifications;

9. Development review associated with consideration of any new use, new construction or modifications within the neighborhood design (ND) and special design (SD) overlay zoning districts;

10. Development on sites with existing nonconforming structures (see Section 36.06.60);

11. Modifications to residential structures for reasonable accommodations (see Section 36.08.40);

12. Multi-family accessory structure(s);

13. New or modified outdoor dining located on private property. This includes outdoor dining located within the downtown precise plan;

14. New or modified merchandise displays located on private property within the downtown precise plan; and

15. Parking reductions associated with an increase in bedrooms within an existing multiple-family residential dwelling unit per Section 36.32.70.

In addition to the above projects, housing development projects consistent with Section 36.44.75 may also be approved administratively.

b. **Zoning administrator procedures.** In addition to the authority to take final action on variances, conditional use permits and other special property development permits, the zoning administrator is responsible for making development review recommendations to the city council on planned community permits when specified by a precise plan, overseeing design review as part of the development review process and making final decisions on applications for the following:

1. New construction and/or major remodeling or site plan modifications when in full compliance with the provisions of this Chapter;

2. Single-family structures and additions where a floor area ratio exception is requested;

3. Minor adjustment to design/site consideration of an approved permit from a public hearing which does not result in a reduction from any standard outlined in this Chapter or change any special conditions adopted by the city council, including, but not limited to:

(a) On-site circulation and parking, loading and landscaping;

(b) Placement and/or height of walls, fences and structures; and

(c) Minor changes to architectural features and/or modification of finished materials and colors that do not alter or compromise the previously approved theme.

4. Development review associated with applications for variances, conditional use permits, temporary use permits and planned unit developments, including general plan mixed-use village center developments;

5. Changes of use in commercial, office and industrial zoning districts which are in compliance with this Chapter but may impact adjacent properties, including, but not limited to,

proposals for outdoor storage adjacent to a residential zoning district; outdoor seating at an existing restaurant; or changes in parking lot lighting which may generate off-site glare;

6. Fences which exceed six (6) feet in height but do not exceed seven (7) feet in a residential zoning district where the applicant cannot provide the community development department with letters of agreement from all adjacent property owners;

7. Antenna or communication facilities in all zoning districts, including public right-of-way;

8. Public projects involving permanent new buildings; and

9. The moving or relocation of a building per Division 7 of Article III of this Chapter.

c. **City council.** The city council shall make a final development review determination on a planned community permit when the precise plan requires council approval and a planned unit development when it is accompanied by a tentative map. The city council is the final appeal body of zoning administrator determinations.

SEC. 36.44.70. - Findings.

Approval of a project shall require written findings supporting the conformance of the project with adopted city standards and design guidelines. The findings shall be based upon the following:

a. The project design is consistent with ~~T~~the general design considerations as described by the purpose and intent of this ~~c~~Chapter, the general plan and any city-adopted design guidelines;

b. The architectural design of structures, including colors, materials and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.) are compatible with surrounding development;

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;

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;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation and parking; and

f. The approval of the development review permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).

SEC. 36.44.75. - Administrative approval for qualifying housing developments subject to Public Resources Code Section 21080.66.

Notwithstanding any other procedure prescribed in this Chapter or in any precise plan, housing developments meeting the requirements of this Section may be reviewed and approved administratively by the community development director, in consultation with other departments, as necessary, without a hearing, unless a hearing is specifically requested pursuant to the noticing procedures of this Section.

a. **Applicability.** This Section shall apply to development projects that qualify for and utilize the statutory exemption provided in Section 21080.66 of the Public Resources Code.

b. **Findings.** Administrative approval of housing development projects pursuant to this Section shall require written findings supporting the conformance of the project with applicable objective standards and statutory requirements. In addition to any other findings required by this city code, the findings shall be based upon the following:

1. The project meets all applicable criteria for a statutory exemption from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66, and all procedural requirements therein have been completed.

2. The project is consistent with all applicable general plan, zoning code, precise plan, and/or city code development standards or other requirements.

3. The proposed project is in substantial compliance with the intent of any exception or alternative requirement allowed by the city code or precise plan.

4. If applicable, the project shall also make findings for density bonus in Section 36.48.95.

c. **Noticing and hearing procedures.** The community development director or designee shall provide a notice to those persons and entities listed in Section 36.56.20 of the city code at the time of making a determination that the application is complete.

1. The notice shall provide a period of not less than fourteen (14) days from the date of the notice to provide written public comment on the project and to request a hearing thereon.

2. Failure of any individual or entity to receive a notice shall not constitute grounds to invalidate the city actions in the absence of evidence showing the notice was mailed to the wrong address.

3. A hearing shall occur only when timely requested in writing by the applicant or other person(s). The director must receive any hearing request within fourteen (14) days of the date of the notice.

4. Upon receipt of a timely submitted request for a hearing, the community development director or designee shall provide a notice specifying the time and location of the hearing to those persons and entities listed in Section 36.56.20 of the city code not less than fourteen (14) days prior to the hearing.

5. The community development director shall consider all written public comments received, and any written or verbal comments provided at a hearing, if requested, prior to taking final action on a project.

d. **Approval timelines.** The review and approval of housing developments subject to administrative approval pursuant to this section shall be subject to the time limits in Public Resources Code Section 21080.66, as may be amended from time to time, or any successor statute. Nothing in this Chapter or any other provision of the city code shall be construed to establish additional or separate review or approval deadlines for such projects.

e. **Appeals.** Decisions made under this Section may be appealed to the city council in accordance with Section 36.56 (Applications, hearings and appeals) of Chapter 36 of the city code. The city clerk shall be the clerk of the appeal board for purposes of filing an appeal.

f. **Other associated permits and entitlements.** Notwithstanding any provision of the city code to the contrary, any associated subdivision map or heritage tree removal permit shall also be approved administratively by the community development director in accordance with this Section. No other permits in this Chapter shall be required.

SECTION 9. Chapter 36 (Zoning), Article XVII (Definitions), Division 2 (Definitions), Section 36.60.41 (Definitions – "S.") and Section 36.60.43 (Definitions – "T.") of the City Code are hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 36.60.41. - Definitions – "S."

Safe parking. Area of a site that provides homeless individuals and families living in vehicles a temporary safe place to park while accessing services to end their homelessness.

Schools—college and university. Community colleges, public or private universities and professional schools granting associates art degrees, certificates, undergraduate and graduate

degrees and requiring for admission at least a high school diploma or equivalent general academic training and not otherwise defined as a private educational facility.

Schools—private. Any educational institution, not under public administration, including: privately owned schools and schools owned and operated by religious organizations or other similar activity or pursuit. This definition does not include community or junior colleges, colleges or universities.

Schools—public. A building or group of buildings for educational and/or classroom purposes operated in the Mountain View Whisman Elementary School District, Mountain View-Los Altos Union High School District or other public education institutions, such as charter schools, offering a general course of study at primary, secondary or high school levels which offers instruction in those courses of study required by the California Education Code.

Schools—specialized education and training. Business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized nondegree-granting schools offering such subjects as: art, drama, language, music, driver education, ballet and other dance and after-school tutoring centers. Also includes seminaries and other facilities exclusively engaged in training for religious ministries and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications and management, as examples).

Secondhand stores. Indoor retail establishments that buy and sell used products, including, but not limited to, books, clothing, furniture and household goods. The sale of cars and other used vehicles is included under "auto, mobile home, vehicle and parts sales."

Senior care facility. Communities designed for seniors, including, but not limited to, senior independent living communities, assisted living and nursing homes or similar uses as determined by the zoning administrator.

Service station. A retail business selling gasoline or other motor vehicle fuels, which may also provide vehicle engine maintenance and repair services incidental to fuel sales (if permitted in the applicable zoning district). May also include accessory towing and trailer rental services spaces (if permitted in the applicable zoning district) but not the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work or the rental of vehicle storage or parking.

Setback. The minimum allowable horizontal distance from a given point or line of reference, such as a street right-of-way, to the nearest vertical wall or other element of a building or structure as defined herein.

Shopping center. A building or buildings in which are situated no less than five (5) separate tenants or occupants whose combined gross floor area totals at least twenty thousand (20,000)

square feet where no more than ten (10) percent of such tenants' or occupants' combined gross floor area is devoted to restaurant use, where the zoning administrator determines that such tenants or occupants are engaging in compatible uses and which uses are located on the same lot or located on separate but abutting lots tied together by binding legal agreements providing rights of reciprocal vehicular parking and vehicular access.

Short-term rental. The use or possession of, or the right to use or possess, any room or rooms, or portions thereof, in any residential dwelling unit for residing, sleeping or lodging purposes for thirty (30) or fewer consecutive calendar days, excluding "hotels and motels," "boarding or lodging house," "supporting housing" or "transitional housing."

Sign. Any card, cloth, glass, metal, painted, paper, plastic, wooden or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, building, structure or thing for the purpose of advertising, announcing, declaring, demonstrating or displaying information about a specific business, occupant use, activity or building, including, but not limited to, clocks, barber poles and similar devices, and excluding official notices issued by a court or public officer.

Sign area. The calculated area of all parts and surfaces of a sign except the supporting structure. The sign area shall be measured by means of a single rectangular or circular shape that encloses all sign elements. For signs with more than one (1) side that is visible to the public, the sign area shall be the total of the calculated area of all sides.

Sign, decorative graphics. Decorative graphics shall be defined to include any graphic symbol, logo, monogram, words treated as a graphic image or other symbolic device which identifies the specific business or products or services offered on the premises or which relates to the contents of the building-mounted sign. This section shall apply only to commercial signs.

Sign, directional. Any sign the sole purpose of which is to regulate the flow of pedestrians and vehicles on private property.

Sign, freestanding. Any sign not entirely supported by a building.

Sign, identification. Any sign the sole purpose of which is to identify the appurtenant premises, the occupant of the premises or the principal business conducted on the said premises or the principal product sold or service performed on the said premises.

Sign, nonappurtenant. Any sign which does not relate to, or which relates only incidentally to, the occupant of the appurtenant premises or the principal business conducted thereon or the principal product sold or service performed thereon.

Sign, real estate. Any sign the purpose of which is to declare the appurtenant real property for rent, lease or sale.

Sign, window. Window signs shall include any graphics material, words or symbols attached to the glass surface of a building or located within four (4) feet of the inside surface of a window that is viewable by the public. Window graphics and displays complying with Section 36.36.15.j. shall not be considered "window signs."

Significant tobacco retailers. Any tobacco retailer that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products and/or tobacco paraphernalia at the subject location. This definition shall not include cigar stores which qualify for exemption under Section 21.61.

Single-family dwellings. A detached building designed for and/or occupied exclusively by one (1) family or household. Also includes factory-built, manufactured or modular housing.

Small-lot, single-family development. Small-lot, single-family development consists of two (2) or more detached single-family dwellings within a planned unit development project on individual lots that typically average between three thousand six hundred (3,600) square feet to four thousand three hundred (4,300) square feet per lot.

Storage, accessory. The indoor storage of various materials on the same site as a principal building or land use which is other than storage which supports the activities or conduct of the principal use. Includes the storage of automobiles (including their incidental restoration and repair), personal recreational vehicles and other personal property, accessory to a residential use.

Storage containers. Cargo, shipping and/or containers which are designed for the storage or transportation of goods by sea, air, rail or truck and can include commercial truck bodies, with or without wheels.

Street. Publicly maintained right-of-way which provides a public means of access to abutting property. The term "street" shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare or any other similar term.

Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

Studio. A business operating in a class-like setting with a fixed weekly or monthly schedule and fixed customer capacity, typically for creative arts or fitness-related activities, such as, but not limited to, dance, martial arts, kickboxing, cycling, painting, ceramics, etc.

Supergraphics. Painted or otherwise colored, specific symbols, shapes or devices on the walls of a building wherein the primary intent is decoration and architectural enhancement of a building. Supergraphics shall not be used to convey information about a specific occupant of a

building or of a specific type of use within a building or specifically direct attention to the identification sign or signs of a tenant within a building or of the building itself.

Supportive housing. As defined in California Government Code Section 65582. Unless otherwise amended, that definition is: housing with no limit on length of stay, that is occupied by the target population and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving their health status and maximizing their ability to live and, when possible, work in the community. ~~A facility or use that provides housing with no limit of stay, that is occupied by the target population, as defined in California Health and Safety Code Section 53260(d), and that is linked to on-site or off-site services that assist the tenant to retain the housing, improve their help status, and maximize their ability to work in the community.~~ Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses if the same type in the same zone, consistent with Government Code Section 65583(c)(3). "Supportive housing" includes, but is not limited to, projects consistent with Government Code 65650.

Swimming pool. Any pool, pond, lake or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than three (3) feet.

SEC. 36.60.43. - Definitions - "T."

Theaters. Indoor facilities for public assembly and group entertainment other than sporting events, such as: public and semipublic auditoriums, exhibition and convention halls, civic theaters and facilities for "live" theater and concerts, motion picture theaters and similar public assembly uses.

Townhouse development. A group of two (2) or more attached single-family dwellings where each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from others by one (1) or more common and fire-resistant walls and owners have fee simple title to the property and each has a private "open area."

Trailer. Any unit used or designed to be used for living or sleeping purposes, or both, and which is designed to be equipped with wheels or similar devices used, or to be used, for the purpose of transporting said unit from place to place, in compliance with the provisions of the California Vehicle Code, whether by motive power or other means.

Trailer park. Any place, area or tract of land upon which one (1) or more trailers are used for human habitation, either sleeping or living, ~~;~~ irrespective of whether or not rent is charged for such accommodation.

Transit stations and terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Transitional housing. As defined in California Government Code Section 65582. Unless otherwise amended, that definition is: buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance. ~~A facility or use that provides housing accommodations and support services for persons or families, but restricts occupancy to no more than twenty-four (24) months. Support services may include meals, counseling and other services, as well as common areas for residents of the facility.~~ Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type and zone, consistent with Government Code Section 65583(c)(3).

SECTION 10. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION 11. Publication. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed Ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the Ordinance, the date of its introduction, and a list of the places where copies of the proposed Ordinance are posted.

SECTION 12. Effective Date. Pursuant to Section 519 of the Mountain View City Charter, this Ordinance shall be effective thirty (30) days from and after the date of its adoption.

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CDD/DP-04-15-26o

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
AMENDING CHAPTER 28 (SUBDIVISIONS) AND CHAPTER 41 (PARK LAND DEDICATION OR FEES IN LIEU THEREOF) OF THE MOUNTAIN VIEW CITY CODE TO AUTHORIZE STREAMLINED ADMINISTRATIVE APPROVAL OF HOUSING DEVELOPMENT PROJECTS THAT ARE STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66; AND TO MAKE OTHER MINOR MODIFICATIONS TO CHAPTER 28 AND CHAPTER 41 TO ACHIEVE GREATER CONSISTENCY WITH STATE LAWS, FOR INTERNAL CONSISTENCY WITHIN THE CITY CODE, AND TO ALIGN THE CITY CODE WITH CURRENT PERMITTING PROCEDURES AND PRACTICES; AND FINDING THAT THE AMENDMENTS ARE EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, City staff periodically reviews and updates the Mountain View City Code (City Code) for consistency with state regulations and to improve internal consistency, usability, and permitting procedures to align with best practices or regulatory changes; and

WHEREAS, the 2023-2031 Housing Element includes Program 1.1 (Zoning Ordinance Update for Consistency with State Laws) to update the Zoning Ordinance to address consistency with future state laws and Program 4.1 (b) (Development Streamlining and Processing Revisions) to review development and post-development processes, timelines, and approval body levels to streamline permitting processes; and

WHEREAS, on June 30, 2025, the Governor signed Assembly Bill (AB) 130, which made numerous significant changes to state housing law, including significant reforms to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq*. (CEQA); and

WHEREAS, AB 130 established a new statutory CEQA exemption, which exempts qualifying "infill" projects that meet specific criteria from CEQA review (codified at Public Resources Code Section 21080.66); and

WHEREAS, AB 130 and Senate Bill (SB) 158 amended the Permit Streamlining Act (Government Code Section 65920, *et seq*.) to add mandatory timelines for the City to approve or disapprove qualifying "infill" projects within 30 days from the conclusion of the objective standards consistency analysis or the conclusion of the tribal consultation process, whichever is later; and

WHEREAS, pursuant to Government Code Section 65956, in the event the City fails to approve or disapprove a development project within the time frames above, the project is deemed approved; and

WHEREAS, on January 27, 2026, the City Council directed staff to prepare updates to the City Code to allow ministerial approval of housing development projects that qualify for the new statutory CEQA exemption pursuant to Public Resources Code Section 21080.66, without a public hearing, and staff is proposing an administrative process to consider such projects until staff has an opportunity to develop a fully ministerial process; and

WHEREAS, the City seeks to amend the City Code to codify administrative review procedures for housing development projects that qualify for the new statutory CEQA exemption under Public Resources Code Section 21080.66 (AB 130) to facilitate the production of housing, including affordable housing, consistent with the goals of the City's Housing Element and state housing policy; and

WHEREAS, under the Subdivision Map Act, Government Code Section 66410, *et seq.*, the City may, by local ordinance, authorize an advisory agency to approve, conditionally approve, or disapprove a tentative map within the time period required by Government Code Section 66452.1; and

WHEREAS, by this Ordinance, the City Council seeks to designate the Community Development Director as the advisory agency having the authority to approve, conditionally approve, or disapprove preliminary parcel maps and tentative maps for housing development projects that qualify for the new statutory CEQA exemption under Public Resources Code Section 21080.66; and

WHEREAS, City staff is proposing amendments to Chapter 28 (Subdivisions) and Chapter 41 (Park Land Dedication or Fees in Lieu Thereof) of the City Code to align with amendments proposed for Chapter 36 to implement and achieve greater consistency with state laws, for internal consistency within the City Code, to improve usability, and to align the City Code with current procedures and practices; and

WHEREAS, the City Council held a duly noticed public hearing on May 26, 2026 on this Ordinance and received and considered all information, documents, and comments presented at said hearing regarding amendment(s) to Chapter 28 and Chapter 41, including the City Council staff report and related materials; now, therefore,

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 28 (Subdivisions), Article I (General Subdivision Provisions), Section 28.1.15 (Transactions voidable) and Section 28.1.20 (Issuance of permits) of the Mountain View City Code are hereby amended to add, delete, or modify their provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.1.15. - Transactions voidable.

Any deed or conveyance, mortgage, deed of trust or other lien or lease or sale or contract to sell, mortgage, lien or lease real property made contrary to the provisions of this ~~c~~Chapter is voidable at the sole option of the grantee, buyer, tenant, mortgagee, beneficiary or person contracting to purchase, or to accept a lien or mortgage, or to lease as a tenant, their heirs, personal representatives or trustees in insolvency or bankruptcy, within one (1) year after the date of discovery of the violation of the provisions of this ~~c~~Chapter or the Subdivision Map Act, but such deed of conveyance, sale, mortgage, deed of ~~to~~ trust, lien, lease or contract is binding upon any assignee or transferee of the grantee, mortgagee, beneficiary, tenant, buyer or person contracting therefor, other than those above enumerated, and upon the grantor, vendor, mortgagor, trustor, landlord or person so contracting, their assignee, heir or devisee.

The provisions of this ~~s~~Section shall not limit or affect in any way the rights of a grantee or successor-in-interest under any other provision of law.

SEC. 28.1.20. - Issuance of permits.

No building, grading, plumbing or electrical permit shall be issued for the construction, reconstruction, alteration or modification of any building or structure situated on land which has been divided or conveyed in a manner contrary to the provisions of this ~~c~~Chapter and/or the Subdivision Map Act. Any permit issued prior to such a division or conveyance shall be subject to revocation after notice and hearing.

SECTION 2. Chapter 28 (Subdivisions), Article I (General Subdivision Provisions), Section 28.1.35 (Definitions) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.1.35. - Definitions.

As used in this Chapter, the following words and phrases shall have the following meaning:

"Approval body or official" shall mean the body or official specified by this Chapter as having authority to approve, conditionally approve or disapprove a proposed subdivision.

"Advisory agency" means a designated official or an official body charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon or having the authority under this Chapter to approve, conditionally approve or disapprove maps.

"City engineer" shall mean the city engineer for the city or their designee.

"Common green subdivision" shall mean a division of land in which there are both separately held parcels of land and commonly held parcels of land within the proposed development, the latter held undivided and in common by owners of the separately held parcels, all pursuant to a planned unit development approved in accordance with the provisions of the zoning ordinance of the city.

"Community apartment project" shall mean a development as defined in California Civil Code Section 4105 ~~in which an undivided interest held in a single ownership in the land is coupled with the right of exclusive occupancy of any apartment, unit or portion of a structure located thereon. This shall include granting the right of exclusive occupancy, or the right to finance, to any individual or individuals based on the creation of tenancies-in-common and as further defined in California Civil Code Section 1351(d)~~.

"Community development director" shall mean the community development director for the city. The community development director shall constitute the advisory agency having the authority to approve, conditionally approve or disapprove preliminary parcel maps and tentative maps for housing development projects that qualify for the new statutory CEQA exemption under Public Resources Code Section 21080.66 as described in Article XV (Administrative Review of Preliminary Parcel Maps and Tentative Maps).

"Condominium" shall mean an estate in real property consisting of an undivided ~~separate~~ interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on the real property ~~a dwelling unit together with an undivided interest in the balance of the property (land and improvements) which is owned in common by the owners of the individual dwelling units and~~ as ~~further~~ defined in California Civil Code Section 783.

"Condominium conversion" shall mean the conversion or division of a single-ownership parcel with a building or buildings into a common-interest development as defined in ~~the~~ California Civil Code Section 4100 (including a ~~1351(c),~~ residential condominium, planned development, community apartment project or stock cooperative) or any other ownership type in which an undivided interest in common in a portion of a parcel is held together with a separate interest in space. ~~project or tenancy-in-common form of ownership involving separate interest ownership or permanent right of exclusive use of individual dwelling units.~~ Condominium conversion also means the conversion of commercial, industrial or any nonresidential spaces in an existing building to condominium as defined herein.

~~"Community development director" shall mean the community development director for the city or their designee.~~

"Condominium conversion project" shall mean a development in which the entire parcel of real property, and any structure or structures thereon ~~including all structures thereon~~ or appurtenant thereto, is subject to condominium conversion.

"Davis-Stirling Common Interest Development Act" shall mean the act set forth in the California Civil Code, Division ~~2~~ 4, Part ~~4~~5, ~~Title 6,~~ commencing with Section ~~1350~~4000.

"Environmental planning commission" shall mean the environmental planning commission of the city, established pursuant to Section 906 of the city charter. The environmental planning commission shall constitute the advisory agency, as that term is used in the Subdivision Map Act, for any subdivision map being processed concurrently with a general plan amendment, amendment to the text of the zoning ordinance, amendment to the zoning map or new or amended precise plan or other development application requiring a recommendation by the environmental planning commission.

"Final map" shall mean a map ~~of a subdivision which is~~ prepared in accordance with the provisions of this Chapter and ~~with any applicable provisions of~~ the Subdivision Map Act and ~~which is~~ designed to be recorded in the office of the Santa Clara County recorder.

"Good~~–~~-faith effort" shall mean the actions and fair intentions by a party to perform substantial work in accordance with an approved map, such as, but not limited to, progress on recording the final map, executing required agreements and payment of fees.

"Parcel map" shall mean a map showing a subdivision of four (4) or ~~land into~~ fewer parcels, prepared in accordance with the provisions of this Chapter and the Subdivision Map Act and designed to be recorded in the office of the Santa Clara County recorder. A parcel map also means a map showing a subdivision of ~~than five (5) lots or a division of land into~~ five (5) or more ~~lots~~ parcels under the tentative and final map exceptions in ~~that meets the conditions of the California~~ Government Code~~,~~ Section 66426(a)~~, (b), (c) and (d)~~ through (e) and as otherwise provided by ~~, or a division of land creating fewer than five (5) lots by means of combining lots that may have been partially or entirely subdivided previously, which is prepared in accordance with the provisions of~~ this Chapter and ~~the provisions of~~ the Subdivision Map Act ~~and which is to be recorded in the office of the Santa Clara County recorder~~.

"Preliminary parcel map" shall mean a map for the purpose of showing the design of a proposed parcel map and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

"Public works director" shall mean the public works director for the city or their designee.

"Subdivision" shall mean the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, as shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future, and ~~the same~~ as further defined in Section 66424 of the Subdivision Map Act. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements or railroad rights-of-way. "Subdivision" includes a condominium project, as defined herein or in Section 4125 or 6542 of the Civil Code; a community apartment project, as defined in Section 4105 of the Civil Code; or the conversion of five (5) or more existing dwelling units to a

stock cooperative, as defined in Section 4190 or 6566 of the Civil Code. "Subdivision" includes any division of land by gift, inheritance or court-ordered partitioning.

"Stock cooperative project" shall mean the same as defined in California Civil Code Section 4190~~. a project wherein a corporation is formed or availed of primarily for the purpose of holding title to an apartment project or group of more than one (1) individual rental unit if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a dwelling unit, title to which is held by the corporation, which right of occupancy is transferred only concurrently with the transfer of shares of stock in the corporation held by the person having such right of occupancy and as further defined in the California Civil Code Section 1351(m)~~.

"Subdivision committee" shall mean a committee consisting of the community development director, the public works director and the community services director ~~city manager or city attorney~~, or their designees, and shall constitute the advisory agency as that term is used in the Subdivision Map Act for actions as prescribed by this Chapter, including, but not limited to, approval, conditional approval, or disapproval of preliminary parcel maps and recommendation to the city council of tentative maps, except in circumstances where the environmental planning commission and community development director are the advisory agency. ~~that, in lieu of a separate subdivision committee hearing, the subdivision committee shall refer any subdivision map being processed concurrently with a general plan amendment, amendment to the text of the zoning ordinance, amendment to the zoning map or new or amended precise plan to the environmental planning commission for concurrent review and recommendation to the city council. In the cases listed above, the environmental planning commission shall constitute the advisory agency as that term is used in the Subdivision Map Act.~~

"Subdivision Map Act" shall mean Chapters 1 through ~~7~~8 of Division 2, Title 7, of the California Government Code, commencing with Section 66410 thereof.

"Tentative map" shall mean a map showing a subdivision of five (5) or more lots or units, prepared in accordance with the provisions of this Chapter and ~~the same as defined in Section 66424.5 of~~ the Subdivision Map Act and for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it.

"Urban lot split" shall mean the division of one (1) R1 (single-family residential) zoned lot into two (2) single-family zoned lots, which shall only be used for residential uses.

Other definitions. Except as otherwise provided in this Chapter, all terms used in this Chapter which are defined in the Subdivision Map Act or the Davis-Stirling Common-Interest Development Act are used in this Chapter as so defined, unless from the context thereof it clearly appears that a different meaning is intended.

SECTION 3. Chapter 28 (Subdivisions), Article II (Environmental and Planning Findings) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and

deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.2. - Mandatory finding.

No tentative or preliminary parcel ~~or final subdivision~~ map hereunder shall be approved unless the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, Chapter 36 (Zoning) of the city code, and, any ~~or~~ applicable precise plan and the ~~city council~~ approval body or official so finds. Failure of the approval body or official ~~city council~~ to so find shall require disapproval of the proposed map.

SEC. 28.2.05. - Permissive findings.

The ~~city council~~ approval body or official shall deny approval of a tentative or preliminary parcel ~~or final subdivision~~ map if it makes any of the following findings:

a. That the proposed map is not consistent with the general and/or applicable precise plan.

b. That the design or improvement of the proposed subdivision is not consistent with the general plan and/or applicable precise plan.

c. That the site is not physically suitable for the type of development.

d. That the site is not physically suitable for the proposed density of ~~or~~ development.

e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of subdivision (a) of Section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

f.~~e.~~ That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

g.~~f.~~ That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at- large, for access through or use of property within the proposed subdivision. In this connection, the ~~city council~~ approval body or official may approve a map if it finds that alternate easements, for access or for use, will be provided~~,~~ and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

~~g. That the design and proposed improvements of the subdivision are not consistent with local guidelines relating to implementation of the California Environmental Quality Act of 1970.~~

SEC. 28.2.10. - Repealed. ~~Environmental finding.~~

~~The city council shall deny approval of a tentative or final subdivision map if it finds that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.~~

SEC. 28.2.15. - Compliance with tentative map or preliminary parcel map.

The ~~city council~~ approval body or official shall not deny approval of a final ~~subdivision~~ or parcel map pursuant to Article IV ~~Section 28.12.05 or 28.12.10~~ of this ~~c~~Chapter if it has previously approved a tentative or preliminary parcel map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative or preliminary map.

SECTION 4. Chapter 28 (Subdivisions), Article III (Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps), Division 1 (Preliminary Parcel Maps) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.3.05. - Filing.

One (1) electronic copy of a preliminary parcel map of a proposed division of land and a completed application form shall be filed with the community development director by the subdivider or their agent.

A preliminary parcel map and parcel map shall be required for subdivisions as to which a tentative map and final map is not otherwise required by Chapter 28, Mountain View City Code, and the Subdivision Map Act. The requirement for a parcel map shall be waived if the subdivision meets the provisions of Section~~s~~ 66428~~.~~(a)~~ (1) and (2)~~ of the Subdivision Map Act.

SEC. 28.3.10. - Filing fee.

At the time of filing the preliminary parcel map, the subdivider or their agent shall pay a filing fee in an amount fixed by resolution or ordinance of the city council.

SEC. 28.3.15. - Form of preliminary parcel map.

A preliminary parcel map shall be prepared by a licensed surveyor or registered civil engineer. It shall be eighteen (18) inches by twenty-six (26) inches, or twenty-four (24) inches by thirty-six (36) inches if approved by the city engineer, and shall be drawn to a scale of one (1) inch to forty (40) feet (1" = 40') or to a scale large enough to show all details clearly; provided, however, that in the case of a preliminary parcel map relating to very large areas, the community development director may, in addition, require one (1) map of lesser scale depicting the entire area. The form of the preliminary parcel map shall adhere to the written requirements of the city engineer.

SEC. 28.3.20. - Content.

a. The preliminary parcel map shall contain the following information, at a minimum. The city engineer may require additional information if deemed necessary to review the proposed subdivision:

1. The name or designation.

2. The north point, scale and description sufficient to locate the property on the ground.

3. The names and addresses of the record owners, the subdividers and the registered civil engineer or licensed surveyor who prepared the map.

4. The locations, names and present widths of all nearby highways, streets and ways.

5. The approximate radius length and interior angles of all curves.

6. The widths and approximate locations of all existing or proposed easements, whether public or private, and whether for roads, drainage, sewage, public utilities, bikeways or any other purpose.

7. A number or letter for each lot.

8. The approximate lot layout and approximate dimensions of each lot.

9. The present and proposed location and outline to scale of any existing buildings to remain on the property.

10. The proposed use of the property.

11. The public areas proposed for parks, playgrounds, open space and like uses.

12. The proposed method of sewerage and sewage disposal.

13. The names of adjoining property owners.

14. The location of existing utility poles and anchors.

15. Existing contours and any proposed modification to the grading of the land.

16. The size and species of all existing trees and designation of each tree as heritage or non-heritage in accordance with the definitions and measurements as outlined in Section 32.23 (Definitions) of Article II (Protection of the Urban Forest) of Chapter 32 (Trees, Shrubs and Plants).

17. The locations and names of streams, creeks or water courses within one hundred (100) feet of the property.

18. FEMA special flood hazard zone designation for the area where the property is located.

19. Whether the property is or is not within a zone of required investigation pursuant to the State Seismic Hazard Mapping Act and the official Seismic Hazard Zone Maps for Mountain View.

b. In the event it is impossible or impracticable to place upon the preliminary parcel map any information hereinabove required, such information shall be furnished in a written statement which shall be submitted with the said map. Additionally, written statements shall be submitted with the preliminary parcel map containing the following information:

1. A copy of any and all existing and proposed restrictive covenants.

2. Reasons purporting to justify any departure from the terms of this ~~c~~Chapter.

SEC. 28.3.25. - Procedure for review and decision of preliminary parcel maps.

Except for those projects subject to administrative approval pursuant to city code Section 36.44.75 (Administrative approval for qualifying housing developments subject to Public Resources Code Section 21080.66) and Article XV (Administrative Review of Preliminary Parcel Maps and Tentative Subdivision Maps), all preliminary parcel maps shall be reviewed and approved in accordance with the procedures described in this Section.

a. **Subdivision committee.** On the date set for consideration of the preliminary parcel map, the members of the subdivision committee shall present their report and recommendations and shall hear the comments and opinions of the subdivider and their surveyor or engineer.

Within fifty (50) days after the said copies of the preliminary parcel map have been filed, the subdivision committee shall approve, conditionally approve or disapprove the said preliminary parcel map. The fifty (50) day time period specified shall commence after certification of the environmental report, adoption of a negative declaration or a determination by the city that the project is exempted from the requirement of Division 13 of the State Public Resources Code.

For development applications requiring city council review pursuant to Chapter 36 (Zoning) of the city code, the review and decision procedures for tentative maps in Section 28.5.20 shall apply.

b. **Notification.** Within ten (10) days of that action, the secretary of the subdivision committee shall notify the subdivider in writing of the action taken. In the event of conditional approval, the subdivider shall be advised of the conditions which attach to the said approval.

c. **Time limit.** If no action is taken by the subdivision committee within the fifty (50) day period specified herein, the preliminary parcel map as filed shall be deemed approved unless the time limit has been extended by mutual consent of the subdivider and the subdivision committee.

d. **Appeals.** If the subdivider is dissatisfied with any action of the subdivision committee with respect to the preliminary parcel map, they may, within fifteen (15) days after notification of such action, appeal to the city council for a hearing thereon. The city council shall hear the appeal within forty-five (45) days of the time of filing of the appeal or at its next regular meeting following receipt of a report of the subdivision committee on the appeal, not to exceed sixty (60) days from the date of the receipt of the request, and shall at that time either approve, conditionally approve or disapprove the said preliminary parcel map, unless the time limit has been extended by mutual consent of the subdivider and the city council.

e. **Expiration.** The preliminary parcel map shall expire twenty-four (24) months after its approval unless the expiration date is extended per Article XIV of this Chapter. Any preliminary parcel map on a property subject to a development agreement may be approved for the period of the time provided for in the development agreement but not to exceed the term of the development agreement.

SECTION 5. Chapter 28 (Subdivisions), Article III (Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps), Division 2 (Urban Lot Splits), Section 28.4.15 (Content) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.4.15. - Content.

a. The preliminary parcel map for an urban lot split shall contain the following information, at a minimum. The city engineer may require additional information if deemed necessary to review the proposed subdivision:

1. The name or designation.

2. The north point, scale and description sufficient to locate the property on the ground.

3. The names and addresses of the record owners, the subdividers and the registered civil engineer or licensed surveyor who prepared the map.

4. The locations, names and present widths of all nearby highways, streets and ways.

5. The approximate radius length and interior angles of all curves.

6. The widths and approximate locations of all existing or proposed easements whether public or private and whether for roads, drainage, sewage, public utilities, bikeways or any other purpose.

7. A number or letter for each lot.

8. The approximate lot layout and approximate dimensions of each lot.

9. The present and proposed location and outline to scale of any existing buildings to remain on the property.

10. The proposed use of the property.

11. The footprint and type of all residential dwelling units that are to be demolished, to remain or proposed.

12. The proposed method of sewerage and sewage disposal.

13. The names of adjoining property owners.

14. The location of existing utility poles and anchors.

15. Existing contours and any proposed modification to the grading of the land.

16. The size and species of all existing trees and designation of each tree as heritage or non-heritage in accordance with the definitions and measurements as outlined in Section 32.23 (Definitions) of Article II (Protection of the Urban Forest) of Chapter 32 (Trees, Shrubs and Plants).

17. The locations and names of streams, creeks or water courses within one hundred (100) feet of the property.

18. FEMA special flood hazard zone designation for the area where the property is located.

19. Whether the property is or is not within a zone of required investigation pursuant to the State Seismic Hazard Mapping Act and the official Seismic Hazard Zone Maps for Mountain View.

b. Additionally, written statements shall be submitted with the preliminary parcel map for an urban lot split containing the following information:

1. Signed affidavit stating that the applicant intends to occupy one (1) of the units as their primary residence for at least three (3) years, unless the applicant is a community land trust or a qualified nonprofit corporation as described in the California Government Code.

2. A copy of any and all existing and proposed restrictive covenants.

3. Reasons purporting to justify any departure from the terms of this ~~c~~Chapter.

SECTION 6. Chapter 28 (Subdivisions), Article III (Preliminary Parcel Maps, Urban Lot Splits and Tentative Maps), Division 3 (Tentative Maps) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.5. - Filing.

One (1) electronic copy of a proposed division of land and a completed application form shall be filed with the community development director by the subdivider or their agent. The community development director shall stamp or write on each copy of said tentative map the date of receipt thereof ~~and shall return one (1) copy to the person filing said map~~.

SEC. 28.5.05. - Filing fee.

At the time of filing the tentative map, the subdivider or their agent shall pay a filing fee in an amount fixed by resolution or ordinance of the city council.

SEC. 28.5.10. - Form of tentative map.

A tentative map shall be prepared by a licensed surveyor or registered civil engineer. It shall be eighteen (18) inches by twenty-six (26) inches, or twenty-four (24) inches by thirty-six (36) inches if approved by the city engineer, and shall be drawn to a scale of one (1) inch to one hundred (100) feet (1" = 100') or to a scale large enough to show all details clearly; provided, however, that in the case of tentative maps relating to very large tracts, the community development director, in addition, may require one (1) map of lesser scale depicting the entire tract.

SEC. 28.5.15. - Content.

a. The tentative map shall contain the following information, at a minimum. The city engineer may require additional information if deemed necessary to review the proposed subdivision:

1. The tract number, name or designation.

2. The north point, scale and a description sufficient to locate the property on the ground.

3. The names and addresses of the record owners, the subdividers and the registered civil engineer or licensed surveyor who prepared the map.

4. The locations, names and present widths of all nearby highways, streets and ways.

5. The approximate radius length and interior angles of all curves.

6. The widths and approximate locations of all existing or proposed easements, whether public or private, and whether for roads, drainage, sewage, public utilities, bikeways or any other purposes.

7. A number or letter for each lot.

8. The approximate lot layout and approximate dimensions of each lot.

9. The present and proposed location and outline to scale of any existing buildings to remain on the property.

10. The proposed use of the property.

11. The public areas proposed for parks, playgrounds, open space and like uses.

12. The proposed method of sewerage and sewage disposal.

13. The names of adjoining property owners.

14. The location of existing utility poles and anchors.

15. The size and species of all existing trees and designation of each tree as heritage or non-heritage in accordance with the definitions and measurements as outlined in Section 32.23 (Definitions) of Article II (Protection of the Urban Forest) of Chapter 32 (Trees, Shrubs and Plants).

16. The locations and names of streams, creeks or water course within one hundred (100) feet of the property.

17. FEMA special flood hazard zone designation for the area where the property is located.

18. Whether the property is or is not within a zone of required investigation pursuant to the State Seismic Hazard Mapping Act and the official Seismic Hazard Zone Maps for Mountain View.

19. Whether phased or multiple final maps will be filed on the tentative map.

b. In the event it is impossible or impracticable to place upon the tentative map any information hereinabove required, such information shall be furnished in a written statement which shall be submitted with said map. In addition to the above, the following information shall be submitted with the tentative map:

1. A grading plan showing existing and proposed grades and the method of disposing of storm waters.

2. A copy of any and all existing and proposed restrictive covenants.

3. Reasons purporting to justify any departures from the terms of this ~~c~~Chapter.

SEC. 28.5.20. - Procedure for review and decision of tentative maps.

Except for those projects subject to administrative approval pursuant to city code Section 36.44.75 (Administrative approval for qualifying housing developments subject to Public Resources Code Section 21080.66) and Article XV (Administrative Review of Preliminary Parcel Maps and Tentative Subdivision Maps), all tentative maps shall be reviewed and approved in accordance with the procedures in this Section.

a. **Subdivision committee.** Within fifty (50) days after the required number of copies of the tentative map have been filed, the subdivision committee shall review and consider the tentative map. The fifty (50) day time period specified shall commence after certification of the environmental report, adoption of a negative declaration or a determination by the city that the project is exempted from the requirement of Division 13 of the State Public Resources Code. After giving due consideration to the tentative map, any supporting materials or comments submitted by the subdivider and any relevant staff reports, comments and recommendations, the subdivision committee shall either recommend approval, conditional approval or disapproval of said tentative map to the city council. The recommendation of the subdivision committee regarding said tentative map shall take the form of a written report based upon the findings in Article II of this Chapter. Unless the time limit hereinafter mentioned has been extended by the mutual consent of the subdivider and the subdivision committee, said written report shall be transmitted by the subdivision committee to the city council within fifty (50) days after the tentative map has been filed, and a copy of said written report shall be provided to the subdivider. In lieu of a separate subdivision committee hearing, the subdivision committee shall refer to the environmental planning commission any subdivision map associated with any development application requiring an environmental planning commission recommendation.

b. **Fixing of hearing date before the city council and notice thereof.** At the next regular meeting of the city council following receipt of the subdivision committee's report, the city council shall fix a meeting date, at which it will consider said tentative map, which meeting date shall be within thirty (30) days thereafter. The thirty (30) day time period specified shall commence after certification of the environmental report, adoptions of a negative declaration or a determination by city that the project is exempted from the requirements of Division 13 of the State Public Resources Code. Notice of the time and place of said council meeting, including a general description of the location of the subdivision or proposed subdivision, shall be given at least fourteen (14) days before the meeting. Such notice shall be given by publication once in a newspaper of general circulation published and circulated in the city or, if there is none, by posting the notice in at least three (3) public places in the city or by publication in a newspaper of general circulation printed and published in the County of Santa Clara and circulated in the city. The city shall provide notice of the application to all persons, including businesses, corporations or other public or private entities, shown on the last equalized assessment roll, as owning real property within seven hundred fifty (750) feet of the property which is the subject of the application.

1. The notice shall be given by at least one (1) of the following methods:

(a) Direct mailing to the owners.

(b) Posting of notice by the city on and off the site in the area where the project is to be located.

(c) Delivery of notice by any means other than mail to the owners.

(d) Any other method reasonably calculated by the city to provide actual notice of the hearing.

2. Nothing contained in this Section shall preclude the city from providing additional notice by other means, nor shall the requirements of this Section preclude the city from providing the necessary notice at the same time and in the same manner as public notice otherwise required by law for such project.

c. **Consideration by the city council.** On the date set by the city council for consideration of the tentative map, or on such other date as the city council may continue the matter, the city council shall either approve, conditionally approve or disapprove the tentative map. If no action is taken by the city council within thirty (30) days after the date the city council fixes a meeting date to consider said tentative map, the tentative map, as filed, shall be deemed to be approved, insofar as it complies with other applicable provisions of the Subdivision Map Act and of this Chapter, unless the said time limit has been extended by the mutual consent of the subdivider and the city council.

d. **Notification.** The city council shall notify the subdivider in writing of the action taken. In the event of a conditional approval, the subdivider shall be advised of the conditions which are attached to the said approval.

e. **Expiration.** Except as otherwise provided by Section 66452.6 of the Subdivision Map Act, a ~~An approved~~ tentative map shall expire twenty-four (24) months after the date of its approval unless the expiration date is extended per Article XIV of this Chapter. Any tentative map on a property subject to a development agreement may be approved for the period of the time provided for in the development agreement but not to exceed the term of the development agreement.

SECTION 7. Chapter 28 (Subdivisions), Article IV (Parcel Maps and Final Maps), Division 2 (Final Maps), Section 28.7.25 (Approval and recording of the final map) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.7.25. - Approval and recording of the final map.

The final map shall be processed by the city in the following manner:

a. **City engineer.** Upon receipt of the final map, which must bear the signature of the surveyor or engineer and of all owner or owners, the city engineer shall check it as to correctness of surveying data, certificates of dedication and such other matters as require checking to assure compliance with the provisions of law and of this ~~c~~Chapter. If the final map is in the correct form prescribed by this ~~c~~Chapter and the Subdivision Map Act and the matters shown thereon are

sufficient and all conditions of approval have been completed to the satisfaction of the city engineer, the city engineer shall complete the city engineer's certificate in the form prescribed by the Subdivision Map Act. The city engineer shall thereupon present the said map, together with the said other materials, to the city council for their acceptance.

The date the map shall be deemed filed with the city council is the date of the meeting at which the city council receives the map.

b. **City council.** The city council shall, at the meeting at which it receives the map, or at its next regular meeting after the meeting at which it receives the map, approve said map if the same ~~conforms to all~~ is in substantial compliance with the tentative map and satisfies the requirements of this ~~c~~Chapter and the Subdivision Map Act applicable at the time of approval of the tentative map and any rulings made thereunder. The city council shall, at that time, also accept, accept subject to improvements or reject any and all offers of dedications of land for public use.

After the map has been recorded, the subdivider shall provide the city engineer with one (1) electronic copy and one (1) duplicate tracing of each sheet on a material approved by the city engineer. If the map is disapproved by the city council, it shall be returned with the reasons for such disapproval to the city engineer, who shall return the same to the subdivider.

SECTION 8. Chapter 28 (Subdivisions), Article V (Design Standards), Division 1 (General), Section 28.8 (Applicability) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.8. - Applicability.

Unless otherwise proposed by the subdivider and approved by the ~~subdivision committee or the city council~~ approval body or official, streets within a division of land shall be subject to the following regulations.

SECTION 9. Chapter 28 (Subdivisions), Article V (Design Standards), Division 1 (General), Section 28.8.20 (Street width) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.8.20. - Street width.

The right-of-way width of any street or thoroughfare shall be as provided in Article V of Chapter 27 of the Mountain View City Code, being the street improvement standards ordinance of the city, or such width and alignment as shown on any street plans or precise plan of streets

adopted by resolution of the city council. The minimum standard street right-of-way width shall be at least sixty (60) feet. In such cases as special circumstances may warrant, the ~~subdivision committee or the city council~~ approval body or official may authorize a street of lesser right-of-way width, but not less than fifty (50) feet, unless a further reduction in right-of-way width is authorized as an integral part of a planned unit development and established pursuant to the provisions of Chapter 36 of ~~Code of~~ the ~~City of~~ Mountain View City Code.

SECTION 10. Chapter 28 (Subdivisions), Article V (Design Standards), Division 2 (Utilities), Section 28.9 (Utilities) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.9. - Utilities.

Unless otherwise proposed by the subdivider and approved by the ~~subdivision committee or the city council~~ approval body or official, utilities within a division of land shall be subject to the following provisions.

SECTION 11. Chapter 28 (Subdivisions), Article VII (Residential Condominium Conversions) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.12. - Purpose.

The conversion of residential rental units to ownership housing impacts the supply and availability of rental housing and may cause displacement of residents, who may be required to move from the community due to lack of replacement housing. A reduction in the supply of rental housing creates pressure for higher rents in the remaining rental housing supply. Conversions may sometimes, however, provide home ownership opportunities that are more affordable when compared to new home construction.

It is the purpose of this ~~a~~Article to seek to assure a reasonable balance of rental and ownership housing and a variety of individual choices of type, price and location of housing and to maintain the supply of rental housing for low- and moderate-income persons and families and to maintain the flexibility and redevelopment potential of the city's residential areas in substantial compliance with the city's general plan. This article is intended to ensure compliance with and implement the Conversion Limitation Act, adopted by the voters on November 6, 1979.

SEC. 28.12.05. - Applicability.

In addition to all other requirements of the Subdivision Map Act, the provisions of Chapter 28 of the Mountain View City Code and this ~~a~~Article shall apply to the conversion of any existing structure or structures to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common in the City of Mountain View. The provisions of this ~~a~~Article are enacted pursuant to the provisions of Section 200 of the Charter of the City of Mountain View and of the Subdivision Map Act.

SEC. 28.12.10. - Permit.

In addition to filing a tentative map or preliminary parcel map required for condominium conversion projects pursuant to Section 28.11.05 of Article VI, a development review permit in accordance with Section 36.~~52~~44.45 or a planned community permit in accordance with Section 36.~~68~~50.30 of Chapter 36 of the Mountain View City Code shall be required for condominium conversions. Permit applications shall be processed pursuant to Section 28.12.20.

a. No permit application for residential condominium conversion shall be accepted, and no permit will be issued unless a preliminary determination has been made by the community development director that the application meets the requirements of Article IX of Chapter 28, the Conversion Limitation Act. If the community development director so determines, the application may be processed; however, the determination of eligibility shall not be final until approved by the city council. Conversions, demolitions and apartments/rentals with maps shall be counted in determining compliance with the Conversion Limitation Act.

b. No tentative map or preliminary parcel map for condominium conversions shall be filed and no tentative or preliminary map shall be approved without the approval of a permit application under this ~~s~~Section.

c. **Exclusions.** No conversion of units may be applied for or approved unless the units are all of the same housing type (e.g., not mixed types of units), were constructed as an integrated project~~,~~ and built as either apartments or townhouses. Complexes which have a mixed unit type or are of soft-story construction are not eligible for conversion to condominiums. Duplex units to six (6) plex units constructed in a single structure are not eligible for conversion unless located in a historic resource.

SEC. 28.12.15. - Tenant noticing requirements.

a. **Notice to existing tenants.** The subdivider or owner of an apartment building or residential complex proposed to be converted to a condominium, stock cooperative, community apartment project, common green subdivision and tenancy-in-common shall give to each tenant of the residential real property proposed for conversion the following notices and rights now or hereafter required by the Subdivision Map Act and as set forth in Section 66427.1 of said Act:

1. Written notice of intention to convert, provided at least sixty (60) days prior to the filing of a tentative map or preliminary parcel map. The notice shall be in a form outlined in Section 66452.18(b) of the Subdivision Map Act.

2. Written notice ten (10) days before submittal that an application for a public report will be, or has been, submitted to the department of real estate, that the period for each tenant's right to purchase begins with the issuance of the final public report and that the report will be available on request.

3. Written notice that the subdivider has received the public report from the department of real estate. This notice shall be provided within five (5) days after the date the subdivider receives the public report.

4. Written notice within ten (10) days after approval of a parcel map or final map for the proposed conversion.

5. Written notice of intent to convert provided one hundred eighty (180) days prior to termination of tenancy due to the conversion but not before the city has approved a preliminary parcel map or a tentative map for the conversion. The notice given shall not alter or abridge the rights or obligations of the parties in the performance of their covenants, including, but not limited to, the provision of services, payment of rent or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the California Civil Code. The notice shall be in a form outlined in Section 66452.19(b) of the Subdivision Map Act.

6. Written notice of an exclusive right to contract for the purchase of their respective dwelling unit upon the same terms and conditions that the unit will be initially offered to the general public or terms more favorable to the tenant. The notice shall be given within five (5) days after receipt of the subdivision public report. This exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in Section 11018.2 of the Business and Professions Code, and shall run for a period of not less than ninety (90) days, unless the tenant gives prior written notice of their intention not to exercise the right. The notice shall be in a form outlined in Section 66452.20 (b) of the Subdivision Map Act.

7. All other applicable notices and rights now or hereafter required by this ~~c~~Chapter~~,~~ or Chapter 2 or 3 of the Subdivision Map Act.

b. **Notice to prospective tenants.** Commencing at a date not less than sixty (60) days prior to the filing of a tentative map or preliminary parcel map, the subdivider or their agent shall give notice of the filing to each person applying after that date for rental of a unit of the subject property immediately prior to the acceptance of any rent or deposit from the prospective tenant by the subdivider in accordance with Section 66452.17 of the Subdivision Map Act. The notice shall be in a form outlined in Section 66452.17(b) of the Subdivision Map Act.

c. **Keeping of records.** The subdivider or owner shall be required to keep a copy of all notices required by Section 28.12.15 for a period of two (2) years after such notices were personally delivered or mailed, such records to include:

1. A copy of each notice showing the date on which it was delivered or mailed; and

2. Proof of the giving of the notice, consisting of:

(a) If delivered, the signature of the person to whom it was delivered acknowledging such delivery; or

(b) If mailed, proof of mailing, and, in the case of the notice of intention to convert pursuant to Section 28.12.15(a)(1), the return receipt if a receipt was returned by the recipient of such notice.

SEC. 28.12.20. - Process.

In conjunction with processing tentative maps or preliminary parcel maps in accordance with this ~~c~~Chapter and the Subdivision Map Act, permit applications for condominium conversions shall be reviewed and processed in accordance with this ~~a~~Article and with Section ~~A~~36.~~52~~44.45 (Development ~~R~~review process), Section ~~A~~36.~~68~~50.30 (Planned ~~C~~community ~~P~~permits) and Section ~~A~~36.~~50.020~~44.10 (Review ~~A~~authority) of Chapter 36 of the Mountain View City Code.

a. **Development review required.** The zoning administrator shall hold a public hearing on the development review application in accordance with Section ~~A~~36.56~~80~~ (Applications, ~~H~~hearings and ~~A~~appeal~~(s)~~) of Chapter 36 of the Mountain View City Code and will provide a written recommendation to the city council for final action on the development review application. The zoning administrator may conduct design review pursuant to Section 36.44.20 (Design review), ~~route the proposal to the development review committee~~ if exterior improvements are proposed or deemed necessary.

b. **Notice of city council meeting to consider tentative map.** Following the date the city council fixes a meeting date for consideration of a tentative map~~,~~ or the date the subdivision committee fixes a meeting date for consideration of a preliminary parcel map, which proposes the conversion of residential real property to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common, but not less than ten (10) days prior to the said date for consideration, the community development director shall give a written notice to each tenant of the subject property informing said tenant of the date, time and place of the city council's or subdivision committee's consideration of the tentative map and the tenant's right to appear and be heard pursuant to Section 66451.3 of the Subdivision Map Act.

1. **Council meeting staff report to tenants.** Additionally, a copy of any staff report or recommendation on a tentative map or a preliminary parcel map relating to the proposed

residential condominium conversion shall be served on the subdivider and on each tenant of the subject property at least three (3) days prior to any hearing or action on said map by the city council or the subdivision committee, respectively, pursuant to Section 66452.3 of the Subdivision Map Act.

c. **Buyer and tenant protection requirements for conversion.** In addition to the buyer protection provisions in Article VI, Section 28.11.05.1, conversion of residential real property to condominiums, stock cooperatives, community apartment projects, common green subdivisions and tenancies-in-common shall comply with the following requirements as additional protections to purchasers of individual units:

1. **Condition of improvements report required.** A report entitled "Condition of Improvements Report" shall be prepared and certified by a licensed engineer or architect subject to approval by the city's chief building official. The subdivider or owner is solely responsible for all costs associated with preparing this report and shall pay a fee to the city for administering, reviewing and evaluating the report in accordance with subsection 28.12.30.g. The report, which shall be approved as to content by the chief building official prior to being distributed, shall set forth the consultant's best available information on the age and condition of the building or buildings proposed to be converted, including the estimated remaining life of the roof, foundation and mechanical, electrical, plumbing and structural elements of the building or buildings. The report shall further indicate those provisions of previously adopted city building and fire codes involving health and life safety items which have been changed since the date the building or buildings being converted were constructed, plus identify present building or fire code requirements which are not met. If a prospective purchaser is not a tenant of the apartment building or residential complex at the time the conversion map is filed with the city, the owner shall furnish a copy of said report to each such prospective purchaser prior to the time such person incurs the obligation to purchase a unit. If a prospective purchaser is a tenant of the apartment building or residential complex at the time the conversion map is filed with the city, the owner shall furnish the report to such person at that point in time when such person is given the ninety (90) day exclusive right to purchase their unit.

2. **Structural pest report required.** A report entitled "Structural Pest Report" shall be prepared and certified by a person, entity or corporation selected by the city's chief building official and licensed by the State of California as a structural pest control operator subject to approval by the city's chief building official. The subdivider or owner is solely responsible for all costs associated with preparing this report and shall pay a fee to the city for administering, reviewing and evaluating the report in accordance with subsection 28.12.30.g. This report shall also be furnished to prospective purchasers of each converted unit at those points in time mentioned in subsection 28.12.20.c.1, depending on whether such prospective purchaser is or is not a tenant of the apartment building or residential complex at the time the conversion map is filed with the city.

3. **Building inspection report required.** A detailed building inspection and report shall be made by or at the direction of the chief building official, at the subdivider's or owner's

expense, of all buildings or structures proposed for conversion, and the report shall determine and identify any housing code violations, other code violations or other deficiencies involving a threat to life or property which must be corrected as a condition of approval of the tentative map or preliminary parcel map.

4. **Building and appliance warranty required.** Each purchaser shall be granted by the subdivider or owner a one (1) year warranty on all appliances installed in their unit and to the homeowners association, and all purchasers of individual units shall be granted a one (1) year warranty on all structures in the project and on all electrical, heating, air conditioning, plumbing, ventilation equipment, roofing and elevators.

d. **Temporary housing required for tenant displaced due to renovation.** As to any tenant or renter of an apartment unit or dwelling unit within a residential complex at the time a tentative map or preliminary parcel map for a conversion of that building or structure is filed with the city, who enters into a written agreement with the owner to purchase the dwelling unit once it has been converted~~,~~ and who is thereafter required to temporarily vacate or is temporarily displaced from said apartment or residential unit because the subdivider or owner is renovating or effecting certain structural modification to comply with the city's requirements, the owner shall be responsible for:

1. Finding suitable, temporary replacement housing for such tenant and, if the monthly rent is higher for the replacement housing than for the apartment or dwelling unit being vacated, paying the difference in such monthly rent; and

2. Paying such tenant's actual moving expenses in temporarily moving from the said apartment or dwelling unit and moving back into the unit when the renovation or structural modifications have been completed and approved by the city.

e. **Additional tenant relocation assistance required.** The city's most current tenant relocation assistance policy shall apply to all tenants who have not entered into a written agreement with the owner to purchase the dwelling unit once it has been converted.

SEC. 28.12.25. - Required city council findings for approval; grounds for denial.

a. **Required city council findings for approval.** The city council shall not approve any project for the conversion of any existing structure or structures to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common unless it makes the following findings and determinations:

1. That the proposed conversion is consistent with the longer-range goals of the general plan, the zoning district and any precise plan~~,~~ and that the conversion does not conflict with the amortization or sunsetting of the allowed use of the building sought to be converted.

2. That the proposed conversion would not adversely and seriously disrupt the effective operation or functioning of nearby schools or other community facilities.

3. That the apartment building or residential complex proposed for conversion does not represent a unique and needed housing resource in the city or in the neighborhood, taking into consideration such factors as the need for a balanced rental-owner housing supply, current rental rates, apparent appeal to families with children and special tenant displacement problems which would result from the conversion.

4. That any proposed condominium conversion has complied with the city's most current tenant relocation policy.

5. That any proposed condominium conversion has met all noticing requirements as outlined in Articles VI and VII.

b. **Mandatory grounds for denial.** In addition to those grounds for denying a final map or parcel map which are set forth in Sections 66473.5 and 66474 of the Subdivision Map Act and in Article IV (Parcel Maps and Final Maps) of this ~~c~~Chapter, the city council shall not approve a final map, or the city engineer approve a parcel map, for a subdivision to be created from the conversion of residential real property into a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common unless it is found as follows:

1. Each tenant of the residential real property has received or will have received each of the notices and rights pursuant to subsection 28.12.15.a. of this ~~a~~Article and as now or hereafter required by Chapter 2 and Chapter 3 of the Subdivision Map Act.

2. Each person applying for the rental of a unit in the residential real property has received or will have received the notice and rights pursuant to subsection 28.12.15.b. of this ~~a~~Article and as now or hereafter required by Chapter 2 and Chapter 3 of the Subdivision Map Act.

c. **Permissive grounds for denial.** In addition to the grounds for denial set forth in this ~~c~~Chapter and the State Subdivision Map Act, an application for approval of a tentative map or preliminary parcel map for the conversion of residential rental units to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common may be denied on the ground that either:

1. The proposed project, because of its physical characteristics, lot size, configuration, site design or building condition, is not suitable for conversion to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common.

2. The proposed project, because of its physical characteristics, lot size, configuration, site design or building condition, is not suitable for families with children.

3. The proposed project contains fewer than sixteen (16) units and is not suitable for conversion due to its size, amenities, ingress, egress or ability to maintain itself.

SEC. 28.12.30. - Design and safety standards for conversions.

The design, improvement and construction to convert an existing apartment building or residential complex to a condominium, stock cooperative, community apartment project, common green subdivision or tenancy-in-common shall comply with design standards in Section 28.11.15, except as modified in this section, and with the following design and safety standards:

a. **Codes, ordinances and regulations.** All building and fire codes, zoning provisions and all other applicable local ordinances and regulations in effect at the time of construction of such structure shall, in addition, conform to and be in accordance with the standards set forth in this ~~s~~Section, or most recent standards as adopted by the city council, in effect at the time of filing of the tentative map or preliminary parcel map for such conversion.

b. **Zoning provisions.** Current residential zoning ordinance standards for density, floor area ratio, building setback, open space, parking and circulation.

c. **Minor exceptions considered.** Minor exceptions to current residential zoning ordinance standards shall be considered for up to ten (10) percent for building setback and fifteen (15) percent open space requirements only.

d. **Special features may be required.** The design and improvement of any such conversion may also be required to incorporate special design features and amenities (i.e., useable open space, children's play areas and similar physical improvements) as conditions of approval of said map.

e. **Building, seismic, fire and housing codes compliance; facility and site improvement requirements.**

1. Seismic safety pursuant to any of the following standards: the currently enacted and effective editions of the~~2007~~ California Building Code, ~~2006 International~~ Existing Building Code, Seismic Rehabilitation of Existing Buildings (ASCE 41-06) or an equivalent procedure approved by the chief building official and updated and amended versions of said codes.

2. California Building Standards; Title 24—Energy Standards.

3. Fire-Life Safety and Habitability Standards pursuant to the currently enacted and effective editions of the~~2007~~ California Building Code,~~; 2007~~ California Plumbing Code,~~; 2007~~ California Mechanical Code~~;~~ and ~~2005 National~~ Electrical Code ~~and updated and amended versions of said codes~~.

4. The currently enacted and effective edition of the ~~2007~~ California Fire Code ~~and updated and amended versions of said code~~.

5. ~~Article IX of~~ Chapter ~~8~~ 48 of the Mountain View City Code (~~Drainage and~~ Floodplain Management ~~Control)~~, ~~Section 8.160, et seq~~.

6. Separate utility services shall be provided to each building and to each unit unless the public works director determines that such separate utility services are both not desirable and not feasible. If separate utility services are not provided, the homeowners association, or similar organization, shall be primarily liable for all city utility billings, and the owners of individual residential buildings and units shall jointly and severally be secondarily liable for all city utility billings, and security for payment of utility billings shall be provided as set forth in Section 35.38.c.

f. **Written report on improvements and compliance required.** An independent consultant approved by the chief building official shall prepare a written report, with appropriate itemized cost estimates, on all improvements necessary to make the development comply with subsection 28.12.30.e.1.~~—~~ through e.6~~.~~. The subdivider or owner is solely responsible for all costs associated with preparing this report and shall pay a fee to the city for administering, reviewing and evaluating the report in accordance with Item g. of this ~~s~~Section. Minor nonsafety or structural deviations from strict compliance with the design and safety standards may be approved at the discretion of the chief building official or the public works director as appropriate.

g. **Fee for city services.** Fees for the review and evaluation services and other related expenses incurred and performed by city staff shall be an amount (based on an hourly rate) established by city council resolution.

SECTION 12. Chapter 28 (Subdivisions), Article VIII (Commercial and Industrial Condominium Conversions) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 28.13. - Purpose.

The conversion of commercial and industrial buildings into smaller ownership units likewise creates impacts to the city's available business space, including reducing the flexibility and utility of that space by creating multiple ownerships on one (1) parcel that was originally designed to function and be available for a wide variety and size of uses. Multiple ownerships can create significant conflicts among users, leading to the deterioration of the property and secondary safety and aesthetic issues to neighboring properties. The maintenance of flexibility and utility in

the commercial and industrial base is critical to the economic viability of the City of Mountain View as well as the economic viability of our region.

It is the purpose of this ~~a~~Article to seek to assure a reasonable balance of rental and ownership industrial and commercial units and a variety of individual choices of tenure, type, price and location of available business space and to maintain the supply of available business space and to maintain the flexibility and redevelopment potential of the city's key industrial and commercial areas in substantial compliance with the city's general plan.

SEC. 28.13.05. - Applicability.

In addition to all other requirements of the Subdivision Map Act, the provisions of this ~~c~~Chapter shall apply to the conversion of commercial, industrial or any nonresidential space in an existing building or buildings to condominium in the City of Mountain View. The provisions of this ~~a~~Article are enacted pursuant to the provisions of Section 200 of the Charter of the City of Mountain View and of the Subdivision Map Act.

SEC. 28.13.10. - Permit.

In conjunction with processing tentative maps or preliminary parcel maps in accordance with Chapter 28 of the Mountain View City Code and the Subdivision Map Act, a development review permit in accordance with Section 36.~~52~~44.45 or a planned community permit in accordance with Section 36.~~68~~50.30 of this Code shall be required for the conversion of commercial, industrial or any nonresidential space in an existing building or buildings to condominiums. Permit applications shall be processed pursuant to Section 28.13.20.

a. No permit application for the conversion of commercial and industrial building or buildings to condominium shall be processed unless a preliminary determination has been made by the community development director that the use, as zoned, is consistent with current zoning and is consistent with any interim moratorium for a zoning or use or structure amortization. This preliminary determination by the community development director may allow the application to be processed; however, the final action under this ~~s~~Section shall be made through the public hearing process and ultimately by the city council.

b. No tentative map or preliminary parcel map for the conversion of commercial and industrial building or buildings to condominium shall be filed without a permit application under this ~~s~~Section.

SEC. 28.13.15. - Tenant noticing requirement.

The subdivider or owner of an existing commercial or industrial building or buildings proposed for conversion to a condominium shall give to each tenant of the property a written notice of intention to convert provided at least sixty (60) days prior to the filing of a tentative map or preliminary parcel map in accordance with subsection 28.12.15.a.1. The owner shall also

give written notice to each prospective tenant in accordance with Section 28.12.15.b. and shall keep records of all noticing in accordance with subsection 28.12.15.c.

SEC. 28.13.20. - Process.

In conjunction with processing tentative maps or preliminary parcel maps in accordance with this ~~c~~Chapter and the Subdivision Map Act, permit applications for the conversion of existing commercial and industrial building or buildings to condominium shall be reviewed and processed in accordance with Section 36.~~52~~44.45 (Development ~~R~~review process), Section 36.~~68~~55.30 (Planned ~~C~~community ~~P~~permits) and Section 36.~~50.020~~44.10 (Review ~~A~~authority) of this Code and with current commercial and industrial zoning standards.

a. **Development review required.** The zoning administrator shall hold a public hearing on the development review application in accordance with Section 36.~~80~~56 (Applications, ~~H~~hearings and ~~A~~appeal~~(s)~~) of Chapter 36 of the Mountain View City Code and will provide a written recommendation to the city council for final action on the development review application. The zoning administrator may conduct design review pursuant to Section 36.44.20 (Design review), ~~route the proposal to the development review committee~~ if exterior improvements are proposed or deemed necessary.

b. In addition to complying with zoning ordinance provisions, permit processing for commercial and industrial condominium conversions shall also comply with the following, except that any reference to apartment building or projects and residential complex shall be replaced with the term "commercial or industrial building(s)" and the terms stock cooperative, community apartment project, common green subdivision or tenancy-in-common shall not apply:

1. Buyer protection provisions in Article VI, Section 28.11.05.1, ~~S~~subsections a. and f. pertaining to covenants, conditions and restrictions (CC&Rs); ~~S~~subsection c. pertaining to nondiscrimination in the terms and conditions of sale of any units; and ~~S~~subsection e. pertaining to furnishing required information by the subdivider or owner to each purchaser of any units.

2. Notice of city council or subdivision committee meeting to consider tentative map or preliminary parcel map in Article VII, subsection 28.12.20.b.

3. Buyer and tenant protection requirements for conversion in Article VII, subsection 28.12.20.c.1. through c.4.

SEC. 28.13.25. - Required city council findings for approval; grounds for denial.

a. **Required city council findings for approval.** The city council shall not approve any project for the conversion of any existing commercial or industrial building or buildings to a condominium unless it makes the following findings and determinations:

1. That the proposed conversion of commercial and industrial buildings into smaller ownership units is consistent with the longer-range goals of the general plan, the zoning district and any precise plan and that the conversion does not conflict with the amortization or sunsetting of the allowed use of the building sought to be converted.

2. That the proposed conversion would not adversely and irreversibly reduce the flexibility and utility of the existing commercial or industrial space by creating multiple ownerships on one (1) parcel that was originally designed to function under a single ownership and be available for a wide variety and size of uses.

3. That the flexibility and redevelopment potential of the city's key industrial and commercial areas in substantial compliance with the city's general plan would not be adversely impacted by the proposed conversion.

4. That a reasonable balance of rental and ownership industrial and commercial units and a variety of individual choices of tenure, type, price and location of available business space would be maintained with the proposed conversion.

5. That the supply of available business space and the flexibility and utility in the commercial and industrial base critical to the economic viability of the City of Mountain View as well as the economic viability of our region would not be adversely impacted by the proposed conversion.

6. That the conversion of a complex into individual ownerships will present no risk that the complex will result in conflicts between uses, parking, storage, etc.

7. That any proposed condominium conversion has met all noticing requirements as outlined in Articles VI, VII and VIII.

b. **Mandatory grounds for denial.** In addition to those grounds for denying a final map or parcel map which are set forth in Sections 66473.5 and 66474 of the Subdivision Map Act, in Article IV (Parcel Maps and Final Maps) of this ~~c~~Chapter and in this ~~a~~Article, the city council shall not approve a final map, or the city engineer approve a parcel map, for a subdivision to be created from the conversion of commercial or industrial real property into a condominium unless it is found that all of the building(s) on the property comply with applicable zoning and use regulations and that each of the tenants of the nonresidential real property proposed for conversion has received or will have received each of the notices in accordance with Section 28.13.15.

SEC. 28.13.30. Design and safety standards for conversions.

The design, improvement and construction to convert an existing commercial or industrial building or buildings to a condominium shall comply with design standards in Section 28.11.15, except as modified in this ~~s~~Section, and with the following design and safety standards:

a. **Compliance with codes, ordinances and regulations.** All building and fire codes, zoning provisions and all other applicable local ordinances and regulations in effect at the time of construction of such structure, and shall, in addition, conform to and be in accordance with the standards in this ~~s~~Section, or most recent standards as adopted by the city council, in effect at the time of filing of the tentative map or preliminary parcel map for such conversion.

b. **Compliance with zoning provisions.** Current commercial and industrial zoning ordinance standards for allowable use, floor area ratio, building setback, open space, parking and circulation.

c. **Building, seismic and fire codes compliance; facility and site improvement requirements.**

1. Seismic safety pursuant to any of the following standards: the currently enacted and effective editions of the~~2007~~ California Building Code, ~~2006~~ International Existing Building Code, Seismic Rehabilitation of Existing Buildings (ASCE 41-06) or an equivalent procedure approved by the chief building official and updated and amended versions of said codes.

2. California Building Standards; Title 24—Energy Standards.

3. Fire-Life Safety and Habitability Standards pursuant to the currently enacted and effective editions of the ~~2007~~ California Building Code,~~; 2007~~ California Plumbing Code,~~; 2007~~ California Mechanical Code~~;~~ and ~~2005 National~~California Electrical Code ~~and updated and amended versions of said codes~~.

4. The currently enacted and effective edition of the~~2007~~ California Fire Code ~~and updated and amended versions of said code~~.

5. ~~Article IX of~~ Chapter ~~8~~ 48 of the Mountain View City Code (~~Drainage and~~ Floodplain Management ~~Control)~~, ~~Section 8.160, et seq~~.

6. Separate utility services shall be provided to each building and to each unit unless the public works director determines that such separate utility services are not feasible. If separate utility services are not provided, the homeowners association or similar organization shall be primarily liable for all city utility billings, and the owners of individual buildings and units shall jointly and severally be secondarily liable for all city utility billings, and security for payment of utility billings shall be provided as set forth in subsection 35.38.c.

d. **Written report on improvements and compliance required.** An independent consultant approved by the chief building official shall prepare a written report, with appropriate itemized cost estimates, on all improvements necessary to make the development comply with subsections 28.13.30.c.1.— through c.6. of this ~~a~~Article. The subdivider or owner is solely responsible for all costs associated with preparing this report and shall pay a fee to the city for administering, reviewing and evaluating the report in accordance with item e. of this ~~s~~Section.

Minor nonsafety or structural deviations from strict compliance with the design and safety standards may be approved at the discretion of the chief building official or the public works director as appropriate.

e. **Fee for city review and evaluation services.** Fees for the review and evaluation services and other related expenses incurred and performed by city staff shall be an amount (based on an hourly rate) established by city council resolution.

SECTION 13. Chapter 28 (Subdivisions) of the City Code is hereby amended to add a new Article XV (Administrative Review of Preliminary Parcel Maps and Tentative Maps) as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

ARTICLE XV.
ADMINISTRATIVE REVIEW OF PRELIMINARY PARCEL MAPS AND TENTATIVE MAPS.

SEC. 28.20.05. - Purpose and applicability.

Notwithstanding any provision of this Chapter to the contrary, any preliminary parcel map or tentative map associated with a housing development qualifying for administrative approval pursuant to Section 36.44.75 of the Mountain View City Code shall be reviewed administratively and shall be subject only to applicable objective subdivision standards, unless otherwise required by state law. The community development director may approve, conditionally approve or disapprove such a preliminary parcel map or tentative map in consultation with other departments, as necessary, without a hearing unless a hearing is timely requested in writing and received by the community development director pursuant to the noticing procedures of this Article. Any approval, conditional approval or disapproval shall be supported by findings required by the city code and applicable state law. Any such approval, conditional approval or disapproval shall be subject to appeal to the city council in accordance with Section 36.56 (Applications, hearings and appeals) of Chapter 36 of the city code. The city clerk shall be the clerk of the appeal board for purposes of filing an appeal.

SEC. 28.20.10. - Procedure for review and decision of preliminary parcel maps and tentative maps subject to administrative review and approval pursuant to City Code Section 36.44.75.

a. **Filing and fees.** At the time of filing a preliminary parcel map or tentative map for a housing development pursuant to Section 36.44.75 of the Mountain View City Code, the subdivider or the authorized agent shall pay a filing fee in an amount established by resolution or ordinance of the city council except where a different fee requirement is mandated by state law. Such a preliminary parcel map or tentative map is subject to filing requirements set forth in Article III (Preliminary Parcel Maps and Tentative Maps).

b. **Form and content of subdivision map.** The form and content of a preliminary parcel map or tentative map for a housing development pursuant to Section 36.44.75 of the Mountain View City Code shall comply with the requirements set forth in Article III (Preliminary Parcel Maps and Tentative Maps) of this Chapter, as applicable.

c. **Noticing and hearing procedures**. The community development director or designee shall provide a notice to those persons and entities listed in Section 36.56.20 of the city code at the time of making a determination that the application is complete.

1. The notice shall provide a period of not less than fourteen (14) days from the date of the notice to provide written public comment on the project and to request a hearing thereon.

2. Failure of any individual or entity to receive a notice shall not constitute grounds to invalidate the city actions in the absence of evidence showing the notice was mailed to the wrong address.

3. A hearing shall occur only when timely requested in writing by the applicant or other person(s). The director must receive any hearing request within fourteen (14) days of the date of the notice.

4. Upon receipt of a timely submitted request for a hearing, the community development director or designee shall provide a notice specifying the time and location of the hearing to those persons and entities listed in Section 36.56.20 of the city code, not less than fourteen (14) days prior to the hearing.

5. The community development director shall consider all written public comments received, and any written or verbal comments provided at a hearing, if requested, prior to taking final action on a project.

d. **Review and approval.** Within fifty (50) days after the determination that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, the community development director, in consultation with the city engineer, shall approve, conditionally approve or disapprove a preliminary parcel map or tentative map for

a housing development pursuant to Section 36.44.75 of the Mountain View City Code, unless the time limit has been extended by mutual consent of the subdivider and the community development director. Any approval, conditional approval or disapproval shall be supported by findings required by applicable provisions of the city code and state law.

e. **Subdivider notification.** Within ten (10) days of the action, the subdivider shall be notified in writing of the action taken.

f. **Appeal**. Decisions made under this section may be appealed to the city council in accordance with Section 36.56 (Applications, hearings and appeals) of Chapter 36 of the city code. The city clerk shall be the clerk of the appeal board for purposes of filing an appeal.

g. **Parcel map or final map.** Following approval of a preliminary parcel map or tentative map for a housing development pursuant to Section 36.44.75 of the Mountain View City Code, the subdivider shall file an application for a parcel map or final map to the city engineer or designee, pursuant to the requirements set forth in Division 1 and 2 of Article IV of this Chapter.

h. **Expiration.** A preliminary parcel map or tentative map approved pursuant to this Article shall expire twenty-four (24) months after its approval unless the expiration date is extended per Article XIV of this Chapter. Any such preliminary parcel map or tentative map on a property subject to a development agreement may be approved for the period of the time provided for in the development agreement but not to exceed the term of the development agreement.

SECTION 14. Chapter 41 (Park Land Dedication or Fees In Lieu Thereof), Section 41.11 (Credit) of the Mountain View City Code is hereby amended to add, delete, or modify its provisions as set forth below. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

SEC. 41.11. - Credit.

a. **Privately owned/publicly accessible (POPA) open space credit.**

1. **Credit amount.** Privately owned/publicly accessible (POPA) open space proposed in a residential or mixed-use residential development that meets the eligibility requirements set forth herein may receive a credit up to seventy-five (75) percent of the value of the land devoted to the POPA open space against the land dedication or fees in-lieu thereof required by this ~~c~~Chapter.

2. **Eligibility criteria.** To be eligible for POPA open space credit, the POPA open space must meet either the general requirements set forth in subsection (a) or the alternate proposal requirements set forth in subsection (b).

(a) **General requirements.**

(i) A minimum size of 0.4 acre or, if the residential development is located within a precise plan or master plan with identified open space, the minimum size of the identified open space in the precise plan or master plan.

(ii) The space shall conform with the provisions of the parks, open space and community facilities chapter of the general plan and provisions of the ~~parks and open space plan~~ Parks and Recreation Strategic Plan.

(iii) The POPA open space shall be located with frontage of a public street(s) or with a prominent and highly visible entrance easily accessible to the public and, in all cases, have minimum dimensions of one hundred (100) feet on all sides.

(iv) The POPA open space complies with the city's guidelines for hydration stations and restroom buildings in city parks.

(v) The POPA open space will include a sign(s) with notification of the area as public open space and posted hours, name and contact information for maintenance. The sign shall be reviewed and approved through a sign permit pursuant to Chapter 36 of the ~~C~~city ~~C~~code.

(vi) **Required elements.** The entirety of the POPA open space shall consist of any combination of elements, but not less than one (1) element, meeting the minimum requirements as defined in Table 41.11. The selected elements must be supported by the required analyses as set forth in subsection d.2.(b), Process.

Table 41.11 Open Space Credit Elements	
Element	**Minimum Requirements**
Open, usable field	Must be level, with proper irrigation and water amenities to support active field recreation. Minimum total area of 0.3 acre with a minimum dimension of sixty (60) feet on all sides of the element.
Dog park	Have separate areas for large dogs and small dogs. Adequate amenities such as bag dispensers and dog-friendly hydration stations. Minimum total area of 0.25 acre for the dog park with a minimum dimension of sixty (60) feet on all sides of the element.
Game courts	Must contain at least one (1) full game court that meets the standards of the professional association for the type of activity proposed.
Playgrounds	Must have at least two (2) structures (climbable apparatus): one (1) for tots (ages two (2) to five (5)) and one (1) for youth (ages five (5) to twelve (12)) populations.
Picnic area	Must be able to sit at least fifteen (15) individuals and have one (1) barbecue for every two (2) tables. Must be distinguishable from other elements in the open space.
Exercise area	Must be able to support ten (10) people using equipment at the same time and include ADA-accessible equipment.
Park trail	Must be a designated, multi-use, class 1 trail as listed in the Caltrans Highway Design Manual—Bikeway Designations for the entire length of the proposed trail. The trail must provide a clear and direct path, with appropriate signage, through the project site, connecting any of the following: • Existing or planned public facilities (e.g., public buildings, transit stops and centers, schools, parks, etc.). • Expand, or allow for future expansion of, the existing city park trail network (e.g., Stevens Creek, Permanente Creek, Whisman T.O.D., Hetch Hetchy, and Bay Trails). Provides more than a public trailhead or crossing. • A new connection that expands an identified network in the city's bicycle transportation and pedestrian master plans to a major public facility or major public street, or significantly reduces the time or length of travel by providing an alternative connection from an identified network in the adopted bicycle transportation and pedestrian master plans.

Maintained natural habitat space	• The element must be planted (existing or new) to provide an estimated sixty-five (65) percent to seventy-five (75) percent tree canopy coverage within five (5) years of construction completion. • All trees, foliage and ~~plants should be California native species or approved by the forestry and roadways manager~~ plantings shall adhere to the Biodiversity and Urban Forest Plan, including its guidelines and tree/plant recommendations, and/or be otherwise approved by the Urban Forest Manager. • Area must provide seating for a minimum of ten (10) people. • Area shall be landscaped and maintained to be traversed by all population demographics. • If applicable, include informational or educational signage about native landscape and plants within the element.
Alternate element	• An applicant may submit a request to include one (1) alternate element in the POPA open space not listed in this Table 41.11. • Must similarly serve the public as the elements set forth in this Table 41.11.

(vii) **Exclusion from credit.**

1.) Yards, court areas, setbacks, decorative landscape areas, bike and pedestrian paths~~,~~ and other open areas required with residential site design by a precise plan, master plan or zoning code shall be excluded from the credit computation of POPA open space.

2.) Irregularly shaped land with limited utility, accessibility or topographic conditions that are unsuitable for elements described in Table 41.11 shall not be eligible for credit.

(b) An alternate proposal is a unique, high-quality open space proposal that may not otherwise be achieved through the general requirements in subsection (a).

An ~~applicant~~ alternate proposal may be eligible for a POPA open space credit if greater than one (1) acre of single, contiguous land is provided and the POPA open space:

(i) Serves a diverse park user population; and

(ii) Provides design benefits greater than the general requirements set forth in subsection (a).

3. **Term and maintenance.** All POPA open spaces shall be maintained as set forth in this ~~s~~Section.

(a) The POPA open space shall be publicly accessible during the operating hours of city parks.

(b) The POPA open space shall be wholly owned and maintained by the property owner(s), homeowner association(s) or some combination thereof of the residential development awarded the credit.

(c) The right of the public to access and use the open space shall be recorded against the property by an easement, covenant or restrictions subject to review and approval by the city attorney, and such right shall run with the land in perpetuity.

(d) The property owner shall enter into an agreement with the city in conjunction with, or as part of, the easement, covenant or restrictions to identify maintenance responsibilities, procedures for future modifications or upgrades to the POPA open space and violation and/or penalties for noncompliance subject to review and approval by the city attorney. The agreement shall indemnify the city for use of the POPA open space by the public.

(e) Any future redevelopment of a project site granted a POPA open space credit shall submit a formal development application and be required to provide the minimum acreage of the POPA open space as originally credited. The POPA open space shall be subject to compliance with the requirements of this ~~c~~Chapter in place at the time of application submission.

b. **Historic resource.** Where a historic resource is preserved or rehabilitated as part of a residential development, a credit may be given against the requirement of land dedication or fees in lieu thereof due on the residential development, required by this ~~c~~Chapter, up to a maximum of fifty (50) percent of the value of the land dedication or fees in lieu thereof required by this ~~c~~Chapter. This ~~s~~Section may also apply to the relocation of a historic resource provided it is preserved or rehabilitated in conjunction with the relocation. The developer, as part of the application for a credit, shall file an application for a historic preservation permit pursuant to Section~~.~~ 36.54.45, *et seq*. Credit may be awarded pursuant to subsections d. and e. of this ~~s~~Section when it is in the public interest to do so.

c. **Affordable housing.** Because affordable housing is an important community need, the affordable housing units included in new development projects shall not be included in the total number of dwelling units used to calculate the park land dedication requirement set forth in Sections~~.~~ 41.5 through 41.9. This exemption shall not include affordable housing units in otherwise market-rate developments provided pursuant to density bonus law (under state law and as set forth in Chapter 36, Article XVI, Division 8 of the ~~C~~city ~~C~~code).

d. **Process.**

1. To request a credit pursuant to this ~~s~~Section, the applicant shall submit a written request specifying the credit being ~~[~~sought~~]~~ at time of a formal development application submittal, which shall include a description of how the request meets the credit requirements in this ~~c~~Chapter. Each request for a credit shall also include the information required under subsections (2), (3) or (4) as applicable.

2. For the POPA open space credit, the applicant shall also submit the following with a formal development application:

(a) Dimensional site, design and landscaping plans that detail the proposed POPA open space and elements; and

(b) **Analyses.**

(i) A demographic analysis of the area within one (1) mile of the proposed POPA open space (measured from the project site boundary), including the target demographics of the new residential development.

(ii) An analysis of the elements at the closest public parks and/or POPA open spaces within one (1) mile of the project site, up to a maximum of five (5) parks and/or POPA open spaces.

3. For the historic resource credit, the applicant shall also submit with a formal development application an itemized cost estimate of planned rehabilitation or relocation costs for the historic resource.

4. For the affordable housing credit, the applicant shall also submit with a formal development application the number of affordable units within the residential development as defined in Section~~.~~ 41.2.

e. **Approval.**

1. POPA open space and historic resource credits may be awarded by the city council with written findings that the applicable requirements are met.

2. The affordable housing credit may be awarded when the public works director, community development director, community services director, subdivision committee or city council, as appropriate to the development application, makes written findings that the applicable requirements are met.

f. **Housing developments subject to administrative approval.** Notwithstanding any provision to the contrary, a request for POPA open space and/or historic resource credits

submitted by housing developments subject to administrative approval under Section 36.44.75 of the city code shall be reviewed and approved administratively by the community services director, in consultation with the community development director and public works director, and shall be approved only if the requested credit satisfies all applicable objective criteria set forth in this Chapter.

SECTION 15. Environmental Review. The proposed amendments are in compliance with the provisions of CEQA. The proposed amendments are not a project under CEQA and the CEQA Guidelines (Cal. Code Regs., Title 14, § 15000, *et seq*.), pursuant to Public Resources Codes Section 21065 and CEQA Guidelines Section 15378, because they do not approve a project or result in a direct physical impact on the environment or contemplate a known future project, and, as such, there are no known environmental impacts at this time. As a separate and independent basis, adoption of the amendments is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3). The amendments do not preclude implementation of Public Resources Code Section 21080.66, which establishes the statutory CEQA exemption for qualifying "infill" development projects. Other amendments do not result in substantive changes and are, therefore, subject to the common-sense exemption as it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

SECTION 16. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION 17. Publication. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed Ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the Ordinance, the date of its introduction, and a list of the places where copies of the proposed Ordinance are posted.

SECTION 18. Effective Date. Pursuant to Section 519 of the Mountain View City Charter, this Ordinance shall be effective thirty (30) days from and after the date of its adoption.

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CDD/DP-05-26-26o

Mountain View YIMBY

Re: Agenda item 5.1

Dear Chair and Members of the Environmental Planning Commission,

Mountain View YIMBY supports Item 5.1 and urges the Commission to recommend the proposed amendments to Council.

The administrative approval process in the draft ordinance is well designed. It eliminates the public hearing requirement for projects qualifying for the AB 130 statutory CEQA exemption, which is the most urgent change: without it, qualifying projects risk being deemed approved because the City cannot act on them within the statutory timelines. At the same time, the process preserves staff's ability to grant case-by-case flexibility where the Code or a Precise Plan allows exceptions to development standards. That flexibility benefits housing projects and we support retaining it.

The courtesy notice provisions are reasonable. We appreciate that the ordinance requires staff to consider written comments received during the 10-day notice period without creating a basis for neighbors to block projects that comply with objective standards, given the legal protections most projects have under the Housing Accountability Act.

We do ask the Commission to recommend that the ordinance or its findings include a timeline for the continued work toward a fully ministerial framework. The staff report notes that converting remaining discretionary provisions to objective standards requires additional analysis. We agree, and a target date (we suggest Q4 2026) would give both applicants and the public clarity and confidence about when that work will be complete, given staff workload and priorities. Until then, the administrative process is a strong interim step, but the residual uncertainty about how discretion will be exercised project-to-project is a reason to keep moving toward the ministerial standard Council directed in January.

We also support the cleanup amendments that bring our zoning code into conformity with state law on co-located child-care centers (AB 752), family child-care homes in commercial zones (SB 234), by right supportive housing (AB 2162), and low-barrier navigation centers in the Commercial Office zone (AB 101). The AB 101 and SB 234 updates became applicable to the CO, CN, and CS districts when Council permitted residential uses in those zones in December 2025; the zoning code should now reflect that.

Thank you for your consideration.

David Watson, on behalf of Mountain View YIMBY

File #: 205827, **Version:** 1

North Bayshore Area Plan Amendment

Adopt a Resolution of the Board of Directors of the Shoreline Regional Park Community Amending the Shoreline Plan to Incorporate Additional Public Services, Including Schools; Incorporate Existing Precise Plans to Advance the Goals and Purposes of the Shoreline Regional Park Community Act; and, Update Cost and Revenue Projections, to be read in title only, further reading waived (Attachment 1 to the Council report).

BOARD REPORT

DATE: May 26, 2026

CATEGORY: Public Hearing

DEPT.: Office of the Community Manager

TITLE: **North Bayshore Area Plan Amendment**

RECOMMENDATION

Adopt a Resolution of the Board of Directors of the Shoreline Regional Park Community Amending the Shoreline Plan to Incorporate Additional Public Services, Including Schools; Incorporate Existing Precise Plans to Advance the Goals and Purposes of the Shoreline Regional Park Community Act; and, Update Cost and Revenue Projections, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

The North Bayshore Area Plan was first adopted by the Mountain View City Council on March 14, 1977, and by the Shoreline Regional Park Community Board of Directors ("the Board") on December 15, 1977, to fulfill the requirements of the Shoreline Regional Park Community (SRPC) Act and has been periodically amended as noted in Attachment 2. The most recent amendment was approved in 1993.

The 1993 amendment addressed landfill closure activities, public transportation facilities (including bicycle and pedestrian infrastructure), updated the narrative description of the area, added administrative activities related to the execution of the plan and maintenance of existing infrastructure, and incorporated the City of Mountain View's General Plan by reference. Since that time, the City has developed various plans advancing the goals and purposes of the SRPC, both specific to the North Bayshore Area and relevant throughout the City of Mountain View, which have not been formally incorporated into the North Bayshore Area Plan.

The Mountain View City Council's Fiscal Years 2023-25 Council Work Plan included a high-priority project to update the Shoreline Area Plan.

ANALYSIS

Staff recommends making administrative updates to the North Bayshore Area Plan to incorporate additional public services, including schools; incorporate by reference existing plans and policies

that advance the SRPC's goals and purposes; update cost and revenue projections; and generally modernize the document's appearance. The recommended updates align the plan to reflect existing policies and practices.

Incorporate Additional Public Services

The recommended amendments to the North Bayshore Area Plan explicitly incorporate schools and school services into the Plan and authorize the use of tax allocation proceeds to fulfill the current Education Enhancement Reserve Joint Powers Agreement (EER JPA). The amendment also references the Mountain View City Council's Citywide School Strategy.

In January 2006, the SRPC entered into the Education Enhancement Reserve Joint Powers Agreement (EER JPA) with the Mountain View Whisman School District and Mountain View Los Altos High School District. The agreement provided annual payments to both school districts to support local education and to attract and retain a high-quality employment base that supports the SRPC's economic vitality. Following several renewals and amendments, the SRPC approved a 10- year successor agreement with both districts in 2025. Each agreement or amendment has been approved at a public meeting with advance public notice and the opportunity for public comment.

Additionally, the changes formally add affordable housing and homelessness services to the public services listed in the plan.

Incorporate Existing Plans by Reference

Since the most recent amendment to the North Bayshore Area Plan, multiple plans, studies, and strategies that advance the goals and purposes of the plan and the SRPC Act have been developed. These include the North Bayshore Circulation Feasibility Study, Shoreline Sea Level Rise Study, and the Shoreline Landfill Master Plan. The Mountain View City Council, which retains planning and zoning authority over the Shoreline Regional Park Community, has approved specific land use and development plans (the North Bayshore Precise Plan, Gateway Master Plan, and Google North Bayshore Master Plan) applicable to the area. Additionally, several City of Mountain View plans and strategies will be implemented in the Shoreline area to benefit the SRPC, including the Shoreline Wildlife Management Plan, the Biodiversity Strategy and Urban Forest Plan, and the Parks and Recreation Strategic Plan.

All the plans and documents recommended for incorporation by reference into the plan align with existing elements and purposes described in the North Bayshore Area Plan and/or the Shoreline Regional Park Act as detailed in Table 1.

Table 1: Existing North Bayshore Plan/Shoreline Regional Park Community Act Elements and Relevant Documents

Existing Element	Relevant Documents
Landfill Closure Projects (1993 amendment)	Shoreline Landfill Master Plan Shoreline Regional Park Community Capital Improvement Program
Circulation Plan (1977 plan and 1993 amendment)	North Bayshore Circulation Feasibility Study City of Mountain View Active Transportation Plan
General Plan (SRPC Act, 1993 amendment)	City of Mountain View General Plan City of Mountain View Housing Element North Bayshore Precise Plan (NBPP) Gateway Master Plan Google North Bayshore Master Plan
Flood Control Plan (SRPC Act, 1977 plan)	Shoreline Sea Level Rise Study Shoreline Regional Park Community Capital Improvement Program
Shoreline Regional Park, Open Space/Commercial Uses (SRPC Act, 1977 plan)	Shoreline Wildlife Management Plan Shoreline Regional Park Community Capital Improvement Program
Operations and Maintenance (1993 amendment)	Memorandum of Understanding with the City of Mountain View Shoreline Regional Park Community Capital Improvement Program

Each of these documents has been discussed and approved with the opportunity for public comment during at least one noticed public meeting. Incorporating the plans by reference allows for periodic updates in response to changing conditions and priorities without requiring a full amendment to the North Bayshore Area Plan.

Update Cost and Revenue Projections

The SRPC Act requires that the plan generally describes estimates of total project costs and revenues. The recommended amendments to the plan include the most recent estimates, developed for the Google North Bayshore Master Plan adoption in 2023. These are order-of-magnitude estimates to satisfy the requirements of the SRPC Act and are solely for planning purposes. They do not reflect existing budget requests, planned expenditures, or confirmed costs for the improvements outlined in the proposed amendments to the plan or the documents that staff recommends for incorporation into the plan.

As stated in the proposed amendment to the plan, the most recent estimated costs of the improvements and services planned in the North Bayshore area over the next 30 years could exceed $3.69 billion. In the same time frame, the fully realized development of the North Bayshore area could generate nearly $6.89 billion in revenue. Actual costs, revenues, and any bond issuances will be determined by rapidly changing market conditions and macroeconomic forces.

FISCAL IMPACT

The recommended amendments to the North Bayshore Area Plan do not authorize new expenditures or increase the SRPC or City of Mountain View budget. However, they are necessary to reflect the current needs of the SRPC and the use of tax allocation proceeds to advance the goals and purposes of the SRPC Act and the plan.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

ALTERNATIVES

1. Do not adopt the resolution amending the North Bayshore Area Plan to formalize current policies and practices.

2. Do not adopt the resolution amending the North Bayshore Area Plan at this time and direct staff to return with different amendment(s).

3. Provide other direction.

PUBLIC NOTICING

Agenda posting and notice of the public hearing was published in the Daily Post on May 15, 2026. Notice of the public hearing and proposed amendments to the plan were sent to the City of Mountain View Environmental Planning Commission and the County of Santa Clara Planning Commission. Mountain View Whisman School District and Mountain View-Los Altos High School District staff were briefed on the proposed amendments to the plan and provided a copy.

Prepared by:	Approved by:
Laurel James Principal Management Analyst	Kimbra McCarthy Community Manager

Attachments:
1. Resolution
2. North Bayshore Area Plan Amendment

MOUNTAIN VIEW
SHORELINE REGIONAL PARK COMMUNITY
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SHORELINE REGIONAL PARK COMMUNITY AMENDING THE SHORELINE PLAN TO INCORPORATE ADDITIONAL PUBLIC SERVICES, INCLUDING SCHOOLS; INCORPORATE EXISTING PRECISE PLANS TO ADVANCE THE GOALS AND PURPOSES OF THE SHORELINE REGIONAL PARK COMMUNITY ACT; AND, UPDATE COST AND REVENUE PROJECTIONS

WHEREAS, the Mountain View Shoreline Regional Park Community (the "Community") was created by the California State Legislature by the provisions of the Shoreline Regional Park Community Act (hereinafter, the "Act") (1969 Cal. Stats. Ch. 1109); and

WHEREAS, the North Bayshore Area Plan (the "Plan") was adopted by the Mountain View City Council on March 14, 1977, and by the Shoreline Regional Park Board of Directors (the "Board") in accordance with Article 6 of the Act by Resolution S-33 on December 15, 1977; and

WHEREAS, the Plan was amended by the City Council (Resolution 11863) on December 15, 1977, by the Board (Resolution S-43) on March 21, 1979, and by the Board (Resolution S-95) on July 27, 1993; and

WHEREAS, since the most recent amendment to the Plan, policy documents, agreements, and projects relating to the implementation of the Act and the Plan have been developed and adopted, including but not limited to land use plans, the Shoreline Landfill Master Plan, the North Bayshore Circulation Feasibility Study, and the Shoreline Sea Level Rise Study; and

WHEREAS, the Board has determined that additional public services, including schools, and the relevant policy documents described in the joint report should be incorporated into the Plan along with updated cost and revenue projections; and

WHEREAS, Sections 83, 84, and 85 of the Act specify the procedures for amending the Plan; and

WHEREAS, as required by Section 83, the Board gave notice of intention to amend the plan by publication of notice in The Daily Post on May 15, 2026, in accordance with Section 6061 of the California Government Code, and mailed copies of said notice to the City of Mountain View Environmental Planning Commission and the County of Santa Clara Planning Commission on May 15, 2026; and

WHEREAS, the Plan amendment was made available for public review on the City's website and at the Mountain View City Clerk's Office during regular business hours for 10 days commencing on May 15, 2026; and

WHEREAS, on May 26, 2026, the Board held a public hearing at which all interested persons were provided the opportunity to speak on the proposed amendments to the Plan; now, therefore, be it

RESOLVED: that the Mountain View Shoreline Regional Park Community hereby adopts an amendment to the North Bayshore Area Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

FURTHER RESOLVED: that this Resolution shall be effective immediately upon adoption.

– – – – – – – – – – –

Exhibits: A. North Bayshore Area Plan Amendment

SHORELINE REGIONAL PARK COMMUNITY

NORTH BAYSHORE AREA PLAN



NORTH BAYSHORE AREA PLAN

Recommended by the City of Mountain View Environmental Planning Commission on October 6, 1976

Adopted by the City of Mountain View City Council by Resolution No. 11421 on March 14, 1977

Adopted by the Shoreline Regional Park Community Board of Directors by Resolution No. S-33 on December 15, 1977

Amended	Resolution	Summary
December 15, 1977	Council Resolution No. 11863	Amended to provide for tax increment financing and clarified policy toward state funding of local interchange improvement
March 21, 1979	Board Resolution No. S-43	Amended to affirm that tax increment financing would conform with Cal. Const. Art. XIIIA (added in 1978 by Prop. 13)
July 27, 1993	Board Resolution No. S-95	Added provisions to add certain landfill-related projects to the plan, address public and non-vehicular traffic, edit the area description, incorporate the General Plan and other zoning regulations by reference, and to authorize operational and maintenance expenses.
May 26, 2026	Board Resolution No. S-XX	Modernizing amendment to ensure plan projects align with the final phase of the Community's development and update area map.

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I. Introduction

The North Bayshore Area Plan ("plan") is a document, subject to amendment, providing guidance to the overall policies and programs which will affect the future of the North Bayshore Area (the "area"). The plan, adopted in 1977 and subsequently amended in 1977, 1979, and 1993, is based upon adopted City-wide and North Bayshore Area goals as delineated in the revised City of Mountain View General Plan, North Bayshore Precise Plan, associated Master Plans, and the provisions of the Mountain View Shoreline Regional Park Community Act, Assembly Bill 1027, August 29, 1969 (Shoreline Act).

The Shoreline Regional Park Community's purposes, established by the 1969 Shoreline Act, include to:

- Contribute to better living conditions through improved overall community design;
- Make substantial contributions to the sound and economic growth of the area;
- Provide needed additions to the general housing supply;
- Provide opportunities for innovation in housing and community development technology and land use planning;
- Enlarge housing, employment, and investment opportunities;
- Encourage a diversified local homebuilding industry;
- Provide a suitable environment for significant public regional recreational facilities like the Mountain View at Shoreline regional park; and
- Own, maintain, operate, administer Mountain View at Shoreline regional park.[1]

Since the passage of the Shoreline Act, and adoption of the plan, the North Bayshore Area has transformed from a semi-rural tidal slough containing pig farms, auto wrecking yards, and a regional landfill into a beloved multipurpose regional park and successful office district distinguished by its corporate tenants, entertainment assets, mature landscape and its proximity to the park and the San Francisco Bay.

However, the development of the North Bayshore Area is not yet complete. The majority of the North Bayshore is covered by pavement and dedicated to automobile infrastructure, which are necessary to accommodate the large number of commuting workers. Buildings have large setbacks, are oriented away from the street, and are surrounded by surface parking lots. Traffic circulation is designed to accommodate cars and is frequently congested. The area lacks the diversity of services and amenities needed to support residential communities. Housing in the North Bayshore is extremely limited, exacerbating road congestion and presenting an unrealized opportunity to help create much-needed housing stock in the midst of a statewide crisis.

[1] Shoreline Act, §32.

Recognizing the opportunities and potential of the North Bayshore Area, the City of Mountain View has developed a future vision for the area as a cluster of sustainable complete communities that incorporate housing, office, retail, and amenities with active public space, walkable and bikeable infrastructure, public art, and habitats for local native wildlife. To support the implementation of this vision, the City of Mountain View has approved a suite of planning documents, anchored by the North Bayshore Precise Plan (NBPP). These planning documents are summarized in this document and incorporated into the North Bayshore Area Plan by reference herein.

The Board has carefully reviewed this amended plan and concludes that all actions, projects, and expenditures authorized herein are consistent with, and further, the Community's purposes authorized by § 32 of the Shoreline Act.

Purpose of the Area Plan

This document restates and amends the North Bayshore Area Plan adopted by the Mountain View City Council on March 14, 1977, and the Shoreline Regional Park Community Board on December 15, 1977, and amended on December 15, 1977, March 26, 1979, and July 27, 1993. The 1993 amendment incorporated the 2030 General Plan, North Bayshore Precise Plan, and City zoning regulations into the plan by reference and added several projects related to the closed landfill, transportation improvements, and ongoing operations and maintenance to the Plan. Since that amendment, the City has completed several studies and plans specific to the development and infrastructure needs in the Area, described below. Incorporating these planning and policy documents into this update reduces duplication of effort and streamlines future updates.

This amendment continues to connect the various planning and policy documents adopted by the Mountain View City Council and Shoreline Regional Park Community Board of Directors to create a comprehensive central document describing future development and capital improvements in the final phase of the area's development, which is anticipated to take place over approximately the next 30 years. This plan, as amended, does not propose new policies, nor changes to any existing policies that have been approved and adopted by the City Council and Board of Directors.

The North Bayshore Area Plan is an important step to the development of the Area. The Area Plan should be considered flexible, subject to periodic review and updating as new information, opportunities, or constraints emerge. It does not and cannot answer every question which might arise about the future of the North Bayshore Area.

A. AREA PLAN POLICIES: RELATIONSHIP TO OTHER PLANS, STUDIES, AND POLICY DOCUMENTS

This amended plan summarizes the vision created for the development of the Shoreline Regional Park Community area by the following planning documents, which are incorporated herein and may be amended from time to time. In the event of any inconsistency between this document and the plans and documents listed below, the latter shall control.

i. **City of Mountain View General Plan**
The General Plan provides a foundation for sustained development in the Shoreline area. In general terms, the General Plan envisions diverse and intensive land uses that build on the area's proximity to the natural environment while preserving and enhancing the Shoreline's unique and significant wildlife and habitat areas.

ii. **City of Mountain View Housing Element**
Mountain View's Housing Element describes the City's current housing conditions, identifies future needs, and outlines initiatives to improve available housing for diverse income levels. This document is required to be updated every 8 years.

iii. **North Bayshore Precise Plan (NBPP)**
Guided by the vision, goal, policies, and design directions described in the General Plan, the NBPP lays out the area's transition into an innovative, sustainable, and complete mixed-use district through the creation of complete neighborhoods that blend market-rate and affordable residential, commercial, and office uses with services, open space, and transportation options.

iv. **Master Plans**
The North Bayshore Precise Plan establishes that Master Plans will help implement the goals and objectives of the General and Precise Plans.

Gateway Master Plan: The Gateway Master Plan implements the NBPP's vision by outlining development and design standards specific to the Gateway Character Area.

Google North Bayshore Master Plan: The Google North Bayshore Master Plan implements the NBPP's vision by outlining specific development plans to create a new mixed-used neighborhood in the area in the North Bayshore bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The Plan includes an implementation phasing plan, a 30-year Development Agreement, and a Tentative Subdivision Map.

v. **North Bayshore Circulation Feasibility Study**
Updated alongside the development of the North Bayshore Precise Plan, the North Bayshore Circulation Feasibility Study (Circulation Study) identifies strategies to enhance transportation infrastructure and mitigate potential congestion resulting from new development.

vi. **Shoreline Sea Level Rise Study**
The Shoreline Sea Level Rise Study estimates future flood risk due to sea level rise and identifies mitigation projects.

vii. **Shoreline Wildlife Management Plan**
The Shoreline Wildlife Management Plan describes protocols and procedures to increase and maintain biodiversity at the shoreline in balance with recreational opportunities, landfill and infrastructure maintenance obligations, and public safety and health.

viii. **Shoreline Landfill Master Plan**
The Shoreline Landfill Master Plan evaluates the existing infrastructure at the closed landfill underlying Mountain View at Shoreline regional park to identify deficiencies, analyze the potential funding impacts of new regulations, and identify future funding requirements for the operations and maintenance of the closed landfill.

viiii. **Shoreline Regional Park Community Capital Improvement Program**
The Shoreline Regional Park Community Capital Improvement Program (CIP) is adopted annually. The CIP identifies adopted and planned discretionary, non-discretionary, and amended capital improvement projects funded by the SRPC.

B. DESCRIPTION OF THE AREA

The North Bayshore Area Plan covers approximately 1,550 acres of land located north of the U.S. 101 Bayshore Freeway (see Figure 1). This Plan includes the development, maintenance, and operation of 750 acres now under the jurisdiction of the Mountain View Shoreline Regional Park Community. The area is bound on the south by the Bayshore Freeway (U.S. 101), on the north by the northern boundary of the Mountain View Regional Park Community, on the west by San Antonio Road, and on the east by Stevens Creek, as more specifically described in Section 1 of the Shoreline Act.

The North Bayshore Area is an important employment center for the City and the region, with moderate-intensity, suburban-type office parks, and is geographically distinctive due to its clear

separation from the rest of the City by US 101. The area also includes commercial uses, including cafés, restaurants, movie theaters, and cultural destinations such as the Computer History Museum. The North Bayshore Area contains limited existing single-family residential uses, although the Santiago Villa mobile home park is adjacent to the Precise Plan area to the east.

Open space and recreational areas in the North Bayshore Area include the Stevens Creek Trail corridor, Shoreline at Mountain View Regional Park, and the Shoreline Amphitheater. Shoreline at Mountain View Regional Park and the surrounding Baylands are known to contain sensitive habitat and wildlife species. Shoreline at Mountain View Regional Park, Shoreline Amphitheater, and other facilities north of the Precise Plan area are located atop the area identified as the former Mountain View Shoreline Landfill.

C. PUBLIC INPUT

At a minimum, the plans, studies, and other documents summarized and/or referenced in the Shoreline Area Plan were adopted at public meetings that provided opportunities for public comment and participation, as required by the Brown Act. Additionally, each of the aforementioned land use plans was developed with opportunities for stakeholder input, community outreach, and public comment consistent with, and often extending beyond, the requirements of applicable state and local laws. For the specific details of each document's community engagement and feedback process, please refer to the individual plans and associated legislative documents, as applicable.

Figure 1: North Bayshore Plan Area Map



II. Planned Vision

The 2030 General Plan, North Bayshore Precise Plan, and associated Master Plans envision the North Bayshore's transformation into a district that supports a diverse community and is home to biodiverse animal and plant life. The plans provide for highly walkable, sustainable urban "Complete Neighborhoods" that contain office, commercial, and residential land uses alongside community amenities and services, interwoven with natural habitat areas. To accomplish this, the 2030 General Plan allows approximately 3.6 million square feet of net new development, including office, residential, and commercial space; enhanced parks and trail corridors; new public streets; and recreation facilities.

The new development envisioned in these planning documents describes distinct areas within the North Bayshore, each with its own unique character and identity. Incentives to transfer development from the edge area to the core area reduce development near sensitive habitats, support transit, and promote retail along Shoreline Boulevard. On-site open area requirements will provide opportunities for social interaction and physical activity.

This future vision is defined by the concentration of new development near high-frequency transit; variation in building height, form, and scale; and a variety of streetscapes and building frontages. Revised design standards guide the transition of the area from an auto-centric, suburban office district to a more urban, higher-intensity mixed-use district with taller buildings, higher density, and human-scale frontages accessible to pedestrians, bicyclists, and transit users. A walkable block pattern, opportunities for small businesses, and housing affordability emphasize the vision of the North Bayshore Area's future as a space for connection and community.

A. OFFICE, COMMERCIAL, AND INDUSTRIAL USES

The North Bayshore Area is home to over 7 million square feet of office, retail, and light industrial spaces critical to the economic vitality of the City of Mountain View. The General Plan and associated planning documents envision the North Bayshore continuing to serve as an employment center. Existing land use regulations authorize the development of additional office and retail space, as well as community spaces, in a mixed-use setting to support the area's transition from a suburban-style office park to a more urban, complete community.

Specific details and maps describing land use and zoning for office, commercial, and industrial uses can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Rendering of potential mixed-use development in the North Bayshore Area.

B. RESIDENTIAL USES AND AFFORDABLE HOUSING

The North Bayshore Area contains limited existing single-family residential uses. Planning documents for the North Bayshore Area allow the development of nearly 10,000 multi-family residential units in one-, two-, and three-bedroom configurations, serving multiple income levels through affordable housing requirements.

Affordable housing requirements are intended to advance the City's Regional Housing Needs Assessment (RHNA) goals dictated by the State Department of Housing and Urban Development. The requirements may be met by developing inclusive, affordable housing or by dedicating land to the City's affordable housing program. Additionally, the City and the Shoreline Regional Park Community may approve and facilitate the development of affordable housing projects on sites in the North Bayshore Area, which will require subsidies and funding through public sources, including the Shoreline Regional Park Community.

Specific details and maps describing housing-related land use, RHNA goals, zoning, dedications, and funding needs can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and City of Mountain View Housing Element.

C. OPEN SPACE

As envisioned by the Shoreline Act, the North Bayshore is home to the Shoreline at Mountain View Regional Park, a 750-acre wildlife refuge and recreation area. The future of the North Bayshore area imagines a network of public open spaces including central plazas and neighborhood parks connected by a mix of publicly owned and privately owned, publicly accessible linear open spaces and paseos, creating spaces for gathering, exercise, and recreation throughout the area. In addition to sports courts and a network of trails, plans for the North Bayshore's future include the restoration of native trees, shrubs, and understory vegetation to provide natural areas for local wildlife.

Specific details and maps describing land use policies and zoning for open space and parks can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Native redwoods shade a pedestrian path in the North Bayshore area.

III. Public Facilities and Services

Public facilities, services, and infrastructure are crucial for the planned vision of the next phase of development in the North Bayshore. New development will require new and upgraded multimodal transportation infrastructure, well-designed and -maintained parks and open space, public safety facilities and services, library services, schools, and other public services to provide safety and quality of life to residents, business owners, workers, and other community members. As the impacts of global climate change intensify, sea level rise mitigation projects will be necessary to protect the North Bayshore's wildlife habitats, buildings, and infrastructure. Ongoing required maintenance of the closed landfill underlying Shoreline at Mountain View Regional Park and other parts of the North Bayshore area will continue to protect the surrounding environment and community from leachate and other contaminants.

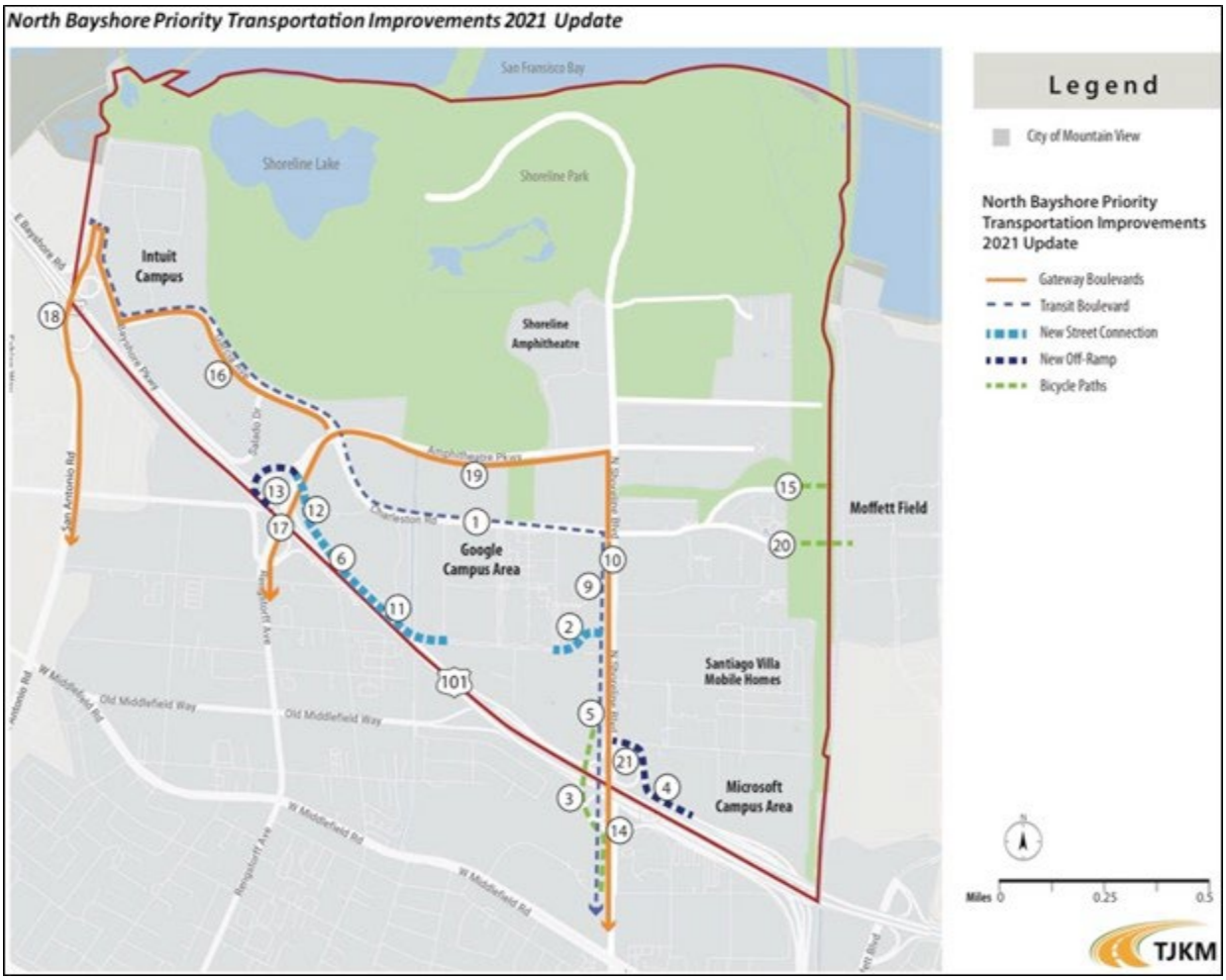
A. CIRCULATION

To support planned commercial and residential growth in the North Bayshore while minimizing additional vehicle capacity, the vision for the future of the North Bayshore Area includes concentrated growth with walkable streets and block patterns, active transportation infrastructure, and transit-oriented circulation. The North Bayshore Circulation Feasibility Study (Circulation Study) builds on the

most recent updates to the North Bayshore Area Plan to support the expansion of public transit, pedestrian, and bicycle access to the North Bayshore while reducing vehicle traffic. The Circulation Study addresses potential transportation issues arising from new development through a multi-modal strategy to support the full build-out of North Bayshore. Circulation improvements planned for the North Bayshore are designed to make multimodal travel more comfortable and convenient, mitigate congestion, and encourage sustainability and community.

The Circulation Study lists strategies including gateway trip cap and SOV policies, monitoring, and penalties; accelerating the implementation of Priority Transportation Improvements identified in the Study; planning and advocating for expanded public transit service; expanded bicycle and pedestrian pathways; and Transportation Demand Management requirements and enforcement mechanisms. The Priority Transportation Improvements list identifies projects planned for 5-, 10-, and 20-year implementation timeframes as of the completion of the Study and includes the estimated cost of each project in its year of construction (See Figure 2).

Figure 2: North Bayshore Circulation Study Priority Transportation Improvements Map



Specific details regarding transportation and circulation improvement needs in the North Bayshore Area can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, North Bayshore Circulation Feasibility Study, and Shoreline Regional Park Community Capital Improvement Program.

B. PARKS & OPEN SPACE

The North Bayshore Area is home to the 750-acre Shoreline at Mountain View regional park and habitats for diverse species both in and beyond the Park. Plans for the future of the North Bayshore respond to the natural environment, enhancing, protecting, and expanding on the natural biodiversity of the area, concentrating development in core areas to preserve habitats and open spaces on the edges of the district. This vision of an integrated urban ecology includes the creation of new parks and open spaces to serve the North Bayshore Area, support biodiversity, and mitigate the impacts of climate change.

As approved on June 13, 2023, the Google North Bayshore Master Plan and associated development agreement are anticipated to dedicate nearly 15 acres of public open space and construct more than 11 acres of Privately Owned Publicly Accessible (POPA) open space to expand and improve public spaces. These will likely include plazas and paseos, neighborhood public spaces, linear parks, and a multi-use trail network throughout the area.

Specific details of parks and open space projects and enhancements can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, Gateway Master Plan, and Shoreline Regional Park Community Capital Improvement Program.



Other existing and forthcoming documents governing parks, open space, and wildlife management that may be implemented in the North Bayshore Area include:

- Shoreline Wildlife Management Plan
- City of Mountain View Biodiversity Strategy and Urban Forest Plan (forthcoming)
- City of Mountain View Parks and Recreation Strategic Plan (forthcoming)

C. PUBLIC AMENITIES AND SERVICES, OPERATIONS, AND MAINTENANCE



Fire Station 5 at 2195 N. Shoreline Boulevard

The North Bayshore Area is currently served by one fire station (Fire Station #5) and receives Police and Library services from the downtown/civic center area of Mountain View. In addition, the North Bayshore Area is served by the centralized Police and Fire Administration building, which also houses citywide dispatch and the emergency operations center. Additionally, new capital improvements projects and maintenance of existing public infrastructure, utilities, and facilities in the North Bayshore and Mountain View at Shoreline Regional Park require management and staffing, which is administered through a Memorandum of Understanding between the Community and the City of Mountain View, as established in the most recent amendment to the North Bayshore Area Plan. The continued operation and maintenance of the improvements and programs defined in the Shoreline Act and described in this plan is a critical component of the continued development of the North Bayshore Area. The Community's funds are authorized for payment of the costs of ongoing operations and maintenance of these improvements.

Additionally, anticipated development in the area may require the expansion of public facilities and services to maintain robust, high-quality public services across the city. Accordingly, the Google North Bayshore Master Plan, as adopted on June 13, 2023, includes a 2,000-square-foot Police Operations Station to expand services in the North Bayshore Area as it transforms into a denser, more urban environment. Additional public facilities beyond the Police Operations Station, such as a library branch, increased staffing for citywide services, and the expansion or provision of other programs, like recreation programming and homelessness services, may also be necessary to maintain existing public service levels as the North Bayshore Area is developed.

Additional infrastructure, staffing, facilities, or other investments needed to provide public services to meet the needs of community growth resulting from planned development in the North Bayshore Area may be supported by the Shoreline Regional Park Community.

Specific details of projected and planned public service enhancement needs can be found in the Google North Bayshore Master Plan and Shoreline Regional Park Community Capital Improvement Program, as well as the following document, which is incorporated by reference herein and may be amended from time to time:

- Memorandum of Understanding with the City of Mountain View

D. SCHOOLS

In addition to City services, high-quality schools are integral to quality of life in the North Bayshore Area. The North Bayshore Area is served by the Mountain View Los Altos Union High School District (MVLA) and the Mountain View Whisman School District (MVWSD).

The Shoreline Regional Park Community and the City of Mountain View are committed to collaborating with the school districts to meet the existing and future needs of North Bayshore Area residents and businesses. To that end, the Google North Bayshore Master Plan as adopted on June 13, 2023, includes an approximately 4.1-acre site to be dedicated to the City of Mountain View for use as a future school site. Recognizing the school districts' critical role in providing services to residents and training future workers, the Shoreline Regional Park Community has and will continue to work with the school districts to continue the Education Enhancement Reserve Join Powers Authority and identify opportunities to address the districts' capital and operational needs to effectively serve the North Bayshore Area.

Specific details of collaboration with MVLA and MVWSD, including specific strategies and funding needs, can be found in the Google North Bayshore Master Plan, as well as the following documents, which may be amended from time to time:

- Education Enhancement Reserve Joint Powers Agreement
- Citywide School Strategy

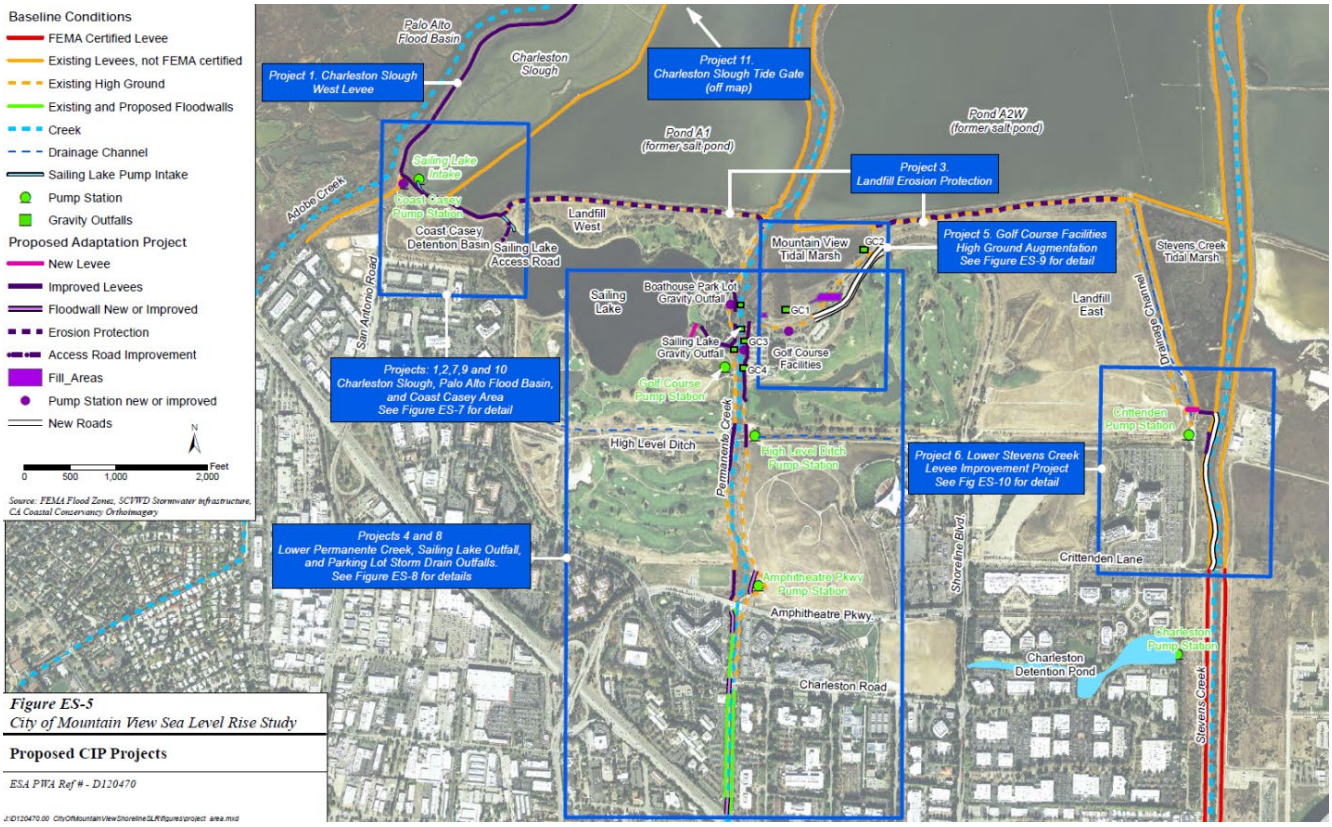
E. FLOOD CONTROL AND SEA LEVEL RISE

The North Bayshore Area is at risk of flooding from the San Francisco Bay, Permanente Creek, and Stevens Creek, which was an inciting factor for the creation of the Shoreline Regional Park Community. Since the Community's creation, this risk has increased due to sea level rise. The City of Mountain View is leveraging multiple strategies to address this risk, including participating in regional collaborative

planning efforts and developing and updating a Sea Level Rise Study that includes projects to address risks posed by sea level rise.

The Sea Level Rise study incorporates the most recent available estimates and planning resources from the California Ocean Protection Council's State of California Sea Level Rise Guidance (OPC Guidance). The guidance is updated periodically to reflect changing conditions and advancements in climate change science and has trended upward with each revision. The 2021 study, based on the 2018 OPC Guidance, uses scenarios projecting a low of 23 inches and a high of 42 inches of sea level rise by 2070. Using these projections, the Study identifies capital improvement projects necessary to mitigate future flooding in the North Bayshore Area and estimates the cost of each project. A map of the projects identified by the study is provided in Figure 3.

Figure 3: Shoreline Sea Level Rise Study Project Map



Specific details of planned flood control and sea level rise projects can be found in the Shoreline Sea Level Rise Study and Shoreline Regional Park Community Capital Improvement Program.

F. CLOSED LANDFILL MAINTENANCE

A closed landfill containing 439 acres of buried refuse collected beginning in the 1960s lies under the Shoreline at Mountain View regional park and a site near the intersection of Crittenden Lane and Shoreline Boulevard. The locations of the closed landfill sites, which stopped receiving waste between 1981 and 1993, are shown in Figure 4.

As landfill refuse decomposes, it generates gas (primarily methane) and liquids, known as leachate, which can negatively impact water and air quality. The most recent amendment to the North Bayshore Area Plan included landfill closure projects. The landfill sites require continued contamination mitigation and leachate management. State law requires that the landfill be maintained and potential hazards from the landfill be mitigated for 30 years post-closure or until the site is no longer a threat to human health, safety, and the environment.

The Shoreline Landfill Master Plan was developed to study the potential environmental impacts of the closed landfill. Per the Plan, the landfill is estimated to stop producing methane at significant levels around the year 2060. The Plan identifies infrastructure projects necessary to maintain the landfill and mitigate potential environmental effects, ongoing operations and maintenance needs, and the potential costs of unexpected or catastrophic events.

Figure 4: Shoreline Closed Landfill Map



Specific details of long-term funding obligations associated with the closed landfill can be found in the Shoreline Landfill Master Plan and Shoreline Regional Park Community Capital Improvement Program.

III. Financing

Realizing the North Bayshore Area's final development phase is dependent on the ability to finance the public improvements and services described in this plan and its incorporated plans, studies, and policy documents. If all the land use plans referenced in this document achieve full buildout, the current estimated cost of these improvements and services over the next 30 years could exceed $3.69 billion.[2] Over the same timeframe, current estimates indicate that the development in the North Bayshore Area described in this plan, if fully realized, could generate nearly $6.89 billion in revenue over the next 30 years. While these numbers are point-in-time estimates of full buildout scenarios, and realized costs and revenues generated by development in the area are heavily dependent on rapidly changing market conditions and macroeconomic forces, investment in public improvements will be necessary to provide services to development that does occur.

To support the final phase of the North Bayshore Area's development, the Shoreline Regional Park Community is authorized to fund public improvements generally in the Shoreline Act and to leverage its financial powers to enact the North Bayshore Area Plan. The following public financing mechanisms will be used to fund the improvements, services, and other activities described in this plan:

- **Developer Fees**
  The North Bayshore Precise Plan requires developers to pay impact fees per square foot of development. The Mountain View City Council adopted fee structures to complement the 2014 North Bayshore Precise Plan and its 2017 amendment. The fee structure may be amended from time to time. The most current fee structure is available on the City of Mountain View website. At the time of the preparation of this document, this information is linked on the Application Forms and Fees page.

- **Bonds**
  Bonds are debt securities issued by governmental entities that can be used to finance capital improvements and other projects and services. Per the Shoreline Act, the Shoreline Regional Park Community is explicitly permitted to issue bonds and incur indebtedness to finance public improvements to fulfill the purposes of the Community as described in the Act and enact the Shoreline Area Plan. Current estimates project the need to issue approaching $386 million (in 2023 dollars) in bonds to complete support the final phase of development in the North Bayshore as described in this plan.

- **Tax Increment Financing – Shoreline Regional Park Community Fund**
  Under the provisions of the Shoreline Regional Park Community and State redevelopment laws, the tax increment mechanism may be used for public improvements. Upon adoption of the Plan, the level of

[2] Per the most recent estimates, which were prepared for the Google Master Plan adoption in 2023 dollars.

taxation to all jurisdictions, city, county, school districts, etc., was frozen at the level of 1977-1978 assessed valuation rate; and any increases due to property improvement, new development, increases in land values and inflation have been and will be allocated back into Shoreline Regional Park Community to help pay the cost of general public Improvements, such as arterial roads, water facilities, and drainage improvements.

- **Tax Increment Revenues – estimation and computation.**
  Notwithstanding any other provisions or statement contained in this Plan, whenever amounts of anticipated tax increment revenues are to be estimated or calculated, such shall be performed with due regard to, and in conformance with, the rights, powers, limitations, and restrictions contained in Article XIIIA of the California Constitution and in statutes implementing the same.

- **Grants**
  State, Federal, and/or other grant funding may become available for some of the projects and needs described here, including those related to parks, active transportation infrastructure, and sea level rise mitigation. Grants must be evaluated on a case-by-case basis for their suitability to the requirements, timing, capacity, and scope of the proposed projects.

- **Other Outside Financing Sources**
  Some of the projects and needs described in this plan and associated documents may be achieved through financing strategies not listed here.

IV. Real Property

In order to fulfill the purposes of the Shoreline Act and implement the vision of the North Bayshore Area described in this Plan, the Shoreline Regional Park Community may lease or sell all real property acquired by it, except property conveyed to it by the city or county or other public agency, and except any real property vested or conveyed under Section 42 of the Shoreline Act. The Shoreline Regional Park Community reserves the right to retain controls and establish any restrictions or covenants running with lands sold or leased for private use for such periods of time and under such conditions as the Board of Directors deems necessary to effectuate the purposes of the Shoreline Act.



SHORELINE REGIONAL PARK COMMUNITY

NORTH BAYSHORE AREA PLAN



NORTH BAYSHORE AREA PLAN

Recommended by the City of Mountain View Environmental Planning Commission on October 6, 1976

Adopted by the City of Mountain View City Council by Resolution No. 11421 on March 14, 1977

Adopted by the Shoreline Regional Park Community Board of Directors by Resolution No. S-33 on December 15, 1977

Amended	Resolution	Summary
December 15, 1977	Council Resolution No. 11863	Amended to provide for tax increment financing and clarified policy toward state funding of local interchange improvement
March 21, 1979	Board Resolution No. S-43	Amended to affirm that tax increment financing would conform with Cal. Const. Art. XIIIA (added in 1978 by Prop. 13)
July 27, 1993	Board Resolution No. S-95	Added provisions to add certain landfill-related projects to the plan, address public and non-vehicular traffic, edit the area description, incorporate the General Plan and other zoning regulations by reference, and to authorize operational and maintenance expenses.
May 26, 2026	Board Resolution No. S-XX	Modernizing amendment to ensure plan projects align with the final phase of the Community's development and update area map.

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I. Introduction

The North Bayshore Area Plan ("plan") is a document, subject to amendment, providing guidance to the overall policies and programs which will affect the future of the North Bayshore Area (the "area"). The plan, adopted in 1977 and subsequently amended in 1977, 1979, and 1993, is based upon adopted City-wide and North Bayshore Area goals as delineated in the revised City of Mountain View General Plan, North Bayshore Precise Plan, associated Master Plans, and the provisions of the Mountain View Shoreline Regional Park Community Act, Assembly Bill 1027, August 29, 1969 (Shoreline Act).

The Shoreline Regional Park Community's purposes, established by the 1969 Shoreline Act, include to:

- Contribute to better living conditions through improved overall community design;
- Make substantial contributions to the sound and economic growth of the area;
- Provide needed additions to the general housing supply;
- Provide opportunities for innovation in housing and community development technology and land use planning;
- Enlarge housing, employment, and investment opportunities;
- Encourage a diversified local homebuilding industry;
- Provide a suitable environment for significant public regional recreational facilities like the Mountain View at Shoreline regional park; and
- Own, maintain, operate, administer Mountain View at Shoreline regional park.[1]

Since the passage of the Shoreline Act, and adoption of the plan, the North Bayshore Area has transformed from a semi-rural tidal slough containing pig farms, auto wrecking yards, and a regional landfill into a beloved multipurpose regional park and successful office district distinguished by its corporate tenants, entertainment assets, mature landscape and its proximity to the park and the San Francisco Bay.

However, the development of the North Bayshore Area is not yet complete. The majority of the North Bayshore is covered by pavement and dedicated to automobile infrastructure, which are necessary to accommodate the large number of commuting workers. Buildings have large setbacks, are oriented away from the street, and are surrounded by surface parking lots. Traffic circulation is designed to accommodate cars and is frequently congested. The area lacks the diversity of services and amenities needed to support residential communities. Housing in the North Bayshore is extremely limited, exacerbating road congestion and presenting an unrealized opportunity to help create much-needed housing stock in the midst of a statewide crisis.

[1] Shoreline Act, §32.

Recognizing the opportunities and potential of the North Bayshore Area, the City of Mountain View has developed a future vision for the area as a cluster of sustainable complete communities that incorporate housing, office, retail, and amenities with active public space, walkable and bikeable infrastructure, public art, and habitats for local native wildlife. To support the implementation of this vision, the City of Mountain View has approved a suite of planning documents, anchored by the North Bayshore Precise Plan (NBPP). These planning documents are summarized in this document and incorporated into the North Bayshore Area Plan by reference herein.

The Board has carefully reviewed this amended plan and concludes that all actions, projects, and expenditures authorized herein are consistent with, and further, the Community's purposes authorized by § 32 of the Shoreline Act.

Purpose of the Area Plan

This document restates and amends the North Bayshore Area Plan adopted by the Mountain View City Council on March 14, 1977, and the Shoreline Regional Park Community Board on December 15, 1977, and amended on December 15, 1977, March 26, 1979, and July 27, 1993. The 1993 amendment incorporated the 2030 General Plan, North Bayshore Precise Plan, and City zoning regulations into the plan by reference and added several projects related to the closed landfill, transportation improvements, and ongoing operations and maintenance to the Plan. Since that amendment, the City has completed several studies and plans specific to the development and infrastructure needs in the Area, described below. Incorporating these planning and policy documents into this update reduces duplication of effort and streamlines future updates.

This amendment continues to connect the various planning and policy documents adopted by the Mountain View City Council and Shoreline Regional Park Community Board of Directors to create a comprehensive central document describing future development and capital improvements in the final phase of the area's development, which is anticipated to take place over approximately the next 30 years. This plan, as amended, does not propose new policies, nor changes to any existing policies that have been approved and adopted by the City Council and Board of Directors.

The North Bayshore Area Plan is an important step to the development of the Area. The Area Plan should be considered flexible, subject to periodic review and updating as new information, opportunities, or constraints emerge. It does not and cannot answer every question which might arise about the future of the North Bayshore Area.

A. AREA PLAN POLICIES: RELATIONSHIP TO OTHER PLANS, STUDIES, AND POLICY DOCUMENTS

This amended plan summarizes the vision created for the development of the Shoreline Regional Park Community area by the following planning documents, which are incorporated herein and may be amended from time to time. In the event of any inconsistency between this document and the plans and documents listed below, the latter shall control.

i. **City of Mountain View General Plan**
The General Plan provides a foundation for sustained development in the Shoreline area. In general terms, the General Plan envisions diverse and intensive land uses that build on the area's proximity to the natural environment while preserving and enhancing the Shoreline's unique and significant wildlife and habitat areas.

ii. **City of Mountain View Housing Element**
Mountain View's Housing Element describes the City's current housing conditions, identifies future needs, and outlines initiatives to improve available housing for diverse income levels. This document is required to be updated every 8 years.

iii. **North Bayshore Precise Plan (NBPP)**
Guided by the vision, goal, policies, and design directions described in the General Plan, the NBPP lays out the area's transition into an innovative, sustainable, and complete mixed-use district through the creation of complete neighborhoods that blend market-rate and affordable residential, commercial, and office uses with services, open space, and transportation options.

iv. **Master Plans**
The North Bayshore Precise Plan establishes that Master Plans will help implement the goals and objectives of the General and Precise Plans.

Gateway Master Plan: The Gateway Master Plan implements the NBPP's vision by outlining development and design standards specific to the Gateway Character Area.

Google North Bayshore Master Plan: The Google North Bayshore Master Plan implements the NBPP's vision by outlining specific development plans to create a new mixed-used neighborhood in the area in the North Bayshore bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The Plan includes an implementation phasing plan, a 30-year Development Agreement, and a Tentative Subdivision Map.

v. **North Bayshore Circulation Feasibility Study**
Updated alongside the development of the North Bayshore Precise Plan, the North Bayshore Circulation Feasibility Study (Circulation Study) identifies strategies to enhance transportation infrastructure and mitigate potential congestion resulting from new development.

vi. **Shoreline Sea Level Rise Study**
The Shoreline Sea Level Rise Study estimates future flood risk due to sea level rise and identifies mitigation projects.

vii. **Shoreline Wildlife Management Plan**
The Shoreline Wildlife Management Plan describes protocols and procedures to increase and maintain biodiversity at the shoreline in balance with recreational opportunities, landfill and infrastructure maintenance obligations, and public safety and health.

viii. **Shoreline Landfill Master Plan**
The Shoreline Landfill Master Plan evaluates the existing infrastructure at the closed landfill underlying Mountain View at Shoreline regional park to identify deficiencies, analyze the potential funding impacts of new regulations, and identify future funding requirements for the operations and maintenance of the closed landfill.

viiii. **Shoreline Regional Park Community Capital Improvement Program**
The Shoreline Regional Park Community Capital Improvement Program (CIP) is adopted annually. The CIP identifies adopted and planned discretionary, non-discretionary, and amended capital improvement projects funded by the SRPC.

B. DESCRIPTION OF THE AREA

The North Bayshore Area Plan covers approximately 1,550 acres of land located north of the U.S. 101 Bayshore Freeway (see Figure 1). This Plan includes the development, maintenance, and operation of 750 acres now under the jurisdiction of the Mountain View Shoreline Regional Park Community. The area is bound on the south by the Bayshore Freeway (U.S. 101), on the north by the northern boundary of the Mountain View Regional Park Community, on the west by San Antonio Road, and on the east by Stevens Creek, as more specifically described in Section 1 of the Shoreline Act.

The North Bayshore Area is an important employment center for the City and the region, with moderate-intensity, suburban-type office parks, and is geographically distinctive due to its clear

separation from the rest of the City by US 101. The area also includes commercial uses, including cafés, restaurants, movie theaters, and cultural destinations such as the Computer History Museum. The North Bayshore Area contains limited existing single-family residential uses, although the Santiago Villa mobile home park is adjacent to the Precise Plan area to the east.

Open space and recreational areas in the North Bayshore Area include the Stevens Creek Trail corridor, Shoreline at Mountain View Regional Park, and the Shoreline Amphitheater. Shoreline at Mountain View Regional Park and the surrounding Baylands are known to contain sensitive habitat and wildlife species. Shoreline at Mountain View Regional Park, Shoreline Amphitheater, and other facilities north of the Precise Plan area are located atop the area identified as the former Mountain View Shoreline Landfill.

C. PUBLIC INPUT

At a minimum, the plans, studies, and other documents summarized and/or referenced in the Shoreline Area Plan were adopted at public meetings that provided opportunities for public comment and participation, as required by the Brown Act. Additionally, each of the aforementioned land use plans was developed with opportunities for stakeholder input, community outreach, and public comment consistent with, and often extending beyond, the requirements of applicable state and local laws. For the specific details of each document's community engagement and feedback process, please refer to the individual plans and associated legislative documents, as applicable.

Figure 1: North Bayshore Plan Area Map



II. Planned Vision

The 2030 General Plan, North Bayshore Precise Plan, and associated Master Plans envision the North Bayshore's transformation into a district that supports a diverse community and is home to biodiverse animal and plant life. The plans provide for highly walkable, sustainable urban "Complete Neighborhoods" that contain office, commercial, and residential land uses alongside community amenities and services, interwoven with natural habitat areas. To accomplish this, the 2030 General Plan allows approximately 3.6 million square feet of net new development, including office, residential, and commercial space; enhanced parks and trail corridors; new public streets; and recreation facilities.

The new development envisioned in these planning documents describes distinct areas within the North Bayshore, each with its own unique character and identity. Incentives to transfer development from the edge area to the core area reduce development near sensitive habitats, support transit, and promote retail along Shoreline Boulevard. On-site open area requirements will provide opportunities for social interaction and physical activity.

This future vision is defined by the concentration of new development near high-frequency transit; variation in building height, form, and scale; and a variety of streetscapes and building frontages. Revised design standards guide the transition of the area from an auto-centric, suburban office district to a more urban, higher-intensity mixed-use district with taller buildings, higher density, and human-scale frontages accessible to pedestrians, bicyclists, and transit users. A walkable block pattern, opportunities for small businesses, and housing affordability emphasize the vision of the North Bayshore Area's future as a space for connection and community.

A. OFFICE, COMMERCIAL, AND INDUSTRIAL USES

The North Bayshore Area is home to over 7 million square feet of office, retail, and light industrial spaces critical to the economic vitality of the City of Mountain View. The General Plan and associated planning documents envision the North Bayshore continuing to serve as an employment center. Existing land use regulations authorize the development of additional office and retail space, as well as community spaces, in a mixed-use setting to support the area's transition from a suburban-style office park to a more urban, complete community.

Specific details and maps describing land use and zoning for office, commercial, and industrial uses can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Rendering of potential mixed-use development in the North Bayshore Area.

B. RESIDENTIAL USES AND AFFORDABLE HOUSING

The North Bayshore Area contains limited existing single-family residential uses. Planning documents for the North Bayshore Area allow the development of nearly 10,000 multi-family residential units in one-, two-, and three-bedroom configurations, serving multiple income levels through affordable housing requirements.

Affordable housing requirements are intended to advance the City's Regional Housing Needs Assessment (RHNA) goals dictated by the State Department of Housing and Urban Development. The requirements may be met by developing inclusive, affordable housing or by dedicating land to the City's affordable housing program. Additionally, the City and the Shoreline Regional Park Community may approve and facilitate the development of affordable housing projects on sites in the North Bayshore Area, which will require subsidies and funding through public sources, including the Shoreline Regional Park Community.

Specific details and maps describing housing-related land use, RHNA goals, zoning, dedications, and funding needs can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and City of Mountain View Housing Element.

C. OPEN SPACE

As envisioned by the Shoreline Act, the North Bayshore is home to the Shoreline at Mountain View Regional Park, a 750-acre wildlife refuge and recreation area. The future of the North Bayshore area imagines a network of public open spaces including central plazas and neighborhood parks connected by a mix of publicly owned and privately owned, publicly accessible linear open spaces and paseos, creating spaces for gathering, exercise, and recreation throughout the area. In addition to sports courts and a network of trails, plans for the North Bayshore's future include the restoration of native trees, shrubs, and understory vegetation to provide natural areas for local wildlife.

Specific details and maps describing land use policies and zoning for open space and parks can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Native redwoods shade a pedestrian path in the North Bayshore area.

III. Public Facilities and Services

Public facilities, services, and infrastructure are crucial for the planned vision of the next phase of development in the North Bayshore. New development will require new and upgraded multimodal transportation infrastructure, well-designed and -maintained parks and open space, public safety facilities and services, library services, schools, and other public services to provide safety and quality of life to residents, business owners, workers, and other community members. As the impacts of global climate change intensify, sea level rise mitigation projects will be necessary to protect the North Bayshore's wildlife habitats, buildings, and infrastructure. Ongoing required maintenance of the closed landfill underlying Shoreline at Mountain View Regional Park and other parts of the North Bayshore area will continue to protect the surrounding environment and community from leachate and other contaminants.

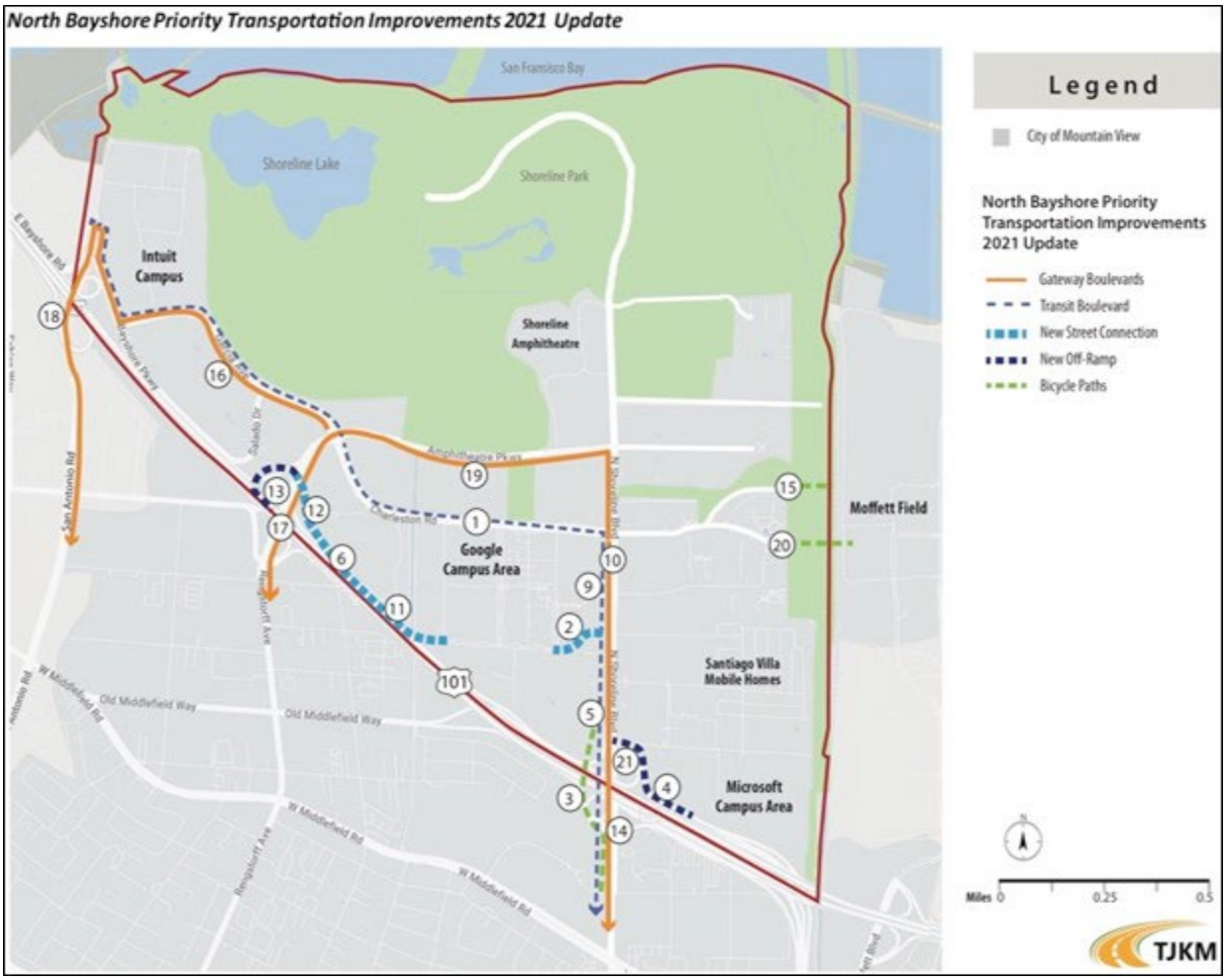
A. CIRCULATION

To support planned commercial and residential growth in the North Bayshore while minimizing additional vehicle capacity, the vision for the future of the North Bayshore Area includes concentrated growth with walkable streets and block patterns, active transportation infrastructure, and transit-oriented circulation. The North Bayshore Circulation Feasibility Study (Circulation Study) builds on the

most recent updates to the North Bayshore Area Plan to support the expansion of public transit, pedestrian, and bicycle access to the North Bayshore while reducing vehicle traffic. The Circulation Study addresses potential transportation issues arising from new development through a multi-modal strategy to support the full build-out of North Bayshore. Circulation improvements planned for the North Bayshore are designed to make multimodal travel more comfortable and convenient, mitigate congestion, and encourage sustainability and community.

The Circulation Study lists strategies including gateway trip cap and SOV policies, monitoring, and penalties; accelerating the implementation of Priority Transportation Improvements identified in the Study; planning and advocating for expanded public transit service; expanded bicycle and pedestrian pathways; and Transportation Demand Management requirements and enforcement mechanisms. The Priority Transportation Improvements list identifies projects planned for 5-, 10-, and 20-year implementation timeframes as of the completion of the Study and includes the estimated cost of each project in its year of construction (See Figure 2).

Figure 2: North Bayshore Circulation Study Priority Transportation Improvements Map



Specific details regarding transportation and circulation improvement needs in the North Bayshore Area can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, North Bayshore Circulation Feasibility Study, and Shoreline Regional Park Community Capital Improvement Program.

B. PARKS & OPEN SPACE

The North Bayshore Area is home to the 750-acre Shoreline at Mountain View regional park and habitats for diverse species both in and beyond the Park. Plans for the future of the North Bayshore respond to the natural environment, enhancing, protecting, and expanding on the natural biodiversity of the area, concentrating development in core areas to preserve habitats and open spaces on the edges of the district. This vision of an integrated urban ecology includes the creation of new parks and open spaces to serve the North Bayshore Area, support biodiversity, and mitigate the impacts of climate change.

As approved on June 13, 2023, the Google North Bayshore Master Plan and associated development agreement are anticipated to dedicate nearly 15 acres of public open space and construct more than 11 acres of Privately Owned Publicly Accessible (POPA) open space to expand and improve public spaces. These will likely include plazas and paseos, neighborhood public spaces, linear parks, and a multi-use trail network throughout the area.

Specific details of parks and open space projects and enhancements can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, Gateway Master Plan, and Shoreline Regional Park Community Capital Improvement Program.



Other existing and forthcoming documents governing parks, open space, and wildlife management that may be implemented in the North Bayshore Area include:

- Shoreline Wildlife Management Plan
- City of Mountain View Biodiversity Strategy and Urban Forest Plan (forthcoming)
- City of Mountain View Parks and Recreation Strategic Plan (forthcoming)

C. PUBLIC AMENITIES AND SERVICES, OPERATIONS, AND MAINTENANCE



Fire Station 5 at 2195 N. Shoreline Boulevard

The North Bayshore Area is currently served by one fire station (Fire Station #5) and receives Police and Library services from the downtown/civic center area of Mountain View. In addition, the North Bayshore Area is served by the centralized Police and Fire Administration building, which also houses citywide dispatch and the emergency operations center. Additionally, new capital improvements projects and maintenance of existing public infrastructure, utilities, and facilities in the North Bayshore and Mountain View at Shoreline Regional Park require management and staffing, which is administered through a Memorandum of Understanding between the Community and the City of Mountain View, as established in the most recent amendment to the North Bayshore Area Plan. The continued operation and maintenance of the improvements and programs defined in the Shoreline Act and described in this plan is a critical component of the continued development of the North Bayshore Area. The Community's funds are authorized for payment of the costs of ongoing operations and maintenance of these improvements.

Additionally, anticipated development in the area may require the expansion of public facilities and services to maintain robust, high-quality public services across the city. Accordingly, the Google North Bayshore Master Plan, as adopted on June 13, 2023, includes a 2,000-square-foot Police Operations Station to expand services in the North Bayshore Area as it transforms into a denser, more urban environment. Additional public facilities beyond the Police Operations Station, such as a library branch, increased staffing for citywide services, and the expansion or provision of other programs, like recreation programming and homelessness services, may also be necessary to maintain existing public service levels as the North Bayshore Area is developed.

Additional infrastructure, staffing, facilities, or other investments needed to provide public services to meet the needs of community growth resulting from planned development in the North Bayshore Area may be supported by the Shoreline Regional Park Community.

Specific details of projected and planned public service enhancement needs can be found in the Google North Bayshore Master Plan and Shoreline Regional Park Community Capital Improvement Program, as well as the following document, which is incorporated by reference herein and may be amended from time to time:

- Memorandum of Understanding with the City of Mountain View

D. SCHOOLS

In addition to City services, high-quality schools are integral to quality of life in the North Bayshore Area. The North Bayshore Area is served by the Mountain View Los Altos Union High School District (MVLA) and the Mountain View Whisman School District (MVWSD).

The Shoreline Regional Park Community and the City of Mountain View are committed to collaborating with the school districts to meet the existing and future needs of North Bayshore Area residents and businesses. To that end, the Google North Bayshore Master Plan as adopted on June 13, 2023, includes an approximately 4.1-acre site to be dedicated to the City of Mountain View for use as a future school site. Recognizing the school districts' critical role in providing services to residents and training future workers, the Shoreline Regional Park Community has and will continue to work with the school districts to continue the Education Enhancement Reserve Join Powers Authority and identify opportunities to address the districts' capital and operational needs to effectively serve the North Bayshore Area.

Specific details of collaboration with MVLA and MVWSD, including specific strategies and funding needs, can be found in the Google North Bayshore Master Plan, as well as the following documents, which may be amended from time to time:

- Education Enhancement Reserve Joint Powers Agreement
- Citywide School Strategy

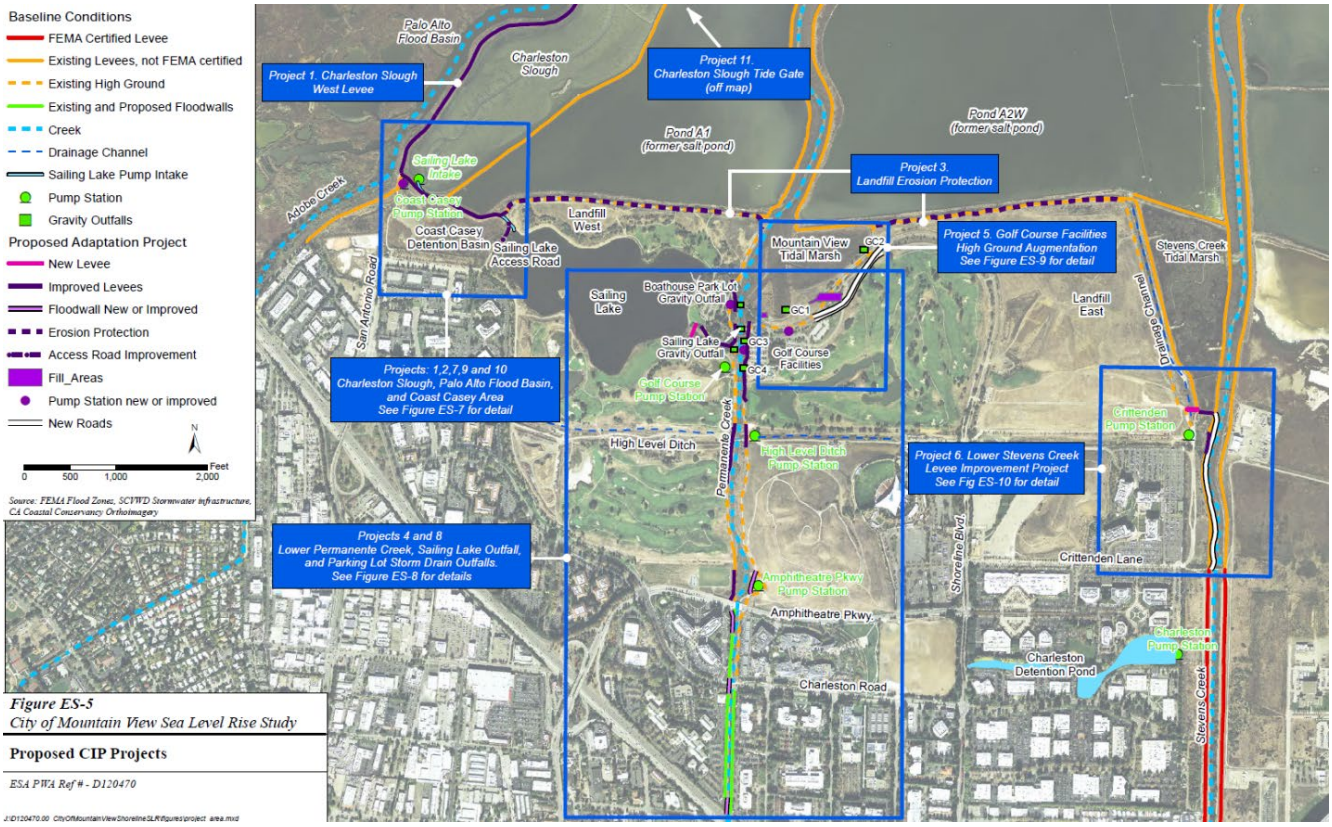
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A closed landfill containing 439 acres of buried refuse collected beginning in the 1960s lies under the Shoreline at Mountain View regional park and a site near the intersection of Crittenden Lane and Shoreline Boulevard. The locations of the closed landfill sites, which stopped receiving waste between 1981 and 1993, are shown in Figure 4.

As landfill refuse decomposes, it generates gas (primarily methane) and liquids, known as leachate, which can negatively impact water and air quality. The most recent amendment to the North Bayshore Area Plan included landfill closure projects. The landfill sites require continued contamination mitigation and leachate management. State law requires that the landfill be maintained and potential hazards from the landfill be mitigated for 30 years post-closure or until the site is no longer a threat to human health, safety, and the environment.

The Shoreline Landfill Master Plan was developed to study the potential environmental impacts of the closed landfill. Per the Plan, the landfill is estimated to stop producing methane at significant levels around the year 2060. The Plan identifies infrastructure projects necessary to maintain the landfill and mitigate potential environmental effects, ongoing operations and maintenance needs, and the potential costs of unexpected or catastrophic events.

Figure 4: Shoreline Closed Landfill Map



Specific details of long-term funding obligations associated with the closed landfill can be found in the Shoreline Landfill Master Plan and Shoreline Regional Park Community Capital Improvement Program.

III. Financing

Realizing the North Bayshore Area's final development phase is dependent on the ability to finance the public improvements and services described in this plan and its incorporated plans, studies, and policy documents. If all the land use plans referenced in this document achieve full buildout, the current estimated cost of these improvements and services over the next 30 years could exceed $3.69 billion.[2] Over the same timeframe, current estimates indicate that the development in the North Bayshore Area described in this plan, if fully realized, could generate nearly $6.89 billion in revenue over the next 30 years. While these numbers are point-in-time estimates of full buildout scenarios, and realized costs and revenues generated by development in the area are heavily dependent on rapidly changing market conditions and macroeconomic forces, investment in public improvements will be necessary to provide services to development that does occur.

To support the final phase of the North Bayshore Area's development, the Shoreline Regional Park Community is authorized to fund public improvements generally in the Shoreline Act and to leverage its financial powers to enact the North Bayshore Area Plan. The following public financing mechanisms will be used to fund the improvements, services, and other activities described in this plan:

- **Developer Fees**
  The North Bayshore Precise Plan requires developers to pay impact fees per square foot of development. The Mountain View City Council adopted fee structures to complement the 2014 North Bayshore Precise Plan and its 2017 amendment. The fee structure may be amended from time to time. The most current fee structure is available on the City of Mountain View website. At the time of the preparation of this document, this information is linked on the Application Forms and Fees page.

- **Bonds**
  Bonds are debt securities issued by governmental entities that can be used to finance capital improvements and other projects and services. Per the Shoreline Act, the Shoreline Regional Park Community is explicitly permitted to issue bonds and incur indebtedness to finance public improvements to fulfill the purposes of the Community as described in the Act and enact the Shoreline Area Plan. Current estimates project the need to issue approaching $386 million (in 2023 dollars) in bonds to complete support the final phase of development in the North Bayshore as described in this plan.

- **Tax Increment Financing – Shoreline Regional Park Community Fund**
  Under the provisions of the Shoreline Regional Park Community and State redevelopment laws, the tax increment mechanism may be used for public improvements. Upon adoption of the Plan, the level of

[2] Per the most recent estimates, which were prepared for the Google Master Plan adoption in 2023 dollars.

taxation to all jurisdictions, city, county, school districts, etc., was frozen at the level of 1977-1978 assessed valuation rate; and any increases due to property improvement, new development, increases in land values and inflation have been and will be allocated back into Shoreline Regional Park Community to help pay the cost of general public Improvements, such as arterial roads, water facilities, and drainage improvements.

- **Tax Increment Revenues – estimation and computation.**
  Notwithstanding any other provisions or statement contained in this Plan, whenever amounts of anticipated tax increment revenues are to be estimated or calculated, such shall be performed with due regard to, and in conformance with, the rights, powers, limitations, and restrictions contained in Article XIIIA of the California Constitution and in statutes implementing the same.

- **Grants**
  State, Federal, and/or other grant funding may become available for some of the projects and needs described here, including those related to parks, active transportation infrastructure, and sea level rise mitigation. Grants must be evaluated on a case-by-case basis for their suitability to the requirements, timing, capacity, and scope of the proposed projects.

- **Other Outside Financing Sources**
  Some of the projects and needs described in this plan and associated documents may be achieved through financing strategies not listed here.

IV. Real Property

In order to fulfill the purposes of the Shoreline Act and implement the vision of the North Bayshore Area described in this Plan, the Shoreline Regional Park Community may lease or sell all real property acquired by it, except property conveyed to it by the city or county or other public agency, and except any real property vested or conveyed under Section 42 of the Shoreline Act. The Shoreline Regional Park Community reserves the right to retain controls and establish any restrictions or covenants running with lands sold or leased for private use for such periods of time and under such conditions as the Board of Directors deems necessary to effectuate the purposes of the Shoreline Act.



File #: 204437, **Version:** 1

Parks and Recreation Strategic Plan Adoption

Adopt the Parks and Recreation Strategic Plan (Attachment 1 to the Council report).

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: Unfinished Business

DEPT.: Community Services

TITLE: **Parks and Recreation Strategic Plan Adoption**

RECOMMENDATION

Adopt the Parks and Recreation Strategic Plan (Attachment 1 to the Council report).

BACKGROUND

On November 17, 2025, the Parks and Recreation Commission (PRC) reviewed the draft Parks and Recreation Strategic Plan (Plan) and provided feedback to inform revisions. Feedback from the PRC and the public focused on strengthening the clarity, organization, and usability of the Plan. Key themes included improving the connection between community input, analysis, and action items; increasing emphasis on trees, biodiversity, and safe access to parks and trails; and expanding Planning Area-based analysis, including consideration of future growth and progress toward the City's park land goal. Feedback also highlighted the need to refine the terminology, better articulate funding and staffing considerations, expand the assessment of school fields, and shift toward a more distribution-based approach to evaluating parks and amenities. Staff incorporated these themes into a comprehensive revision of the draft Plan, which was presented to the City Council on January 27, 2026 (see Attachment 2 – November 2025 PRC and Community Feedback – Summary of Feedback Themes and Plan Revisions).

On January 27, 2026, the City Council held a Study Session to review the updated draft Plan and provide policy direction. Council's discussion was focused on three main questions as to whether: (1) the Plan accurately reflects the City's existing parks and recreation system; (2) the proposed Vision, Goals, and Strategies appropriately guide the future of parks and recreation; and (3) the Action Plan priorities and timelines match Council's expectations.

Councilmembers gave positive feedback about the overall draft Plan and also provided the following direction:

- Establish a new goal focused on biodiversity and natural park design elements and incorporate the importance of parks as part of the natural environment throughout the Plan;

- Refine and strengthen the vision statement;
- Allocate trail acreage by Planning Area;
- Add an Action Item regarding learn-to-swim opportunities;
- Explore opportunities to work with "friends of parks" groups; and
- Add a review of POPA standards.

Staff revised the Plan to incorporate the Council's feedback as summarized in Attachment 3 and described in more detail below.

New Biodiversity Goal and Integration of Natural Park Design

In response to community input and City Council direction, the Plan has been updated to include a new goal focused on promoting biodiversity, habitat protection, and natural elements within the City's parks, open spaces, and trail corridors. Two supporting strategies were created to guide implementation and align with the City's Biodiversity and Urban Forest Plan, which is scheduled for Council review and adoption in June 2026. Existing biodiversity-related actions were reorganized under the new goal and strategies.

The new goal and strategies are as follows:

> ***Goal 2:*** *Advance biodiversity, habitat protection, and natural elements as essential components of a resilient and inclusive park and open space system.*
>
> 1. Strengthen ecological function and habitat value within parks, open spaces, and trail corridors in alignment with the Biodiversity and Urban Forest Plan.
> 2. Integrate long-term biodiversity stewardship into park planning, design, and asset management, guided by the Biodiversity and Urban Forest Plan.

Along with setting a specific goal, the Plan improves how natural park design is integrated through the Park Design Guidelines. Revisions focus on native planting, expanding the tree canopy, increasing habitat value, supporting pollinators with landscaping, and designing for climate resilience. The design guidelines for each park type now include a "Biodiversity Anchor" to guide the inclusion of natural elements suited to park size, function, and context. These updates promote a balanced approach to park planning—supporting active recreation while also providing more opportunities for nature-based and restorative outdoor experiences.

Trail Corridor Acreage Reallocation and Planning Area Level of Service Updates

Historically, all 52.17 acres of trail corridor acres associated with Stevens Creek and Permanente Creek Trails have been designated to the North Bayshore Planning Area due to their connection to Shoreline at Mountain View. Following the Council's direction on January 27, 2026, the updated Plan revises this by assigning trail corridor acreage to the Planning Area where each trail segment is physically located. This change decreases the total parks and trail acreage in the North Bayshore Planning Area by 34.05 acres and increases the parks and trail acreage in five of the other nine Planning Areas: Whisman (+14.09 acres), Stierlin (+2.27 acres), Central (+5.42 acres), Grant (+11.55 acres), and Rengstorff (+0.78 acres). This method recognizes that trails function as linear open space assets, offering local access and mobility between parks, neighborhoods, and other key destinations, as well as recreation opportunities and connections to nature that benefit multiple Planning Areas throughout the city.

As shown in Table 1 below, the revision to the Planning Area Level of Service updated the park acreage totals for each Planning Area, increasing acres per 1,000 residents for the five Planning Areas with trail corridors.

Due to the new methodology, the number of Planning Areas below the focus threshold changed from five Planning Areas with less than 1.5 acres per 1,000 residents to six Planning Areas with less than 2 acres per 1,000 residents. The five Planning Areas with the lowest park access remain the same (Rengstorff, Thompson, Sylvan-Dale, Stierlin, and Central). Additionally, the San Antonio Planning Area has been added to the list of areas below the focus threshold. Four Planning Areas now exceed 3 acres per 1,000 residents, with Grant and Whisman joining North Bayshore and Miramonte in this group. The Plan was revised to include this new threshold and to emphasize that efforts to expand park acreage should target Planning Areas with less than 2 acres per 1,000 residents.

Table 1: Level of Service by Planning Area

Planning Area	Park Acres*	Trail Acres**	Total Park and Trail Acres	2020 Population	Park Acres per 1,000 Residents	Trail Acres per 1,000 Residents	Total Acres per 1,000 Residents
North Bayshore	178.76 acres	18.12 acres	196.88 acres	988	180.93 acres	18.34 acres	199.27 acres
Miramonte	55.45 acres	0 acres	55.45 acres	11,087	5.00 acres	0 acres	5.00 acres
Grant	14.09 acres	11.55 acres	25.64 acres	5,931	2.38 acres[1]	1.95 acres	4.32 acres
Whisman	17.29 acres	14.03 acres	31.32 acres	9,982	1.73 acres	1.41 acres	3.14 acres
San Antonio	26.56 acres	0 acres	26.56 acres	14,752	1.80 acres	0 acres	1.80 acres
Central	16.17 acres	5.42 acres	21.59 acres	12,391	1.30 acres	0.44 acres	1.74 acres
Stierlin	14.21 acres	2.27 acres	16.48 acres	9,979	1.42 acres	0.23 acres	1.65 acres
Sylvan-Dale	9.96 acres	0 acres	9.96 acres	7,778	1.28 acres	0 acres	1.28 acres
Thompson	2.93 acres	0 acres	2.93 acres	2,671	1.10 acres	0 acres	1.10 acres
Rengstorff	2.92 acres	0.78 acres	3.70 acres	6,817	0.43 acres	0.11 acres	0.54 acres
Citywide	**338.34 acres**	**52.17 acres**	**390.51 acres**	**82,376**	**4.12 acres**	**0.63 acres**	**4.74 acres**
Citywide w/o North Bayshore	**159.58 acres**	**34.05 acres**	**193.63 acres**	**81,388**	**1.96 acres**	**0.42 acres**	**2.38 acres**

* Calculated acreage includes City-owned parks, adjusted acreage for joint-use school fields, and publicly accessible portions of Shoreline at Mountain View. Figures reflect acreage used in the Level of Service analysis.
** Trail corridor acreage is allocated to the Planning Area in which each segment is physically located, as noted above.

Note: The Park Acres per 1,000 residents value for the Grant Planning Area has been corrected in this version of the Plan. A previous draft contained an error in this calculation.

Additionally, reallocating trail corridor acreage required updating citywide acreage gap calculations and related cost estimates to meet the City's goal of 3 acres per 1,000 residents. The previous draft noted that the City had an estimated shortfall of 87 acres when excluding the North Bayshore Planning Area. Now that trail corridor acres have been distributed across the Planning Areas they traverse, this shortfall has decreased to 53.5 acres.

To address this revised shortfall, the cost is approximately $722 million, compared to the $1.2 billion previously noted. These updates enhance transparency and improve the accuracy of the Planning Area inventory of parks and open space, while still providing an analytical basis to guide future park acquisitions and investments in the Planning Areas with the least park access.

Updated Vision Statement

During the discussion of the draft Vision, Goals, and Strategies, the City Council expressed interest in refining the vision statement to emphasize nature as the primary purpose of parks. Councilmembers noted that although parks offer valued programs, events, and amenities, their primary role is to provide meaningful outdoor experiences connected to nature. The discussion reflected broader community feedback, highlighting pride in Mountain View's parks and acknowledging their importance as essential public infrastructure that must be maintained and adapted to meet evolving community needs and population growth.

The updated Vision Statement is as follows:

Mountain View is an inclusive and resilient community where a rich network of parks, natural open spaces, and recreation opportunities builds community, enhances physical and emotional well-being, and inspires care for our natural environment.

Refinements and Additions to the Action Plan

In response to feedback received during the City Council review process, staff made several specific updates to the Action Plan. These include adding two new Action Items—one focused on expanding access to Learn-to-Swim opportunities and the other on inclusive improvements in existing parks, in line with the City's forthcoming Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan—as well as refining three existing actions related to exploring "Friends of Parks" groups and reviewing potential updates to POPA standards as part of an update to Chapter 41.

New Action Items

Two new Action Items have been added to the Plan in response to City Council's direction and community feedback.

- Continue to Expand Learn-to-Swim Opportunities (Action 3.1.7) – This action reinforces the City's commitment to youth water safety and equitable access to aquatics programming, increasing the number of Recreation-related actions from eight to nine.

- Incorporate Inclusive Improvements in Existing Parks (Action 1.2.9) – This action directs staff to identify opportunities to integrate inclusive design enhancements into existing parks, guided by the City's ADA Self-Evaluation and Transition Plan.

Refinements to Existing Action Items

Three existing actions were updated to incorporate further guidance from the Council:

- Exploration of "Friends of Parks"-Type Groups: For both Actions 3.2.1 and 5.1.7, a milestone was added to evaluate opportunities for community-based support models within the City Council Work Plan project to develop a volunteer framework, as well as through the evaluation of establishing a nonprofit foundation to support City parks and recreation programs.

- Review of POPA Standards – Action 5.1.2 was updated to incorporate a review of Privately Owned Publicly Accessible (POPA) standards as part of the review and update to Chapter 41 of the City Code, Park Land Dedication or Fees in Lieu Thereof.

In total, the Action Plan now contains 52 actions to support the five goals and 10 strategies outlined in the Plan.

PRC Recommendation to Adopt the Plan

On March 17, 2026, the PRC reviewed the updated draft Plan, incorporating community input and the Council's direction from the January 27, 2026, Study Session. The PRC expressed general support for the Plan and the revisions made in response to prior Commission, City Council, and community input, including the strengthened emphasis on biodiversity elevated as a goal, the refined vision statement, Planning Area-based analysis, and improved organization and clarity.

Commissioners acknowledged the significant amount of work completed in updating the Plan. Commissioners noted that the Plan aligns well with the City's goals and reflects meaningful incorporation of community input, resulting in a Plan that the City can be proud of.

The Commission also highlighted the Plan's comprehensive assessment of parks and recreation programs, improvements to the Level of Service analysis and maps, and a more intuitive overall structure. The Action Plan was well received, particularly the expanded number of action items, updated implementation timelines, the addition of milestones, and a commitment to ongoing tracking and annual reporting to the Commission.

In addition to this overall support, the PRC provided targeted feedback to further refine the plan:

- Define underserved Planning Areas using a combination of three factors: (1) acres of park land per 1,000 residents, (2) access to parks within a 10-minute walk, and (3) reliance on school fields to meet recreational needs;

- Prioritize the expansion of parks and open spaces in underserved Planning Areas;

- Acknowledge that achieving the citywide Level of Service goal of 3 acres per 1,000 residents is not currently feasible in every Planning Area;

- Prioritize locally native species for trees and landscaping in parks and open spaces;

- Identify incremental, near-term opportunities to expand native planting and tree canopy in all City parks; and

- Elevate the role of trees and biodiversity in park design.

A summary of the overall feedback themes and revisions made in the Plan is included in Attachment 4, March 2026 PRC and Community Feedback – Summary of Feedback Themes and Plan Revisions, and is discussed further below.

The PRC and public commenters also expressed concerns about whether there would be sufficient funding and staff capacity to implement the Plan. They asked for more detailed information about the costs and funding sources for all of the actions in the Plan. In particular, Commissioners wanted to know which action items are currently fully funded, partially funded, or unfunded. Staff acknowledged these concerns and noted that the Plan's cost estimates are planning-level and intended to provide general order-of-magnitude guidance, and that future funding availability cannot be predicted at this time.

Staff also noted that several funding strategies are under consideration by the City, including a potential revenue measure and an updated Nexus Study, which will help inform future funding capacity. **Notably, without significant funding from a revenue measure, it will be difficult to achieve some of the ambitious strategies included in the Plan.** To provide greater transparency, staff will include updates on funding availability and progress toward securing and appropriating funds for specific Action Plan items as part of the Plan's annual review and reporting process.

Following the discussion at the meeting, the PRC made a recommendation to the City Council to adopt the Parks and Recreation Strategic Plan, incorporating into the Plan ways to prioritize expansion of parks and open spaces to underserved areas of the city, taking into account dependence on school fields and 10-minute walking distance, in addition to looking at acres per thousand. The recommendation also includes identifying opportunities and implementing near-term improvements to benefit all parks and open spaces with an emphasis on planting native canopy trees and landscaping consistent with the Biodiversity and Urban Forest Plan.

ANALYSIS

Defining and Prioritizing Underserved Planning Areas

During the March 17, 2026 PRC meeting, Commissioners underscored the need to clearly define what constitutes an "underserved" Planning Area. In particular, the Commission noted that

relying solely on the traditional Level of Service metric of 3 acres per 1,000 residents does not fully capture how residents experience access to parks and open space. Commissioners also recognized that achieving this standard is not currently feasible in every Planning Area due to constraints such as limited land availability, high land costs, and the built-out nature of the community. As a result, the PRC emphasized the need to consider additional factors, including whether residents can reasonably walk to a park and the extent to which some Planning Areas rely on school fields to meet recreational needs.

In response, the Plan establishes a more comprehensive, equity-focused framework for identifying underserved Planning Areas. The Plan defines underserved Planning Areas using three factors: (1) park acres per 1,000 residents, (2) access to parks within a 10-minute walk, and (3) reliance on school fields. This multi-factor approach provides a more accurate, nuanced understanding of how well the park system serves residents across the city, particularly in areas where reliance on school fields may suggest adequate service under traditional metrics but could result in reduced access if those fields were unavailable. The Plan also notes that achieving the citywide Level of Service goal of 3 acres per 1,000 residents in every Planning Area is not currently feasible.

Consistent with this approach, the Plan prioritizes expanding parks and open spaces in underserved Planning Areas. This prioritization is embedded in the Plan's implementation strategy and will guide decisions on land acquisition, park development, and capital investment over time. While opportunities to develop new parks are often constrained by land availability and funding, this approach ensures that when opportunities arise, they are evaluated through the lens focused on Planning Areas with the greatest need.

Native Planting, Tree Canopy, and Near-Term Park Improvements

The Plan places strong emphasis on integrating California native, regional native, and near-native species into park design, while balancing climate resilience and urban conditions. The Plan also emphasizes elevating the role of trees and landscaping as essential components of Mountain View's parks and open spaces. This reflects feedback from the community and the PRC expressing a strong interest in prioritizing locally native planting and expanding tree canopy across the system. For the purposes of the Plan, "locally native" is defined as California native, regional native, and near-native species, consistent with the Biodiversity and Urban Forest Plan. This clarification ensures a common understanding of plant selection and aligns the language between the two plans.

The Plan further recognizes trees as critical infrastructure in parks and open spaces, delivering a wide range of benefits, including shade, cooling, urban heat reduction, habitat support, stormwater management, and overall climate resilience. The Plan also clarifies that while shade structures may be appropriate in certain contexts, shade should be prioritized through tree canopy wherever feasible, while recognizing site-specific ecological conditions and constraints.

In addition, the Plan amplifies the role of biodiversity in park design, integrating natural elements and habitat features to support a more connected ecological network as part of the City's broader biodiversity framework.

These priorities are embedded throughout the Plan's design guidelines, action items, and performance metrics, and closely align with the Biodiversity and Urban Forest Plan. The Plan also emphasizes near-term, incremental opportunities to expand native planting and tree canopy across all parks, recognizing that these improvements can be implemented more quickly and broadly than large-scale capital projects. These improvements are identified as a key immediate priority and offer an opportunity to deliver visible, system-wide benefits while longer-term park development efforts take more time to move forward. Collectively, this approach supports a more sustainable, resilient, and ecologically connected park system while advancing the City's biodiversity goals.

Additional Targeted Refinements

In addition to the key themes discussed above, the Plan includes several targeted refinements in response to community and PRC feedback. These updates include adding a reference to the City's forthcoming Dark Skies Ordinance for park design guidelines associated with lighting. The Plan also incorporates the Recreation Swim program within the existing Action item for expanding Learn-to-Swim programs.

A detailed summary of feedback themes and corresponding revisions is provided in Attachment 4.

Next Steps

Staff will begin implementing the Strategic Plan immediately following adoption, with a focus on advancing near-term "Immediate" (0–2-year) action items while also initiating foundational steps and milestones to support Short-, Mid-, and Long-Term actions. Early efforts will include coordinating across departments, aligning work plans and resources, and identifying opportunities to integrate Plan actions into existing and upcoming projects. Concurrently, staff will establish baseline data for each performance metric identified in the Plan. Developing these baseline measurements will be a critical first step to enable meaningful tracking of progress over time and to inform future decision-making, ensuring that annual reporting reflects measurable outcomes and trends.

After one full year of implementation, and annually thereafter, staff will create and update a publicly accessible dashboard to monitor progress on action items and related performance metrics. Staff will conduct community outreach in multiple languages to raise awareness about the dashboard and the City's progress on the Plan. Additionally, staff will submit an annual

progress report to both the PRC and City Council, summarizing implementation status, key achievements, and any recommended adjustments to timelines or priorities.

FISCAL IMPACT

The Strategic Plan provides planning-level cost estimates intended to illustrate the scale of investment needed to expand, maintain, and enhance Mountain View's parks and recreation system over time. Existing funding sources—including the General Fund, Capital Improvement Program (CIP), Park Land Dedication and in-lieu fees, and limited reserve funds—support ongoing operations and incremental capital improvements, but are insufficient to address the significant unmet park and recreation needs identified in the Plan, particularly in underserved Planning Areas.

Consistent with Council direction to allocate trail corridor acreage proportionally by Planning Area, rather than attributing all trail acreage to North Bayshore, the current park land shortfall outside of North Bayshore is estimated at approximately 53.5 acres.

Based on current market conditions, land acquisition costs are estimated at approximately $10 million per acre, with an additional cost of $3 million to $6 million per acre for park design and construction. Using an average total cost of approximately $13.5 million per acre for acquisition and development, the estimated current funding need associated with the identified park land shortfall is approximately $722 million. The total investment needed is significant and surpasses what current funding sources can provide. Funding from a revenue measure will be necessary to achieve the bold initiatives included in the Plan.

Looking ahead, the Housing Element projects a 2040 population of approximately 148,200 residents. Although approximately 11.24 acres of park land have already been acquired or dedicated for future development, the projected park land shortfall is expected to increase over time absent additional investment. Addressing future park and recreation needs will require sustained, long-term funding commitments over multiple planning and budget cycles.

In addition to new park acquisition and development, substantial reinvestment in existing parks will also be necessary. Renovation of a typical five-acre neighborhood park is estimated to cost approximately $6 million to 8 million, depending on the scope of improvements and amenities provided, while larger-scale renovations may cost approximately $15 million.

The updated Action Plan includes 52 actions encompassing new park development, improvements to existing parks, biodiversity and habitat initiatives, lifecycle updates, inclusive and accessibility enhancements, expanded aquatics access, and staffing and operational capacity upgrades. While some actions may be implemented through existing resources or phased through the annual budget and CIP processes, many actions will require new or expanded funding sources.

The Plan highlights various supplemental funding strategies that could provide additional financial support; however, no single funding source would be sufficient to address the full scope of identified needs. Accordingly, consistent with the FY 2025-27 Council Work Plan, the City is exploring the potential for a voter-approved revenue measure for the 2026 General Election. Such a measure could provide a significant long-term funding source to advance major park acquisition, development, and reinvestment projects identified in the Strategic Plan.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒ General policy and legislative actions

ALTERNATIVES

1. Provide other feedback for the final Plan.

2. Do not adopt the Plan.

3. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, the notice for this meeting was posted to the City website and project website, ImagineMVParks.com. Staff sent a notice to all neighborhood associations and registrants from recreation programs from 2020 to the present. Notice has been provided to City stakeholders, including, but not limited to, City-recognized youth sports organizations, Mountain View Masters, Los Altos Mountain View Aquatics Club, Mountain View Tennis Academy, Mountain View Tennis Club, Mountain View Pickleball Club, Mountain View Los Altos Community Services Agency, Mountain View Whisman School District, Los Altos School District, Mountain View Los Altos Union High School District, Soil + Water, Friends of Mountain View Parks, Greenspaces MV, Santa Clara Valley Bird Alliance, Canopy, and Midpeninsula Regional Open Space District.

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Attachments:
1. Parks and Recreation Strategic Plan
2. November 2025 PRC and Community Feedback – Summary of Feedback Themes and Plan Revisions
3. January 2026 Council and Community Feedback – Summary of Feedback Themes and Plan Revisions
4. March 2026 PRC and Community Feedback – Summary of Feedback Themes and Plan Revisions

Attachment 1

PARKS AND RECREATION STRATEGIC PLAN

City of Mountain View




City of
Mountain View

ACKNOWLEDGEMENTS

The Parks and Recreation Strategic Plan was developed by City staff in collaboration with Next Practice Partners with input from the community and stakeholders. The City expresses its sincere gratitude to the Mountain View City Council, Parks and Recreation Commission, agencies, community groups and partners, and residents who were essential to the success in establishing this Plan.

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Ellen Kamei, Councilmember
Alison Hicks, Councilmember
John McAlister, Councilmember
Lucas Ramirez, Councilmember
Pat Showalter, Councilmember

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CHAPTER 1

EXECUTIVE SUMMARY

1.1.1 INTRODUCTION

Parks and recreation are fundamental to Mountain View's quality of life. They provide places for physical activity, mental restoration, cultural expression, learning, and social connection, while also serving as essential public infrastructure that supports biodiversity, climate resilience, and environmental stewardship. The importance of access to parks and open space became especially clear during the COVID-19 pandemic, when these public spaces played a critical role in supporting residents' well-being.

Mountain View's parks and recreation system includes 46 parks (37 City parks and nine school fields maintained and programmed by the City), two trail corridors, a community center, a senior center, a teen center, two aquatics complexes, two historic facilities, a regional performing arts center, the Shoreline at Mountain View Regional Park and many recreation programs and events offered annually. Over the past decade, the City has added eight new parks, for a total of 8.06 acres and purchased 11.24 acres for future park development. The City has also made significant investments in existing parks and facilities, including the Community Center renovation, the new Rengstorff Park Aquatics Center, and the new Magical Bridge Playground at Rengstorff Park. These investments reflect a strong and sustained commitment to parks and recreation.

While the City has acquired and/or developed nearly 20 acres of park land since the 2014 Parks and Open Space Plan, and the City as a whole achieves the 3-acre per 1,000 resident (3 ac/1,000) goal, access to parks in specific Planning Areas has decreased over time compared to the 2014 Parks and Open Space Plan. Six Planning Areas —Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio—currently fall below 2 acres of accessible park land per 1,000 residents. The decline in this measure of park access is driven by population growth and a new methodology in this Plan, which reduces the count of acres from Shoreline Park and

City has acquired and/or developed nearly 20 acres of park land since the 2014 Parks and Open Space Plan

3 ac / 1,000

City as a whole achieves the 3-acre per 1,000 resident (3 ac/1,000) goal

However, access to parks in specific Planning Areas has decreased over time

<2 ac / 1,000

Six Planning Areas fall below 2 acres per 1,000 residents

school sites in recognition of public access limitations, either due to fee-based access, off-limits habitat areas, and school hours. The methodology was also changed to allocate trail acreage to the Planning Area in which trail segments are located, rather than including all Permanente Creek Trail and Stevens Creek Trail acreage in the North Bayshore Planning Area. This approach reflects the community's feedback about the importance of natural spaces as part of the City's overall parks and open space system and the need for pedestrian and bicycle connections to improve access to parks throughout the Planning Areas.

Removing the North Bayshore Planning Area from the equation, an additional 53.5 acres of park land would be needed to achieve the 3 ac/1,000 goal —an outcome that is not feasible within the timeframe of this Strategic Plan given land availability, cost, and anticipated population growth.

This Strategic Plan reframes success around equitable access, targeted investment, and realistic implementation. The Plan recognizes that meaningful progress will require focusing limited resources where they can have the greatest impact, aligning community aspirations with operational and financial capacity, and making intentional choices about where, how, and when to invest in the City's parks and recreation system.

The Parks and Recreation Strategic Plan aligns with and supports a number of other adopted and in-progress City plans, policies, and initiatives. These include the City's General Plan, Housing Element, Vision Zero Plan, Active Transportation Plan, Race, Equity, and Inclusion Action Plan, and Biodiversity and Urban Forest Plan, among others. Together, these documents form a coordinated vision for a more livable, sustainable, and equitable Mountain View.

1.1.2 COMMUNITY PROFILE

Chapter 3 provides a picture of Mountain View today and into the future. Considering population trends, housing patterns, and neighborhood characteristics helps inform the understanding of why parks and recreation matter so deeply to everyday life in our community.

KEY FINDINGS:

Cost of Living: The city has a significantly high cost-of-living index, driven primarily by housing costs, which are nearly three times California's average.

Population Growth: The city's population is projected to grow steadily, from 82,376 in 2020 to slightly over 100,000 by 2040 (a 21% increase), with shifts toward an aging population and increasing diversity. (Considering potential housing development, the Housing Element includes a higher population projection (148.200).

Racial Composition: The Asian population is projected to become the largest demographic group (46%) by 2040, while the White population is expected to decline to 29%.

Ethnicity: The Hispanic/Latino population is projected to grow modestly from 17% in 2020 to 18.56% by 2040.

Income: The city's per capita income ($112,724) and median household income ($189,727) are more than double the national averages, reflecting Mountain View's status as a high-income area overall, with some low and very low income groups.

The city has a high proportion of foreign-born residents (43%) and renters (61%), surpassing state and national averages. However, it has lower percentages of uninsured residents (3%) and individuals living in poverty (6%) compared to California and the U.S.

1.1.3 PUBLIC INPUT

Public input is a cornerstone of the Parks and Recreation Strategic Plan, informing priorities with insights about the experiences, values, and priorities of Mountain View residents.

Through statistically valid surveys, community meetings, focus groups, pop-up events, and online input, the City connected with residents across neighborhoods, ages, abilities, and backgrounds, resulting in more

than 3,200 engagement touchpoints. This inclusive approach aimed to hear from both frequent park users and residents with less access to parks and recreation services.

When asked about the strengths of Mountain View's parks and recreation system, residents most often mentioned dedicated staff, high quality of parks and facilities, diversity of recreation programs, and Strong Community Engagement.

Alongside these strengths, residents identified opportunities for improvement. Themes included the following needs: park expansion; park and facility upgrades for modern and well-maintained public spaces; tree canopy, California native, regional native and near-native planting, and biodiversity (consistent with the Biodiversisty and Urban Forest Plan); improved safety and infrastructure, such as safer bike routes and active transportation improvements; and new park and recreational facilities and amenities, such as sports fields and courts, indoor recreation opportunities, restrooms, shade, skate and bike facilities, dog parks, adult fitness equipment, and enhanced aquatic amenities.

1.1.4 ANALYSIS

This chapter contains four sections:

- Recreation Program Assessment
- Operations Assessment
- Parks and Facility Assessment
- Level of Service (LOS) Analysis



Recreation Program Assessment

The City provides a wide range of recreation programs, including aquatics, fitness and wellness, sports, senior programming, youth and teen programs, and special events. Recreation programs are highly valued and appreciated in the community. Program areas were assessed against a range of criteria, including ages served, pricing strategies, benefit level (community or individual), cost recovery, program lifecycle, direction, and participant proficiency level.

Key findings include:

- Programs are provided for all age groups.
- There is an opportunity to rebalance program offerings by expanding community-focused and programs with both community and individual appeal while maintaining financial sustainability.
- The emphasis on revenue-generating programs, along with the financial assistance program, helps sustain fully and partially subsidized offerings, maintaining program diversity, community access, and affordability.
- Recreation programming is a mix of self-directed, leader-directed, facilitated, and provided through cooperative agreements. This mix helps meet a broad range of community recreation needs in a sustainable way.
- The City's high percentage of All Abilities programs ensures that most offerings remain accessible and adaptable, while the distribution of skill-specific programs is in line with national trends.
- Given the high levels of program innovation, expansion, and retention, it will be necessary to assess program lifecycles and staff capacity to maintain program quality and stability.

Operations Assessment

The Community Services Department manages parks, recreation programs, urban forestry, performing arts, and community events. As the city continues to grow and evolve, so do the expectations for the Department to deliver efficient, responsive, and equitable services. The Operations Assessment evaluated current workflows, resource allocation, staffing strategies, and technology adoption to help position the Department for long-term success.

Key findings include:

- Parks and recreation-related City Council Policies and City Code Ordinances should be reviewed and updated to better meet current and anticipated community needs.
- A comprehensive staffing audit is needed to evaluate current capacity and identify recommendations aligned with the City's evolving service levels.
- Additional staff capacity may be needed in several areas: project management; transportation planning, and engineering; biodiversity; grants, sponsorship, and strategic partnerships; special events

planning; marketing; and all-abilities program inclusion to support the delivery of recreation programs and park and related transportation projects.

- Create a formal succession plan for the department.

Parks and Facility Assessment

Parks and facilities are long-term public assets that must function effectively and safely over decades. This assessment evaluated the degree to which existing parks are well maintained and well suited to meet current and future community needs, particularly in neighborhoods with limited access to open space. Existing parks were comprehensively assessed by looking at the type of park (mini, neighborhood, community and regional), ownership (City or school district), location, and evaluation criteria (access and connectivity, condition, functionality, and safety and comfort).

The park assessment found that of the 37 City-owned parks, 4 are in great condition (Charleston Park, Pyramid Park, Pioneer Park, and Evandale Park), 32 are in good condition, 1 is in fair condition (Rex Manor mini park) and none are in poor condition. All trails and trail corridors are in good condition.

In addition to this park-by-park assessment, this section provides an overview of access to the park system as a whole, based on park location, transportation systems, transportation barriers, and the hours of access limitations of school-based open space.

Key findings include:

- Access to parks requires safe and connected routes, as part of the City's broader active transportation strategy, which will inform future investments in improved crossings, pathways, and targeted infrastructure enhancements.
- New parks are needed in areas that have low acres per 1,000 residents, are assessed to be outside a 10-minute walk, are separated by significant transportation barriers, and/or are predominantly reliant on school fields for accessible open space and recreational opportunities.



Level of Service (LOS) Analysis

The City's park land inventory now includes 46 parks and school fields, categorized as mini, neighborhood, community, or regional parks. Of these, 35 are City-owned, nine are Mountain View Whisman School District (MVWSD) sites subject to a joint-use agreement, and two—Cooper and Whisman Parks—are composed of both City and MVWSD parcels.

To assess how well these parks and school fields meet community needs, the Level of Service is assessed both citywide and at the Planning Area level.

- **Citywide Level of Service:** Calculates the quantity of parks and different amenities and facilities citywide, compared to the citywide population.
- **Planning Area Level of Service:** Calculates the quantity of parks and

different amenities and facilities in each of the City's 10 Planning Areas, compared to the population in the Planning Areas.

This Level of Service analysis provides a complete picture of the park system's performance and guides future decisions regarding land acquisition, facility development, and funding priorities.

The process for **calculating the current Level of Service** included the following steps:

1. Conducting an inventory of current parks, open space, and outdoor and indoor amenities, with updated measurements.
2. Adjusting the inventory to reduce school and Shoreline Regional Park acreage based on access (taking out the parts of Shoreline reserved for wildlife habitat and the Golf Course and Sailing Lake, which charge a fee, and the hours during which school site parks are not open to the public).
3. Reallocation of trail acreage by Planning Area, rather than including all trail acreage in the North Bayshore Planning Area, in recognition of the importance of natural spaces as part of the City's overall parks and open space system and the need for pedestrian and bicycle connections to improve access to parks.
4. Calculating the Level of Service, based on the adjusted inventory, with parks, open space and trails measured per 1,000 residents, outdoor amenities measured in comparison to total population, and indoor amenities measured as square feet per person.

CITY-WIDE TOTAL PARK ACRES IS 4.40 ACRES/1,000 RESIDENTS

Based on this process, the City-wide total park acres is 4.40 acres / 1,000 residents, meeting the 3 ac/1,000 goal.

When looking at the **City's ten Planning Areas, only the North Bayshore, Miramonte, Grant, and Whisman Planning Areas reach or exceed the 3-acre goal, when allocating trail acreage by Planning Area**. Six Planning Areas—Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio—fall significantly short of the citywide goal, with less than 2 acres per 1,000 residents. The Plan acknowledges that it is not feasible to achieve the citywide Level of Service goal of 3 acres per 1,000 residents in every Planning Area. To better understand where gaps in access are most acute, the Plan also identifies "underserved" Planning Areas using a combination of three factors: under 2 acres of parks, trails, and open space per 1,000 residents, reliance on school fields to meet recreational demand, and limited access to parks within a 10-minute walk when accounting for City parks only and major transportation barriers. While a large majority of residents live within a 10-minute walk of a park when school fields are included, access

decreases when these sites are unavailable and further decreases when transportation barriers such as highways, rail corridors, and major roadways are considered. These conditions are most pronounced in the same six Planning Areas that fall below 2 acres per 1,000 residents, reinforcing their priority for future investment.

The Level of Service analysis in **Chapter 5**, as well as **Appendix G**, includes maps to illustrate where parks, school fields, specific park amenities, and trails are located by Planning Area.

The City anticipates that several Planning Areas will experience increased demand for parks and recreation amenities as a result of ongoing land-use and housing policy changes, including the R3 (Multiple Family Residential) Zoning District update, the identification of state-mandated Housing Element opportunity sites, and the implementation of recent State housing laws such as SB 79.

Key Findings include:

- The Level of Service framework and park acreage by Planning Area analysis together create a roadmap for future parks and recreation system development.
- While Mountain View meets its citywide acreage goal, many neighborhoods remain underserved, and future growth will intensify demand on existing resources.
- Meeting the community's expectations and addressing future growth will require significant and sustained investment.



1.1.5 GUIDELINES FOR NEW PARK DESIGN AND PARK IMPROVEMENTS

Drawing from community input, the park and facility assessment, Level of Service analysis, and staff experience, this chapter provides guidelines for park design organized in two ways:



By park assessment criteria: access and connectivity, condition, functionality, and safety and comfort; and



By park type: community, neighborhood, and mini parks.

These guidelines create a framework for future design, programming, and capital planning of new parks as well as the updating and enhancement of existing parks. (Guidelines have not been created for regional parks, as the City is not contemplating adding new regional parks.) Guidelines provide a list of potential amenities and natural elements (such as accessible walking loops and nature trails, open green spaces, and naturalized habitat areas), shaded picnic spaces, playgrounds, and sports fields and courts that could be considered through the City's standard park design and public outreach process.

Chapter 6 also highlights the importance of integrating trees and biodiversity into park design and aligning with the new Biodiversity and Urban Forest Plan to guide appropriate trees and vegetation to be planted in our existing and new parks, recognizing the critical role trees play in providing shade, supporting habitat, reducing urban heat, managing storm water, and enhancing climate resilience. Planting strategies emphasize the use of California native, regional native, and near-native species (as detailed in the BUFP) to support ecological function, pollinators, and long-term sustainability across the park system.

1.1.6 FRAMEWORK FOR PRIORITIZING NEW PARK PLANNING AND PARK IMPROVEMENTS

This chapter provides a framework for identifying and prioritizing park and facility improvements to support Mountain View's long-term vision for an accessible, high-quality, and resilient park system. The three priority categories are:

- Development of new parks
- Enhancing existing parks
- Updating existing parks

Each category meets a different need and reflects a different scale of investment, time horizon, and operational impact. These categories respond to opportunities to create new parks, make targeted enhancements, and address ongoing maintenance needs. For the most part, the recommendations in this section are not part of the City's existing CIP, but are intended to inform future planning, budgeting, and funding efforts. (However, to provide

LAND ACQUISITION is estimated at approximately $10 million per acre



$10 million / acre

DESIGN AND CONSTRUCTION costs average of $3-6 million per acre



$3-6 million / acre

A NEW 5-ACRE PARK COULD COST



$65-80 million new 5-acre park

clarity and a comprehensive perspective on anticipated park improvements, existing CIP projects have been included in the Action Plan in Chapter 8.)

Developing new parks involves the land acquisition, planning, design, and construction of new parks to expand recreational opportunities and meet future community needs. New park development projects typically require comprehensive community engagement, master planning, environmental review, and substantial capital investment. The intent of this category is to grow the overall park system, close gaps in service areas, and ensure equitable access to high-quality parks and open spaces citywide.

The City has been proactively seeking opportunities to expand park land in Mountain View, with a focus on areas lacking sufficient parks and open space. Over the past three years, several properties have been acquired by the City or dedicated for future park development. While design and construction have not yet begun, these new sites will add over 10 acres of new parks, expand community access to open space and help respond to community growth over time.

However, when the current Level of Service is viewed by Planning Area, more new parks are needed, especially in the areas north of Central Expressway. Based on analysis in the Plan, ongoing community input, land purchase opportunities, and funding availability, the City will prioritize and pursue park expansion.

Land acquisition alone is estimated at approximately $10 million per acre, while design and construction costs average of $3-6 million per acre, based on 2025 cost estimates and recent City project actuals, resulting in a total cost of $13-16 million per acre. Using this estimate, a new 5-acre neighborhood park would cost $65 to $80 million. Based on the Level of Service, new parks should be prioritized in the Rengstorff,

Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio Planning Areas. To address gaps in access to parks and amenities and make substantive progress on the 3 ac/1,000 goal, a significant new funding source will be needed.

Enhancing existing parks focuses on targeted enhancements that strengthen and modernize the existing park system. These improvements may include upgrades to larger park amenities, facility or amenity redesigns in portions of the park, and the introduction of new recreational offerings, as well as investments in expanding tree canopy, enhancing native habitat and pollinator gardens, implementing climate-resilient landscaping, and addressing general ongoing maintenance and equipment/facility lifecycle replacement needed. Park enhancements have been prioritized by park type and priority level based on existing conditions. Bubb, Klein and Chetwood Parks have been identified as having the highest need for enhancements.

The cost for more substantial upgrades and redesigns for existing parks (enhancements) is estimated at $3 million per acre. Using this average, the redesign of a five-acre neighborhood park would cost $15 million.

Updating existing parks includes improvements that are essential to maintaining a safe and functional park system. This category focuses on routine repairs, ongoing maintenance, plant care, and lifecycle replacements of existing park amenities. Park updates have been prioritized by park type and priority level based on existing conditions. Sylvan, Rex Manor, Thaddeus and Varsity Parks have been identified as having the highest need for updates.

The cost of typical update projects ranges from:

- **$1.0M–$1.5M per acre** for mini parks
- **$1.25M–$1.75M per acre** for neighborhood parks
- **$1.5M-$2.0M per acre** for community parks

For example, updating a 5-acre neighborhood park at an average cost of $1.4 million per acre would cost approximately $7 million, not including any specialized features.

The following amenity priorities emerged from community engagement and the park assessment:

- Sports fields and courts
- Public restrooms
- Increased tree canopy and other natural elements
- Shade
- Adult fitness equipment
- Skate and/or Bike Parks
- Dog parks
- Active Transportation connections to parks – which would be guided by the Active Transportation Plan in coordination with the Parks and Recreation Strategic Plan.

These features should be considered for integration into both existing park improvements and new park designs, as well as through public-private partnership opportunities such as the pursuit of expanding pickleball courts or developing indoor sports complexes in Mountain View.

1.1.7 GOALS, STRATEGIES, AND ACTION PLAN

The information and analysis in the previous chapters have shaped the final chapter of the Plan. This chapter shares the Community Services Department's Mission statement, Vision Statement, Goals and Strategies, Action Plan Framework, Action Plan, and Performance Metrics.

The Department's mission statement: Building Community. Enriching Lives.

The Vision Statement: Mountain View is an inclusive and resilient community where a rich network of parks, natural open spaces, and recreation opportunities builds community, enhances physical and emotional well-being, and inspires care for our natural environment.

The Plan identifies five goals for the City to prioritize in the years ahead for parks and recreation:

01 Expand and enhance safe, equitable and convenient access to parks, open spaces, and trails.

02 Advance biodiversity, habitat protection, and natural elements as essential components of a resilient and inclusive park and open space system.

03 Increase community participation.

04 Foster a positive staff culture and ensure well-maintained operations.

05 Develop new funding sources and strengthen existing financial strategies to support a sustainable parks and recreation system.

There are five core values that support the goals:



Inclusion



Future Focus



Collaboration



Stewardship



Quality

For each of the goals, strategies have been identified to describe and guide how the goals will be accomplished. And within each strategy, there are a number of specific actions with milestones.

The Action Plan has a total of 52 actions grouped into four categories that reflect the major elements of the park and recreation system. Below is the list of categories and the number of actions associated with each category:

GOALS	ACTIONS
Parks, Trails and Open Space	15 actions
Biodiversity	5 actions
Recreation Programs and Facilities	9 actions
Operations and Maintenance	13 actions
Funding and Marketing	10 actions

TIMEFRAMES	ACTIONS
Immediate: less than 2 years	13 actions
Short-term: 3–5 years	19 actions
Mid-term: 6–10 years	14 actions
Long-term: 10+ years	6 actions

Budget ranges are included to indicate the funding needed for each action:

BUDGET RANGE	ACTIONS
Ø = Existing staff time only	17 actions
$ = Up to $250,000	10 actions
$$ = $250,000–$1,000,000	9 actions
$$$ = $1,000,000–$5,000,000	7 actions
$$$$ = $5,000,000+	9 actions

Chapter 8 also provides a list of prioritization criteria that align with the Plan Goals and Strategies. Because funding, staff capacity, and land availability are limited, the City will use these criteria, aligned with the Plan's goals and strategies, to guide funding and timing decisions. The two highest priorities are projects that expand parks and open space in Planning Areas identified as underserved and projects that can be implemented relatively quickly to increase tree canopy and native plantings in all City parks. Beyond that, projects that advance multiple goals or strategies will typically be considered higher priorities.

The last section of this chapter provides a list of Performance Metrics.

Performance metrics provide a framework for measuring progress toward the goals and objectives of the Parks and Recreation Strategic Plan. These 10 metrics with 19 individual measures translate the Plan's vision and action items into measurable outcomes. Each metric reflects a key performance area, such as park access, program participation, sustainability, and financial stewardship, and is designed to show tangible improvement over the 10- to 15-year life of the Plan. Together, they create a data-driven approach to accountability, transparency, and continuous improvement.

By regularly monitoring and reporting these performance metrics, the City will be able to:

- Evaluate the effectiveness of actions taken under this Plan;
- Identify emerging needs or gaps;
- Support informed decision-making for capital investment and resource allocation; and
- Communicate the value and impact of parks and recreation services to the community.

These metrics may evolve over time as conditions, technologies, and community priorities change, ensuring that the City remains adaptive and focused on long-term outcomes that matter most to Mountain View residents.



CHAPTER 2

INTRODUCTION

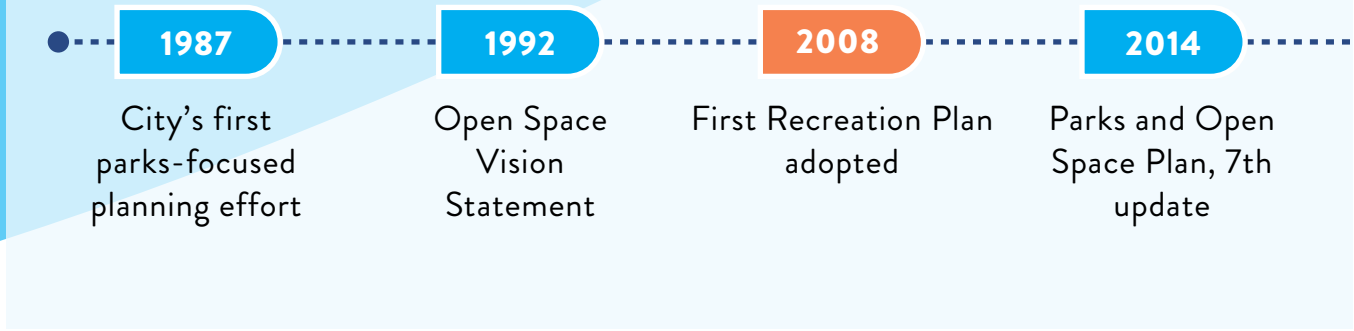


Parks and recreation are fundamental to a healthy, connected, and vibrant community. In Mountain View, these public spaces and services go beyond recreation—they foster well-being, bring people together, support community identity, provide access to nature, and enhance everyday quality of life. Whether it's visiting a neighborhood park, taking part in a class, enjoying native landscapes and wildlife, playing a sport, or attending a cultural event, the parks and recreation system plays an essential role in the lives of residents of all ages and from all backgrounds. In addition, the City's parks and open spaces provide critical habitat, strengthen local biodiversity, and contribute to Mountain View's climate resilience.

Mountain View's system today includes 46 parks (37 City parks and nine school fields maintained and programmed by the City), two trail corridors, a community center, a senior center, a teen center, two aquatics complexes, two historic facilities, a regional performing arts center, and many recreation programs and events offered annually. These assets—maintained and programmed by the Community Services Department—serve residents across the city and attract visitors from across the region.

This Parks and Recreation Strategic Plan builds on more than three decades of planning and public investment. The City's first parks-focused planning effort began in 1987 and resulted in the Open Space Vision Statement in 1992. That work evolved into the Parks and Open Space Plan, updated seven times, most recently in 2014. Separate from the prior parks plans, the City adopted its first Recreation Plan in 2008 to guide program development and delivery. Recognizing the need to modernize both plans—and the overlap between them—the City has consolidated them into this single, unified document.

Since the 2014 plan adoption, the City has added eight new parks totaling 8.06 acres and purchased 11.24 acres for future park development. Major facility investments



include Shoreline Athletic Fields, Rengstorff Park Aquatics Center, Community Center renovation, Magical Bridge Playground, trail system enhancements, and existing park improvements. The rate of progress on the 2014 plan was impacted by major factors such as the COVID-19 pandemic and the availability of funds, including the limitations for spending Parkland Dedication Funds in associated Planning Areas. **The status of the 2014 Parks and Open Space Plan is further detailed in Appendix A.**

Despite this progress, the City has not achieved the citywide goal of 3 acres per 1,000 residents (3 ac/1,000) in most of the Planning Areas. As shown in the Level of Service Analysis in Section 5.4, considering adjustments to the calculation of accessible park acreage and population growth, more Planning Areas fall short of 2 acres per 1,000 residents (Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio) now compared to 2014. To put the challenge in context, based on a 2020 Mountain View population of 82,376 and not counting any of North Bayshore park and trail acres toward the City's total park acres, the City would need to develop approximately 53.5 acres of new parks to reach the goal of 3 ac/1,000 citywide. It will not be possible to add this magnitude of acres to the City's park system and achieve 2 acres per 1,000 residents at the Planning Area level within this Plan timeframe and anticipated population growth will exacerbate this gap.

Accordingly, the Plan prioritizes the neighborhoods and Planning Areas with the least park access. To better define where needs are most acute, the Plan identifies "underserved" Planning Areas using a combination of factors, including park acreage under 2 acres per 1,000 residents, reliance on joint-use school fields to meet recreational demand, and limited walkable access to parks when accounting for City parks only and major transportation barriers. These conditions are most pronounced in the same six Planning Areas that fall below 2 acres per 1,000 residents, reinforcing their priority for future investment. Even with this focus, new revenue sources are needed to accomplish the actions in this Plan.

The focus on access by Planning Area, rather than citywide, is an important



The Strategic Plan offers a comprehensive vision for the next 10 to 15 years

orientation for this Plan. In addition, this Plan takes a new approach to assessing the City's progress toward the goal of 3 ac/1,000 by reducing the weight given to Shoreline Regional Park and the joint-use school fields based on the areas or times of public access, and by allocating trail acreage to individual Planning Areas rather than assigning 100% of trail acreage to the North Bayshore Planning Area.

The 2026 Plan is grounded in robust community engagement. Input was gathered through statistically valid surveys, online feedback, community meetings, stakeholder interviews, pop-up events, and focus groups. This inclusive process helped shape the Plan's goals and priorities, ensuring it reflects the values and experiences of Mountain View residents. The Plan responds to evolving needs and priorities, including Mountain View's growing and diversifying population, increasing demand for equitable and walkable access to parks, and the City's commitment to environmental stewardship, climate resilience, and public health. These factors, alongside shifting recreation trends and operational challenges coming out of the pandemic, reinforce the importance of creating a flexible, forward-looking roadmap.

The Strategic Plan offers a comprehensive vision for the next 10 to 15 years, with the development process for the next plan to begin in the 10th year. It provides direction on expanding the park system, through the purchase of land and development of new parks, especially in the areas of the city with low access to parks, reinvestment in existing parks and facilities, addition of amenities and recreation programs to address identified needs, improvements in maintenance and operations, and strategies to provide the staffing and financial resources to achieve the Plan's strategic goals and actions. It also outlines a framework for long-term planning and implementation, designed to remain adaptable as the community continues to grow and change. This will be accomplished through ongoing reporting and review and the instigation of an update process at year 10 of the Plan.

This Strategic Plan aligns with and supports a number of other adopted and in-progress City plans, policies, and initiatives.

These include the City's General Plan, Housing Element, Vision Zero Plan, Race, Equity, and Inclusion Action Plan, and Biodiversity and Urban Forest Plan, among others. Together, these documents form a coordinated vision for a more livable, sustainable, and equitable Mountain View. A full list of related plans can be found in **Appendix B**. The Action Plan in **Section 8.6** speaks further to alignment with other City plans.

Most notably, this Strategic Plan supports the goals of the City's General Plan, which calls for a balanced, sustainable, and livable community, with high-quality public spaces that support health, equity, and environmental responsibility. It also directly aligns with the City Council's Strategic Priorities, particularly Livability and Quality of Life, by ensuring all residents have access to enriching recreational opportunities and well-maintained public spaces.

The Strategic Plan also directly complements the City's emerging Biodiversity and Urban Forest Plan, which outlines strategies to enhance ecosystem health, habitat connectivity, and native species protection across public and private landscapes. Parks, trails, and open spaces serve as one implementation area for these strategies—functioning as living infrastructure that supports climate resilience, urban cooling, and ecological health, while also providing essential benefits such as shade, habitat, stormwater management, and improved environmental conditions. By reinforcing the role of parks and open spaces in advancing biodiversity goals, this Plan positions the City as a key contributor to both environmental and quality-of-life outcomes.

EQUITY IS A CENTRAL THEME THROUGHOUT THIS PLAN

Equity is a central theme throughout this Plan, with a focus on ensuring that all residents - regardless of income, age, ability, or neighborhood—have access to safe, welcoming, and high-quality parks and recreational opportunities.

Guided by community values, this Plan is both visionary and practical. It sets a course for continued excellence in service delivery while remaining adaptable to future needs, technologies, and demographic shifts. It also recognizes the importance of community partnerships, interdepartmental collaboration, and long-term fiscal planning.

As Mountain View continues to evolve, this Strategic Plan will help ensure that its parks and recreation system remains responsive, resilient, and reflective of the community it serves - today and for generations to come.

CHAPTER 3

COMMUNITY PROFILE



3.1 Overview

A key component of the Parks and Recreation Strategic Plan ("Plan") is a Community Profile. The purpose of this analysis is to provide the Community Services Department ("Department") with additional insight into the community it serves. It also helps quantify the market in and around the City of Mountain View ("City") and assists in providing a better understanding of the types of parks, facilities, programs, and services that are most appropriate to equitably address the needs of current and future residents.

3.2 Cost of Living

The cost-of-living index is a measure of how expensive it is to live in a particular area or city compared to another area or city. The index is typically calculated by comparing the prices of a basket of goods and services, such as housing, transportation, food, healthcare, and utilities in different locations. You can see the detailed information at *BestPlaces.net/city/california/mountain_view*.

The Cost of Living Index data are not adjusted for average regional wages. The intent of including this metric is to illustrate overall affordability and purchasing power relative to national averages. While it does not account for local wage variations, it provides useful context for comparing general cost pressures faced by residents and employees across regions.

The national cost-of-living index in the United States (U.S.) is set at 100, and the cost-of-living index for a specific city or region is typically reported as a percentage of the national average, either above or below the index.

Mountain View's overall cost of living index is 231, significantly higher than California's average of 149.9 and the nationwide index of 100. This indicates a substantially elevated cost across multiple expense categories.

Grocery costs in the city are 120.2 compared to California's average of 105.1, reflecting higher food prices in the city. Health-related expenses also exceed the state average, with a score of 107.7 compared to 98.3.

Housing costs in the city are exceptionally high, with an index of 644.7, nearly three times California's average of 234.8. This category is the primary driver of the elevated cost of living in Mountain View.

Utility expenses in the city are relatively lower, with a score of 88.6, compared to California's average of 102.4. Transportation costs are slightly higher, at 138.6 versus 133.1 statewide.

Miscellaneous expenses, which include restaurant meals, clothing, education, and personal care items, are notably higher in the city, with an index of 155.4 compared to California's 118.7. These costs contribute to Mountain View's overall higher living expenses.

Table 1: Cost of Living Index for City of Mountain View

Cost of Living	Mountain View	California
Overall	231	149.9
Grocery	120.2	105.1
Health	107.7	98.3
Housing	644.7	234.8
Utilities	88.6	102.4
Transportation	138.6	133.1
Miscellaneous	155.4	118.7

Source: BestPlaces.net

3.3 Demographics

The Demographic Analysis examines the characteristics of the population in the city including age segments, race, ethnicity, and income levels. It covers the entire population of the city and uses historical patterns to make future projections. It is possible that unforeseen circumstances during or after the time of the analysis could impact the validity of these projections.

3.3.1 METHODOLOGY

The demographic analysis for this plan relies on data from two primary sources: the U.S. Census Bureau and Environmental Systems Research Institute, Inc. (ESRI), a research and development organization specializing in Geographic Information Systems (GIS) and demographic projections. The data used was obtained in September 2025 and includes actual figures from the 2020 U.S. Census, along with available estimates and projections as of that date.

It is important to acknowledge that multiple sources and methodologies exist for estimating population growth, each with its own set of assumptions and limitations. In addition to ESRI, alternative sources include Plan Bay Area (Association of Bay Area Governments – ABAG), the City's Housing Element, and other regional forecasting models. While these sources provide valuable insights, ESRI was selected for this analysis due to its comprehensive GIS-based approach, consistency in demographic projections across multiple jurisdictions, and widespread use in planning studies.



ESRI's methodology accounts for historical growth patterns, migration trends, and economic factors but does not incorporate local policy changes, such as housing production targets or zoning modifications outlined in the Housing Element. As a result, this analysis should be viewed as a snapshot in time, reflecting conditions as of early 2025. Future updates to this plan should reassess population projections using the most current data to ensure alignment with evolving local policies and regional trends.

For this study, ESRI estimated the 2025 population based on trends observed since 2020 and provided a five-year projection for 2030. To extend these projections further, the consulting team applied a straight-line linear regression model to forecast demographic characteristics for 2035 (10-year) and 2040 (15-year) estimates. This approach provides a simplified projection of growth, assuming that historical trends will continue at a consistent rate. However, if population growth exceeds these projections, the demand for open space, recreation, and community services may need to be reassessed.

3.3.2 POPULATION

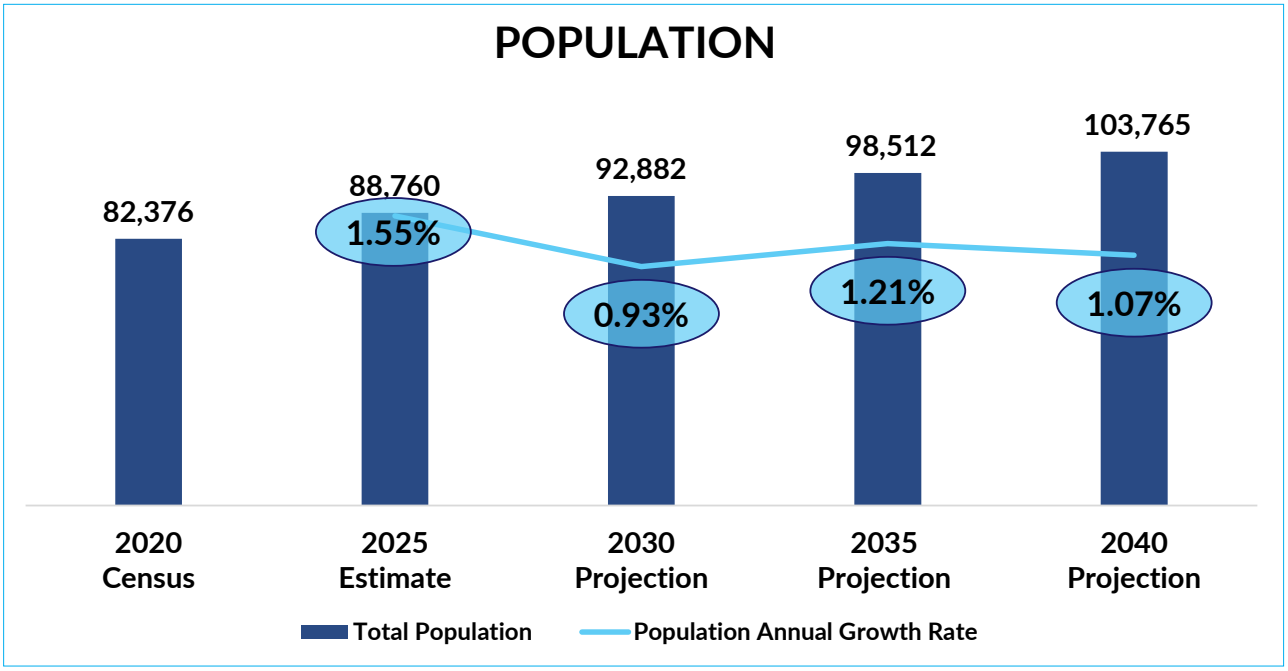
2020 CENSUS: 82,376
2025 ESTIMATE: 88,760
ANNUAL GROWTH: 1.55%
INCREASE: 7.75%

Mountain View's population is projected to experience steady growth over the next two decades. In 2020, the U.S. Census recorded a population of 82,376. The population for 2025 is estimated at 88,760, representing an annual growth rate of 1.55% and an overall increase of 7.75% since 2020.

Population growth is anticipated to continue, though at a more moderate pace, reaching 92,882 residents by 2030 (an annual growth rate of 0.93%) and 98,512 residents by 2035 (an annual growth rate of 1.21%). By 2040, Mountain View's population is projected to reach 103,765, growing at an average annual rate of 1.07% over the preceding five years. Based on the City's Housing Element, projected population in 2040 is estimated to be 148,200, representing the contributions from the Housing Element and cumulative growth.

While the rate of growth is expected to gradually slow, these projections reflect a continued pattern of consistent population expansion within the city.

Figure 1: Mountain View's Estimated Population Growth



Source: BestPlaces.net

3.3.3 AGE SEGMENT

Mountain View's age distribution is expected to gradually shift over the next two decades, with increases among middle-aged and older adults and a gradual declin e in the proportion of younger residents.

2020 Census: The largest age groups were 18–34 (30.02%) and 35–54 (29.16%), followed by 0–17 (19.25%), 55–74 (16.21%), and 75+ (5.35%).

2025 Estimate: The 35–54 age group is projected to edge up slightly to 30.73%, while the 18–34 group is expected to decline to 27.68%. The 55–74 segment shows an increase to 16.84%, and the 75+ population is anticipated to represent about 5.88%.

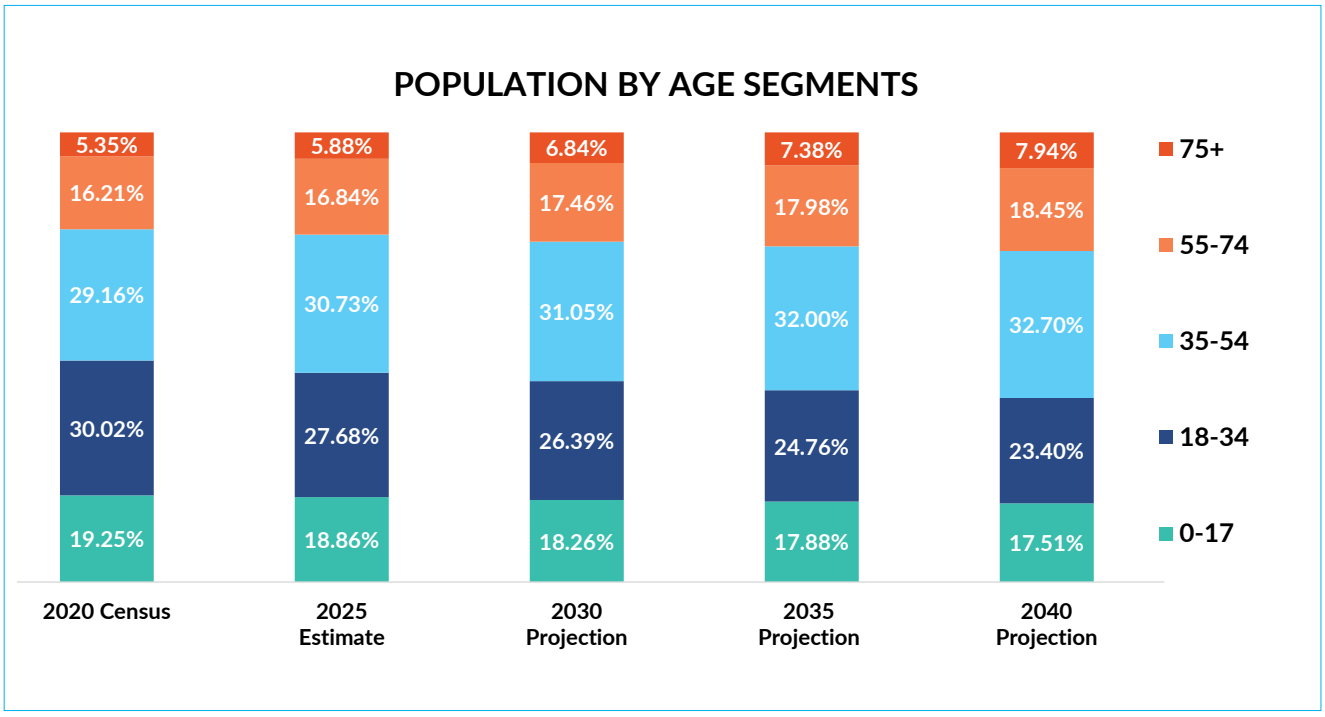
2030 Projection: The 18–34 group is projected to gradually decrease to 26.39%, while 35–54 group holds steady at 31.05%. The 55-74 segment is expected to remain near 17.46%, and the 75+ population rises to 6.84%.

2035 Projection: The 35–54 population is anticipated to rise modestly to 32.00%, while the 18–34 group continues a gradual decline to 24.76%. The 55–74 segment edges up to 17.98%, and the 75+ group grows to 7.38%.

2040 Projection: By 2040, the 35–54 group is projected to make up about 32.70% of the population, while the 18–34 category gradually declines to 23.40%. The 55–74 segment is expected to remain relatively stable at 18.45%, and the 75+ population continues to grow, reaching 7.94%.

These projections suggest a steady aging trend, with fewer young adults and a growing share of middle-aged and senior residents, reflecting both regional and statewide demographic patterns.

Figure 2: Mountain View's Population by Age Segments



Source:ESRI, 2025

3.3.4 RACE AND ETHNICITY



The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined below. The Census 2020 data on race are not directly comparable with data from the 2010 Census and earlier censuses; therefore, caution must be used when interpreting changes in the racial composition of the U.S. population over time. The latest (Census 2020) definitions and nomenclature are used within this analysis.

American Indian

This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.

Asian

This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

Black or African American

This includes a person having origins in any of the black racial groups of Africa.

Native Hawaiian or Other Pacific Islander

This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

White

This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

Hispanic or Latino

This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.

Census states that the race and ethnicity categories generally reflect social definitions in the U.S. and are not an attempt to define race and ethnicity biologically, anthropologically, or genetically. It is noted that the race and ethnicity categories include racial, ethnic, and national origins and sociocultural groups.

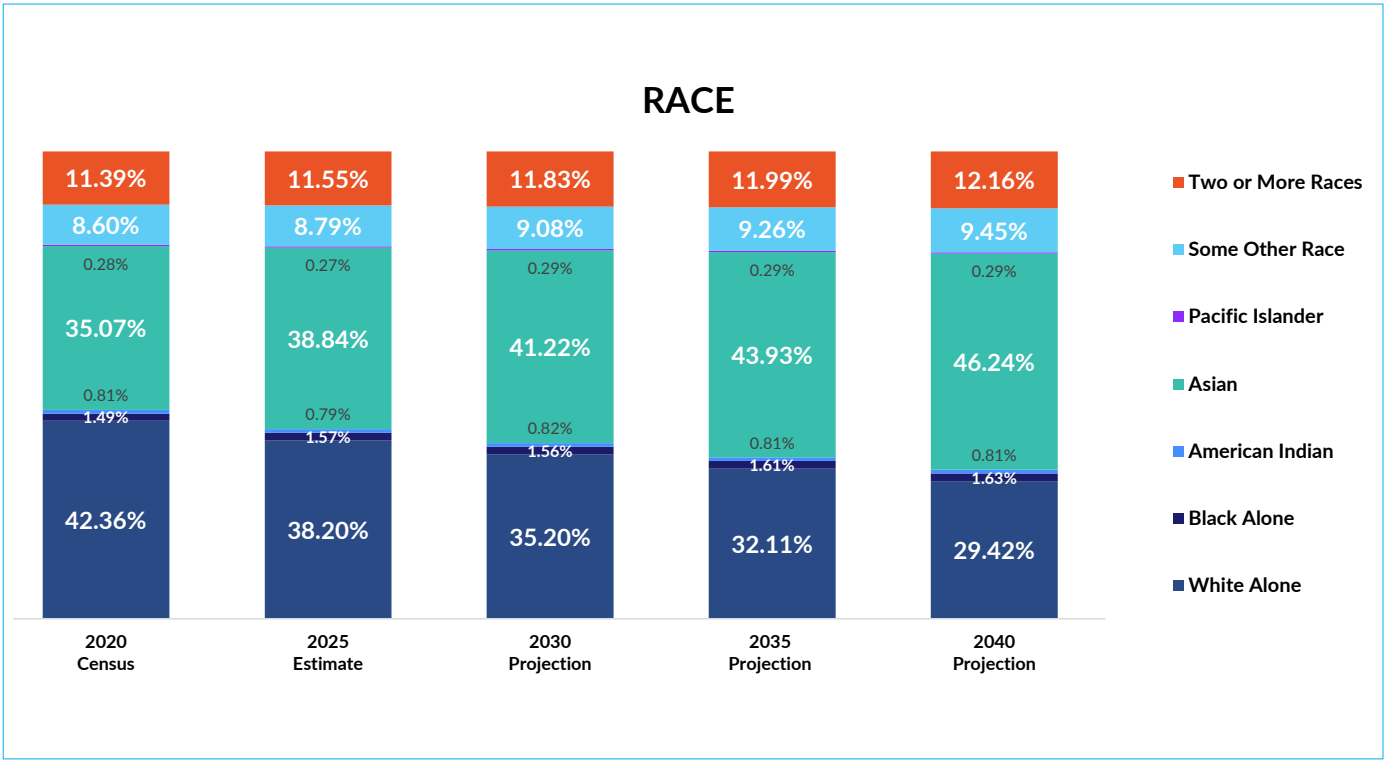
Please Note: The Census Bureau defines Race as a person's self-identification with one or more of the following social groups: White, Black or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or a combination of these. Ethnicity is defined as whether a person is of Hispanic / Latino origin or not. For this reason, the Hispanic / Latino ethnicity is viewed as separate from race throughout this demographic analysis.

Race

Mountain View's racial composition has shifted in recent years and is expected to continue evolving gradually over the next two decades.

In 2020, the largest racial group was White Alone (42.36%), followed by Asian (35.07%). Residents identifying as Two or More Races made up 11.39%, and Some

Figure 3: Montain View's Racial Composition



Source:ESRI, 2025

Other Race represented 8.60%, while Black Alone (1.49%), American Indian (0.81%), and Pacific Islander (0.28%) comprised smaller portions of the population.

By 2025, the Asian population is estimated to become the largest demographic group, increasing to 38.84%, while the White Alone population declines to 38.20%. Other racial groups remain relatively stable, including Black Alone (1.57%), Some Other Race (8.79%), and Two or More Races (11.55%).

Looking ahead, the Asian population is projected to grow steadily to 46.24% by 2040, while the White Alone group continues to decline to 29.42%. The shares of other racial groups remain largely unchanged, suggesting limited change in the overall diversity index even as the racial composition shifts.

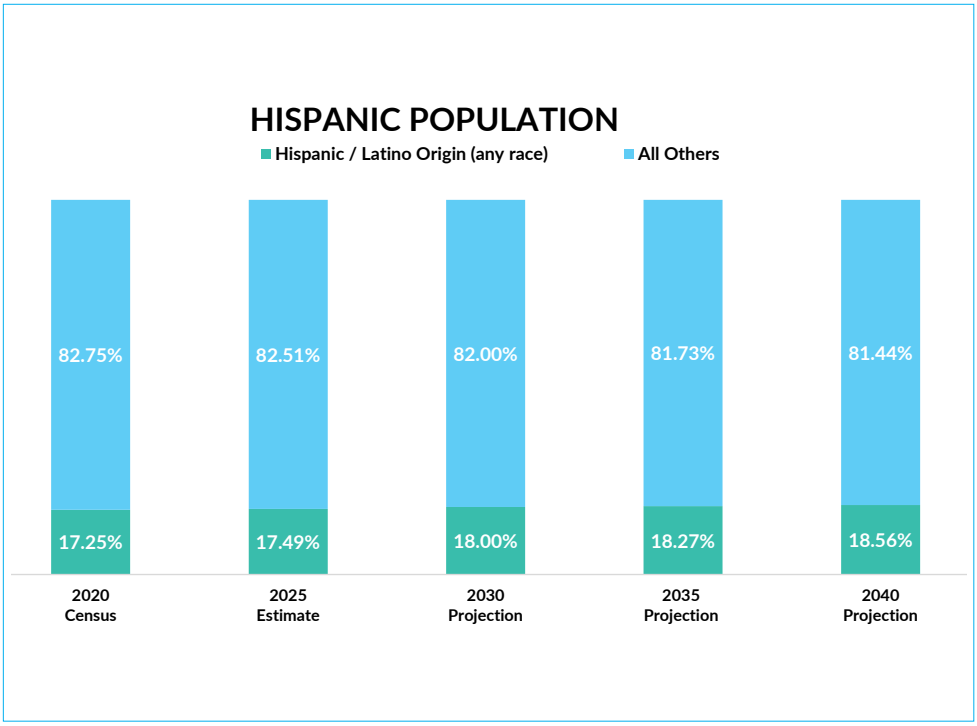
Overall, Mountain View in 2040 is expected to be less White, with a growing Asian majority, but not significantly more diverse than in 2025. The number and relative size of racial groups remain comparable, indicating a continuation of existing demographic patterns rather than the emergence of new diversity trends.

Ethnicity

Mountain View's Hispanic or Latino population, encompassing residents of any race, is projected to experience gradual growth over the next two decades.

In 2020, 17.25% of the city's population identified as Hispanic or Latino—a proportion that remains steady through 2025. By 2030, this share is expected to increase slightly to 18%, holding steady through 2035, and rising modestly to 18.56% by 2040.

Figure 4: Mountain View's Hispanic Population



Overall, these projections indicate slow but consistent growth in the Hispanic or Latino population, reflecting a stable demographic trend rather than a significant shift in the city's overall ethnic composition.

Source:ESRI, 2025

3.3.5 INCOME

THE INCOME LEVELS IN MOUNTAIN VIEW SIGNIFICANTLY EXCEED THOSE OF CALIFORNIA AND THE U.S.

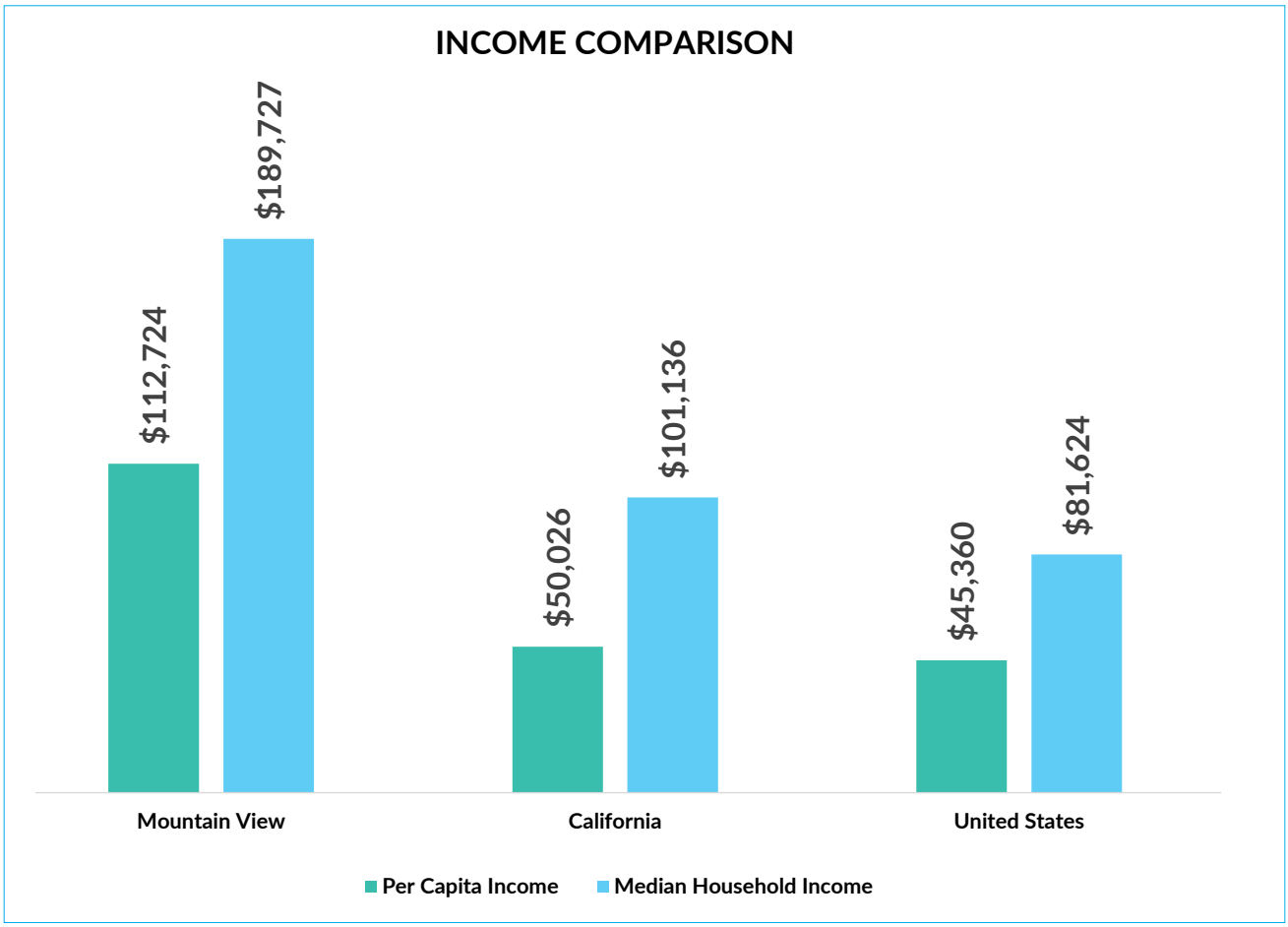
The city's per capita income is $112,724 more than double the California average of $50,026 and over twice the national average of $45,360.

Similarly, the median household income in Mountain View is $189,727, nearly double the California median of $101,136 and more than twice the U.S. median of $81,624.

These figures reflect Mountain View's status as a high-income area compared to state and national averages.

Per capita income refers to the income earned by each individual, while median household income is calculated based on the total income of all individuals over the age of 16 living in the same household.

Figure 5: Income Comparison



Source:ESRI, 2025

3.3.6 HISTORICALLY UNDERSERVED POPULATION CHARACTERISTICS

Historically underserved populations refer to groups that face systemic barriers to resources, opportunities, and support, often due to socioeconomic, linguistic, health, or housing-related disparities. These populations may include immigrants, renters, individuals with disabilities, those without health insurance, and those living in poverty.

In Mountain View, 42.8% of residents are foreign-born, significantly higher than California's average of 26.7% and the U.S. average of 13.9%. Similarly, 49.3% of residents speak a language other than English at home, surpassing California's 44.1% and more than double the national average of 22.0%.

The city has a high percentage of renters, with 61.2% of residents renting, compared to 44.2% in California and 35% nationally. However, Mountain View has a lower percentage of individuals with disabilities (4.0%) than both California (7.3%) and the U.S. (9.1%).

Access to health insurance is strong in Mountain View, with only 2.9% of residents uninsured, compared to 6.9% in California and 9.6% nationwide. Additionally, the poverty rate in Mountain View is 5.5%, less than half of California's 11.8% and below the national average of 10.6%.

These figures highlight Mountain View's unique demographic composition and the relative socioeconomic advantages for some residents, alongside challenges like high rental rates and linguistic diversity.

Table 2: Historically Underserved Population Comparison

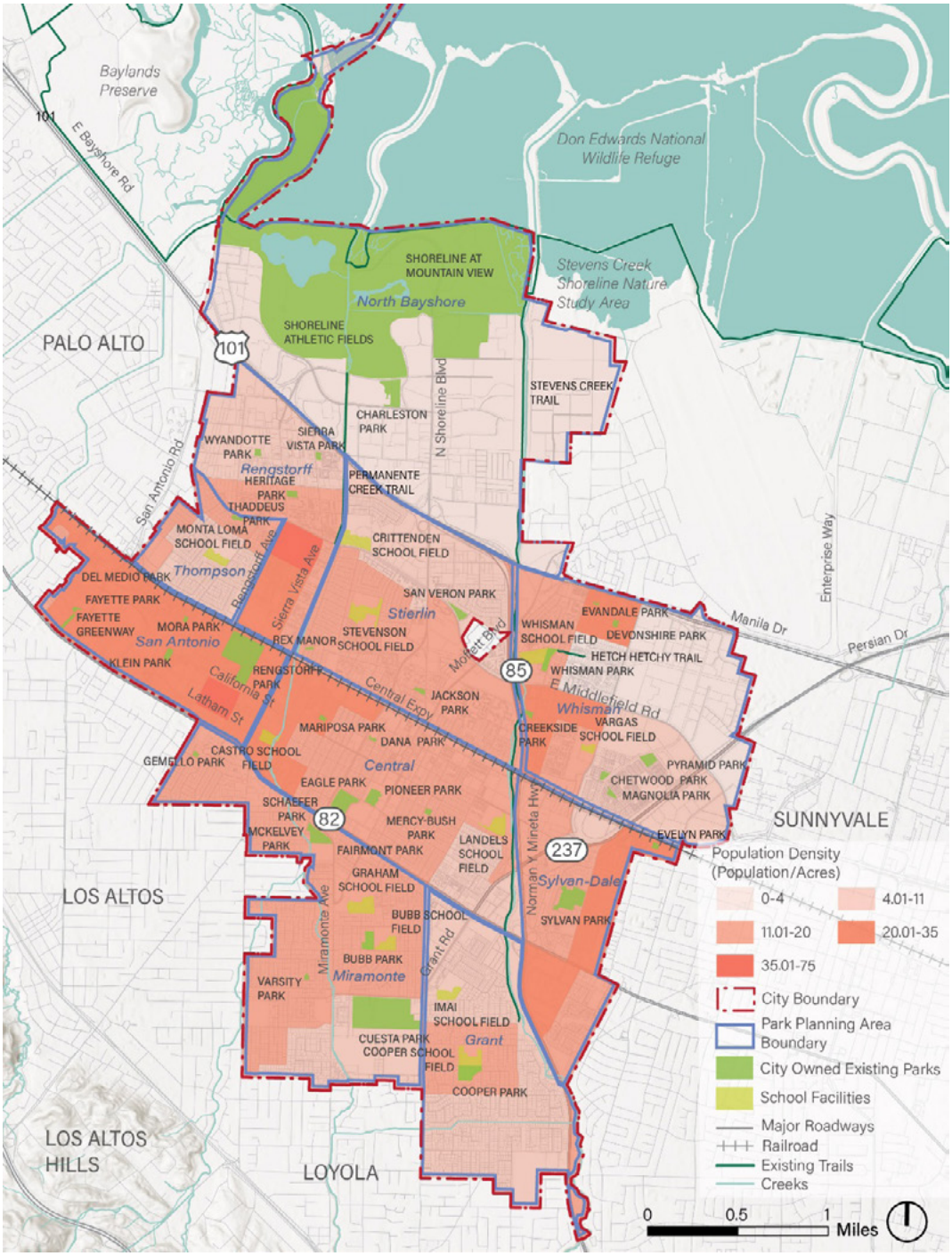
2025 Demographic Comparison		Mountain View	California	United States
Historically Underserved Population Characteristics	Foreign Born	42.8%	26.7%	13.9%
	Language other Than English Spoken at Home	49.3%	44.1%	22.0%
	% of Renters	61.2%	44.2%	35.0%
	With a Disability	4.0%	7.3%	9.1%
	No Health Insurance	2.9%	6.9%	9.6%
	Persons in Poverty	5.5%	11.8%	10.6%

Source: U.S. Census Bureau, 2025

3.4 Population Density

As shown in **Figure 6** below, population density in Mountain View is concentrated in areas that are bound by El Camino Real to the south, Highway 101 to the north, and between San Antonio Road on the west and extending to the City border to the east. As will be discussed below in the section on Level of Service, the Planning Areas within the city that are most park deficient include Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio, with San Antonio and Sylvan-Dale being the most densely populated with 30 to 40 acres per 1,000, followed by Rengstorff and Central with 60 acres per 1,000.

Figure 6: Population Density

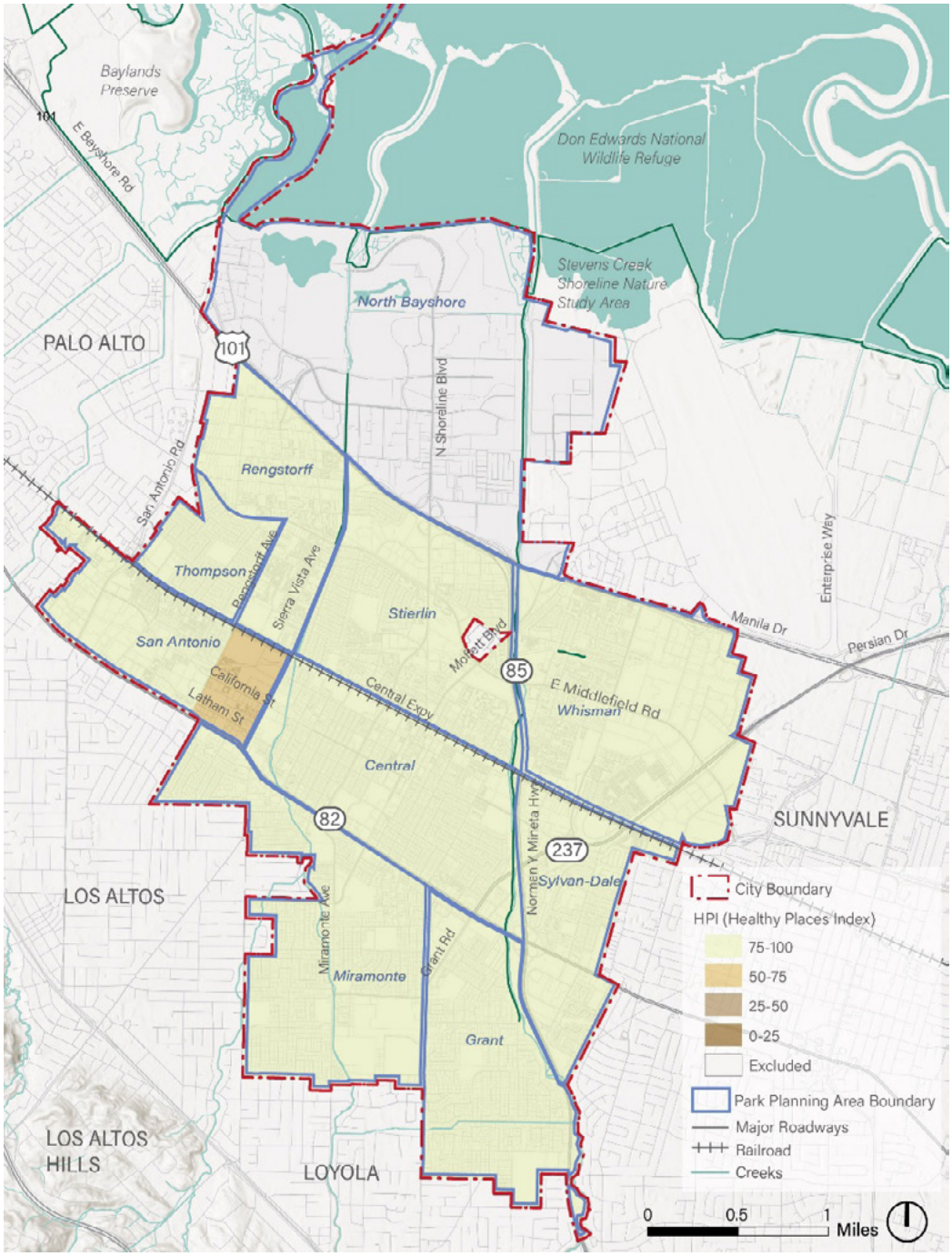


Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, City of Mountain View

3.5 Healthy Places Index

The Healthy Places Index (HPI), developed by the Public Health Alliance of Southern California, measures key social and environmental factors that influence health outcomes, including access to housing, education, transportation, and clean air. Indicator sources include, but are not limited to, the American Community Survey, US Environmental Protection Agency, US Department of Housing and Urban Development, California Environmental Protection Agency, and National Land Cover Database.

Figure 7: Healthy Places Index Score



Source: Public Health Alliance of Southern California (2022). Healthy Places Index (HPI) 3.0 dataset and methodology. Retrieved from HealthyPlacesIndex.org

Higher scores (closer to 100) reflect more favorable community conditions for health. The map in **Figure 7**, shows that nearly all of Mountain View falls within the 75–100 percentile range, indicating strong overall access to health-supportive resources across the city.

However, the area around Rengstorff Park (Tract 5094.03) scores slightly lower due to challenges in housing quality and stability, including lower rates of homeownership, complete kitchens or plumbing facilities, as well as lower healthcare access, compared to other parts of the city.

3.6 Key Findings

Cost of Living

- Cost of Living: The city has a significantly high cost-of-living index (231), driven primarily by housing costs (644.7), which are nearly three times California's average.

Demographics

- Population Growth: **The city's population is projected to grow steadily, from 82,376 in 2020 to slightly over 100,000 by 2040 (a 21% increase), with shifts toward an aging population and increasing diversity**.

- Racial Composition: The Asian population is projected to become the largest demographic group (46%) by 2040, while the White population is expected to decline to 29%.

- Ethnicity: The Hispanic/Latino population is projected to grow modestly from 17% in 2020 to 18.56% by 2040.

- Income: The city's per capita income ($112,724) and median household income ($189,727) are more than double the national averages, reflecting Mountain View's status as a high-income area.

Historically Underserved Populations

- The city has a high proportion of foreign-born residents (43%) and renters (61%), surpassing state and national averages. However, it has lower percentages of uninsured residents (3%) and individuals living in poverty (6%) compared to California and the U.S.



3.7 Summary

These findings highlight Mountain View's strengths in accessibility, income, and recreation while underscoring challenges such as housing costs and equitable access for underserved populations. The data informs strategic planning for parks, recreation, and community services to meet evolving needs. The city's diversity, aging population, and high-income levels indicate current and future needs and will help inform strategies to foster inclusivity and a high quality of life for all Mountain View residents.

CHAPTER 4

PUBLIC INPUT

Figure 8: Public Input Graphic



Source: Next Practice Partners

Community input and diverse perspectives are essential to the development of the Parks and Recreation Strategic Plan. The Public Input Summary captures key insights from various engagement methods, ensuring that the plan reflects community needs and aspirations.

This summary consolidates feedback from focus groups, key leader interviews, and staff discussions, as well as public input meetings, surveys, event pop-ups and online engagement efforts. To foster inclusivity, the City hosted four public input meetings—two in-person and two virtual—with interpretation services in Spanish, Mandarin, and Russian. Additional public input opportunities including four Parks and Recreation Commission meetings in September 2023, December 2023, July 2024, and March 2025. A presentation on the findings from the public input phase was presented to the community in-person and virtually in June 2024. See Appendix C for detailed input received from each engagement activity.

In addition to the above outreach methods, the City partnered with ETC Institute to conduct a statistically valid survey, ensuring a well-rounded, representative view of resident sentiments. Additional input was gathered via a community-wide online survey and through the project website, *ImagineMVParks.com*.

Through these efforts, there were over 3,200 engagements in the public input process.

4.1 Public Input Highlights

Highlights from the most comprehensive data source, the statistically valid survey, are summarized below. The survey consisted of 450 households, chosen for representativeness of the Mountain View population. This sample selection and size provides a precision rate of +/- 4.6% at the 95% confidence level. An open, community-wide, online survey was also conducted and received 1,371 responses. Results were roughly similar between the two surveys as shown in Appendix C.

- **Importance of Parks and Recreation.** Nearly all respondents believe that it is important for the City to provide high quality parks, recreation facilities, and programs (85.8% very important and 11.7% somewhat important).

- **Impact of COVID-19 Pandemic.** The value of parks, trails, open space, and recreation has increased due to the COVID-19 pandemic for 72% of respondents, with 45% reporting a significant increase in value.

- **Use of Parks and Facilities.** Most respondents (96%) report visiting City of Mountain View parks/recreation facilities in the past year.

- **Physical Condition of Parks.** Of these respondents, two-thirds (67%) visited at least once per week. Most (89%) rated the overall physical condition of facilities and parks as either "excellent" (28%) or "good" (61%).

- **Organizations Used.** The organizations used by respondents' households for recreation and sports activities over the past year were the City of Mountain View (80%), neighboring cities (59%) and public schools (33%).

- **Program/Event Participation.** Forty-one percent (41%) of respondents report participating in programs/events offered by the City of Mountain View over the past year. Of those who did participate, 69% participated in at least two and up to seven or more programs or events in the year.



- **Quality of Programs/Events.** Most of these respondents (94%) rated the overall quality of programs as either "good" (59%) or "excellent" (35%).

- **Funding Allocation.** Respondents were asked how they would allocate a hypothetical $100 among park and recreation categories. Their choices were:

  - $25.26 for improvements to existing parks, pools, and recreation facilities,
  - $24.51 towards to acquisition and construction of new park land and open space,
  - $21.21 for adding amenities to existing parks, pools, and recreation facilities, and
  - $11.13 for replacing or enhancing existing park landscaping with native and biodiverse plantings.

4.2 Public Input Summary Key Findings

The Public Input Summary highlights community feedback in three core areas: strengths, opportunities, and priorities. These findings help shape a future-focused strategic plan that reflects the needs and values of Mountain View residents.

Full results from all sections of public input can be found in Appendix C.

4.2.1 STRENGTHS

Community members recognized:

Dedicated Staff
Employees were praised for their professionalism, customer service, and commitment to the community.

High-Quality Parks and Facilities
Residents appreciate well-maintained parks, accessible green spaces, and diverse recreational amenities.

Program Diversity
A wide range of programs for all ages, including inclusive and cross-generational offerings, stood out as a community asset.

Strong Community Engagement
The City's responsiveness and ability to foster connections through programs and events were widely acknowledged.

4.2.2 OPPORTUNITIES



Areas for improvement include:

- **Park Expansion and Facility Upgrades**
  Community feedback identified the need for new parks, amenities, and expanded program space, as well as upgrading aging infrastructure **(see Actions 1.1.1 - 1.1.4 and 1.2.1 - 1.2.6)**.

- **Sustainability and Biodiversity Initiatives**
  Suggestions included alignment with the Biodiversity and Urban Forest Plan, tree planting, native landscaping, and green energy improvements to enhance environmental sustainability **(see Actions 2.1.1, 2.1.2, 2.1.3, 2.2.2)**.

- **New Park and Recreational Facilities and Amenities**
  Residents expressed interest in facilities such as sports fields and courts, indoor sports center, public restrooms, shade, skate/bike park, dog parks, adult fitness equipment, and additional aquatic offerings **(see Action 1.2.7)**.

4.2.3 PRIORITIES FOR THE FUTURE



Community-driven priorities include:

- **Expanding Open Spaces and Accessibility**
  Residents expressed a desire for more parks, improved trail and bike path connectivity, and shaded rest areas to encourage outdoor use year-round **(see Goal 1)**.

- **Prioritizing Sustainability and Biodiversity**
  The City is encouraged to protect and expand the urban tree canopy, enhance biodiversity, and integrate sustainable practices into park planning and maintenance **(see Goal 2 and Action 4.2.3)**.

- **Ensuring Inclusivity and Equity**
  Continued focus is needed on inclusive programming and accessible facilities **(see Actions 3.1.4, 3.1.5, 3.1.6, 3.1.7, and 4.1.8)**.

- **Improving Safety and Infrastructure**
  Residents noted the importance of safer bike routes, modernized playgrounds, and well-maintained public spaces **(see Action 1.1.6, 1.2.1, 1.2.2, 1.2.3, and 1.2.8)**.

THE PUBLIC INPUT SUMMARY IS MORE THAN A COLLECTION OF DATA - IT REPRESENTS THE VOICES OF MOUNTAIN VIEW RESIDENTS

The Public Input Summary is more than a collection of data—it represents the voices of Mountain View residents. The insights gathered have provided guidance to the City, along with other analysis and research in the planning process, in developing this strategic plan to enhance the community's quality of life, expand recreational opportunities, and ensure long-term sustainability.

Feedback has also been received and incorporated following the formal input phase of the parks and recreation planning process. Most notably, the draft Plan was posted on November 3, 2025 and discussed at the November 17, 2025 meeting of the Parks and Recreation Commission. **The Plan has been updated significantly in response to comments from Commissioners and the public.**

In addition to the input received as part of the strategic planning process, the City continues to communicate with and hear from the community about park and recreation needs and concerns in other contexts. For example, the City has been engaged in a study to identify opportunities for expanding pickleball courts. Through this process, the City has heard from large numbers of pickleball and tennis players, as well as community members who live adjacent to or visit locations identified as possible sites for new pickleball courts, including Cuesta Park and Cuesta Annex. **Community feedback has included the need for additional pickleball courts, the need for increased access for tennis players at courts currently striped for both sports, and the desire for the existing amenities at Cuesta Park and the peaceful, natural habitat of Cuesta Annex to remain undisturbed.**



CHAPTER 5

ANALYSIS



5.1 Recreation Program Assessment

5.1.1 INTRODUCTION

This Recreation Program Assessment is a crucial step in ensuring that the City's offerings align with the evolving needs and interests of the community, fostering accessible, relevant, and impactful programming for the future.

The assessment provides a comprehensive understanding of the City's current recreation programs—their performance, reach, and alignment with community priorities. The process began with an internal kick-off meeting to identify

the data needed for a thorough evaluation and establish focus areas. From there, the project team used a combination of community engagement, market research, and program analysis to inform the findings. This data-driven approach incorporated:

- **Community Input**
  Engaging residents through the statistically valid survey, pop-ups and public input sessions.

- **Program Inventory and Classification**
  Reviewing the scope and diversity of programs, checking for alignment with community needs, and categorizing offerings based on community benefit, individual benefit, or community-individual benefits. A full inventory of recreational programs can be found in Appendix E.

- **Participation and Demographic Trends**
  Analyzing population growth, age distribution, and cultural shifts in Mountain View to ensure programming remains inclusive and reflective of community interests.

- **Financial Analysis and Cost Recovery**
  Examining pricing structures, funding models, and cost recovery strategies to maintain a balance between financial sustainability and equitable access.

- **Lifecycle and Performance Evaluation**
  Assessing the growth, stability, and decline of programs, identifying opportunities for innovation, expansion, or realignment to better serve residents.

Together, these components provide a strategic foundation for future decision-making and ensure Mountain View continues to deliver.

5.1.2 METHODOLOGY

The Recreation Program Assessment began by inventorying all recreation programs and organizing them into Core Program Areas. Each Core Program Area was then evaluated using standardized criteria to understand participation patterns, financial sustainability, and delivery characteristics. These criteria include:

1. **Age Segments**
   The primary age groups served by each program area.
2. **Pricing Strategies**
   How fees are structured and applied.
3. **Level of Program Benefit**
   The degree to which a program provides community benefit, individual benefit, or a blend of both.
4. **Cost Recovery**
   The typical level of subsidy required to support each program area.
5. **Program Lifecycle**
   Whether a program is emerging, growing, stable, declining, or has been discontinued.
6. **Direction**
   The extent to which participation is self-directed versus led by City staff.
7. **Proficiency**
   The skill level required for successful participation.

To provide additional context, the City's program data was compared to national averages compiled by the project team from their work with 29 parks and recreation agencies across the country, including 9 in California. These benchmarks helped identify key strengths, service gaps, and opportunities for program growth.

The results of this evaluation are presented in the following sections, offering a structured framework for understanding the strengths and opportunities within Mountain View's recreation program portfolio.

5.1.3 PROGRAMMING

A Core Program Area is a category of services and activities offered by an organization, essential to its mission, service to the community and reputation.

Characteristics of Core Program Areas include:

- **Community-Relevance:** Tailored to community needs and feedback;
- **Consistency:** Regular and reliable in the organization's schedule;
- **Mission Alignment:** Supports the organization's goals and values;
- **Diversity of Offerings:** Caters to various ages, abilities, and interests;
- **Outcome-Driven:** Measurable objectives and impacts;
- **Resource Prioritization:** Prioritize resources on core services;
- **Regular Evaluation:** Continuously assessed for relevance and effectiveness;
- **Stakeholder Engagement:** Involves community members in planning and evaluation;
- **Flexibility:** Adaptable to changing needs and trends; and
- **High Quality:** Represents the organization's best in content and experience.



City staff identified the following recreation core program areas currently offered by the City:



AQUATICS

Description
Offers seasonal and year-round programs including swim lessons, lap swim, recreation swim, water exercise classes, water safety certifications, and pool reservations at two Aquatics facilities (the Rengstorff Park Aquatics Center and Eagle Park Pool).

Goal
Strive to make aquatic activities enjoyable and accessible for all, promoting community health and water safety for diverse backgrounds and abilities.

ENRICHMENT

Description
Provides classes, camps, and programs citywide, community gardens, and other enrichment activities through collaboration with cultural and educational organizations.

Goal
Foster community engagement and lifelong learning through gardening and diverse enrichment programs, enhancing quality of life for residents of all ages.

FACILITY RESERVATIONS

Description
Makes available for rent an array of venues for private and community events, from banquet halls to parks, enhanced by historical and performing arts spaces.

Goal
Commit to offering versatile, high-quality venues for events and activities that support celebrations, enrichment, wellness, athletics, and community engagement.

FITNESS AND WELLNESS

Description
Provides a wide range of fitness and wellness classes, including Zumba, yoga, and Pilates, with a focus on current trends to bring fresh options to the community.

Goal
Encourage active participation in diverse fitness and wellness offerings that support overall health and mindfulness for participants.

OUTDOOR EDUCATION

Description
Deer Hollow Farm offers educational programs, including classes, tours, and events, to teach about farm life and local history, supported by a team of dedicated volunteers.

Goal
Educate and engage the community with the agricultural heritage and environmental conservation through hands-on learning experiences at the Farm.

SENIOR PROGRAMMING

Description
Provides a suite of services and programs tailored to enhance the lives of those 55 years of age and older through nutritional, social, educational, and wellness activities.

Goal
Deliver programs that cater to seniors' varied needs, fostering a sense of belonging, personal growth, and community connection for those 55 years of age and older.

SPECIAL EVENTS

Description
Manages citywide special events and permits, with a calendar that includes cultural celebrations, environmental education, and community festivals.

Goal
Host diverse events that celebrate community values, cultural diversity, and environmental stewardship, fostering citywide engagement and partnerships.

SPORTS

Description
Offers a comprehensive sports program for all ages, featuring in-house leagues and instruction across a variety of sports, with premier facilities like the Shoreline Athletic Fields and Cuesta Tennis Center.

Goal
Build a community through sports, offering programs that support physical and mental health and well-being across diverse age groups.

VOLUNTEERS

Description
Provides extensive volunteer opportunities supporting City programs, events, and services.

Goal
Promotes community involvement by offering meaningful and accessible volunteer opportunities through the City.

YOUTH AND TEEN PROGRAMMING

Description
Provides diverse programming for youth and teens including preschool programs, after-school activities, teen programs and special events, all designed to foster learning and growth.

Goal
Offer dynamic, inclusive programs for youth and teens that promote skill development, creativity, and a supportive community environment year-round.

Age Segment Analysis

The Age Segment analysis identifies how each core program area serves different age groups, as noted in Table 3 below.

Aquatics, Enrichment, Sports, and Special Events are open to all age groups, while Outdoor Education and Youth and Teen Programming specifically cater to a younger audience, ranging from Preschool age through to Teenagers. Facility Reservations and Fitness and Wellness are tailored for adults, from age 18 and above. Senior Programming is available exclusively for individuals who are age 55 and above.

Table 3: Ages Served by Core Program Areas

	AGES SERVED					
Core Program Area	Preschool (5 and Under)	Elementary (6-12)	Teens (13-17)	Adult (18+)	Senior (55+)	All Ages Programs
Aquatics						X
Enrichment						X
Facility Reservations				X	X	
Fitness and Wellness				X	X	
Outdoor Education	X	X	X			
Senior Programming					X	
Special Events						X
Sports						X
Volunteer			X	X	X	
Youth and Teen Programming	X	X	X			

Source: City of Mountain View

Pricing Strategies

Pricing strategies play a vital role in cost recovery, demand management, equitable access, and market alignment. The City employs varied pricing methods across its core program areas to ensure affordability while maintaining financial sustainability.

In addition to pricing strategies, the City has a Financial Assistance Program (FAP) for low-income families for eligible youth recreation programs to remove cost as a barrier to youth participation in recreation programs. The Community Services Agency administers the eligibility process. Based on income level, a family may receive one of the following financial assistance levels for each child in their immediate family:

- 90% fee waiver (up to $500 per child) – Families pay 10% of the program cost.
- 75% fee waiver (up to $400 per child) – Families pay 25% of the program cost.

The FAP is designed for youth City programs and does not apply to adult classes, golf, tennis, and lap swim. Participation in the FAP is renewable annually (September 1 – August 31).

Table 4 below shows the current pricing strategies used in each core program area and identifies potential strategies for future implementation such as setting fees based on family household size or market rate).

Table 4: Pricing Strategies by Core Program Areas

PRICING STRATEGIES										
Core Program Area	Age Segment	Family / Household Status	Residency	Weekday / Weekend	Prime / Non-Prime Time	Group Discounts	By Location	By Competition (Market Rate)	By Cost Recovery Goals	By Customer's Ability to Pay
Aquatics	X	X	X			X	X		X	X
Enrichment			X						X	X
Facility Reservations			X	X	X	X	X		X	
Fitness & Wellness			X						X	
Outdoor Education			X						X	X
Senior Programming	X		X						X	
Special Events	EVENTS DO NOT CHARGE FEES									
Sports			X			X			X	X
Volunteer	VOLUNTEERISM DOES NOT INCLUDE FEES									
Youth & Teen Programming			X						X	X

Source: City of Mountain View

Level of Program Benefit

The Level of Program Benefit analysis aligns services with an organization's objectives while maintaining a balance between public funding and user fees. This approach delineates management strategies by evaluating programs for their public or private benefits.

Services are classified as Community Benefit, Community-Individual Blend, or Individual Benefit based on their alignment with the agency's mission, legal compliance, financial stability, and benefit to both users and the community. City staff have categorized all recreation programs into these tiers, with the current percent distribution shown in Table 5 below.

Table 5: Level of Program Benefit Distribution

Classification	Community Benefit	Community-Individual Blend	Individual Benefit
Characteristics	Broad appeal, fundamental to community well-being, promotes inclusion, accessible to all, typically publicly funded.	Appeals to both general community and individual interests, offers specialized services but with a broad audience in mind, may require membership or nominal fees.	Tailored to personal growth and individual interests, niche markets, typically fee-based, and may be more exclusive.
Examples	Teen Programs, Volunteer Programs, Special Events	Facility Reservations, Lifelong Learning Classes, Swim Lessons	Enrichment, Fitness and Wellness, Sports
National Average	31%	39%	30%
Program Distribution	33%	25%	42%

Source: City of Mountain View, Next Practice Partners Programming Benchmark

Community Benefit (33%)



Programs with broad appeal that enhance community well-being, inclusivity, and accessibility, typically publicly funded (Examples: Teen Programs, Special Events, Volunteer Programs). The City's program distribution is slightly above the national average (31%), aligning well with public service goals.

Community-Individual Blend (25%)



Programs serving both general community interests and individual needs, often with nominal fees or membership options (Examples: Facility Reservations, Lifelong Learning Classes, Swim Lessons). The City's offerings in this category are below the national average (39%), indicating an opportunity to expand hybrid programs that balance affordability and specialized services.

Individual Benefit (42%)



Programs that focus on personal growth, skill development, or niche interests, primarily fee-based (Examples: Enrichment, Fitness and Wellness, Sports). This category exceeds the national benchmark (30%), highlighting a greater reliance on revenue-generating services.

The City's current program distribution suggests an opportunity to rebalance offerings by expanding community-focused and blended programs while maintaining financial sustainability. (This will be addressed in the review of the cost recovery policy; see Action 5.1.4).

Cost Recovery

In Table 6 below, recreation programs are categorized by cost recovery levels, indicating the balance between affordability, sustainability, and community benefit while ensuring broad access to services.

Table 6: Cost Recovery Distribution

Classification	Fully Subsidized	Somewhat Subsidized	Self-Sufficient	Revenue Generating
Definition	Fully subsidized programs are offered at no cost to participants and may be funded through a combination of City resources, partnerships, or other funding sources to ensure community-wide accessibility.	Somewhat Subsidized programs are offered at a reduced cost to participants and may be funded through a combination of City resources, participant fees, and partnerships to balance community access with cost recovery.	Self-Sufficient programs break even, with participant fees fully covering all operational costs, ensuring no profit or loss.	Revenue Generating programs cover their costs and produce extra income, which can be reinvested, typically serving niche markets or offering premium services.
Examples	Senior Programming, Most Special Events. Volunteer Program	Swim Lessons, Recreation-led Camps, Field Rentals	Lap Swim, Adult Softball	Enrichment Classes and Camps, Fitness and Wellness Classes and Camps, Facility Reservations
National Average	35%	28%	13%	24%
Program Distribution	38%	24%	9%	30%

Source: City of Mountain View, Next Practice Partners Programming Benchmark

- **Fully Subsidized (38%)** – Programs that are cost-free to participants, fully subsidized by the City, and designed to maximize community accessibility (Examples: Senior programming, most special events, and volunteer programs). The City's distribution is slightly above the national average (35%), reinforcing its commitment to inclusive and publicly funded services.

- **Somewhat Subsidized (24%)** – Programs where participant fees cover part of the cost, bridging community and individual benefits (Examples: Swim lessons, Recreation-led Camps, and Field Rentals). This is below the national average (28%), suggesting an opportunity to expand partially subsidized programs to enhance affordability for residents.

- **Self-Sufficient (9%)** – Programs that break even, with participant fees fully covering operational costs without generating profit (Examples: Lap swim, adult softball, and non-private tennis lessons). This category is slightly below the national average (13%), indicating a relatively balanced approach to cost-neutral offerings.

- **Revenue Generating (30%)** – Programs that cover their costs and generate additional revenue, often through vendor-led enrichment and fitness classes, and facility rentals (Examples: Most enrichment and fitness classes and camps, and pool/facility rentals). Many of these vendor-operated programs make up a significant portion of the City's Activity Guide, contributing to the higher-than-average distribution in this category (national average: 24%). However, financial assistance remains available for eligible youth programs, ensuring that revenue generation does not create financial barriers to participation.

The City's greater emphasis on revenue-generating programs, along with the financial assistance program, helps sustain fully and partially subsidized offerings, maintaining a diverse and financially sustainable recreation system that prioritizes community access and affordability. (See Actions 3.1.2 and 5.1.4 for reviews of existing cost recovery and financial assistance programs to continue to maintain program access and sustainability).



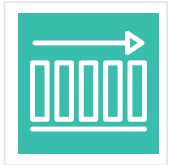
Program Lifecycle

The City currently offers approximately 1,800 programs and 80 events, with event participation reaching into the hundreds and thousands. Understanding the lifecycle of recreation programs is essential for maintaining a balanced and adaptive program portfolio. Programs naturally evolve from new offerings to stable, declining, or discontinued services, and ongoing evaluation ensures that offerings remain relevant, engaging, and aligned with community needs. Mountain View's program portfolio is distinctive in that the majority of offerings are stable, successful, and in demand, with very few experiencing decline. Recreation programs fall into three primary lifecycle stages:



Launch and Rising (29%)

New City programs introduced within the last year and those showing participant growth. While slightly below the national average (36%), this level still reflects a healthy stream of innovation and fresh opportunities for residents. Over the past three years, the number of City programs has increased by 28% and the number of events produced has increased by 31%.



Stable and Maxed (66%)

The largest share of Mountain View's programs fall into this category, well above the national average (56%). These programs have consistent participation, demonstrate ongoing community relevance, and in many cases are "maxed out" with little room to expand due to strong demand or limited facility capacity. Swim lessons, for example, routinely reach full enrollment with waitlists, underscoring both strong community demand and the importance of identifying opportunities to expand capacity over time (See Action 3.1.7). This high percentage illustrates the City's ability to sustain successful programs over time rather than cycle them out.

Decline and Canceled (5%)



Only a small share of programs show declining participation or discontinuation, which is lower than the national average (8%). This demonstrates the City's attentiveness in keeping offerings current and responsive to resident interests.

Unlike many agencies that frequently discontinue programs to make room for new ones, Mountain View has been able to introduce new programs while continuing to support a broad base of established, high-performing offerings. This speaks to both strong community demand and the City's commitment to sustaining valued services. At the same time, it highlights the growing workload for staff who manage an expanding portfolio. **Ongoing lifecycle analysis will remain important to balance innovation with capacity, ensuring the program portfolio continues to evolve while maintaining its exceptional program quality and stability.**

Table 7: Program Lifecycle Distribution

Lifecycle	Definition	Actual Program Distribution		National Average Distribution
Launch	New Programs within last year.	13%	29%	36%
Rising	Programs that show participant growth.	16%		
Stable	Programs that show sustained participation to minimal growth. Expectation is to offer because it fills.	65%	66%	56%
Maxed	Programs where participation level is status quo to declining, due to extreme competition or limited resources impeding growth.	1%		
Decline	Declining participation. Programs in this stage should be reevaluated for potential updates, changes, or reinvention to make it relevant again.	5%	5%	8%
Cancelled	Programs cancelled due to due to prolonged lack of interest, resource constraints, or the introduction of a newer, more relevant program.	0%		

Source: City of Mountain View, Next Practice Partners Programming Benchmark

Program Direction

Recreation programs can also be classified based on the level of participant independence and the agency's role in delivering or supporting activities as summarized below and shown in Table 8. This approach ensures a diverse mix of offerings that cater to varying community needs.

- **Self-Directed (20%)** Independent recreation opportunities with minimal supervision (Examples: Lap swim, community gardens, drop-in programs). The City's percentage is slightly below the national average (24%), reflecting a solid foundation in autonomous activities.
- **Leader-Directed (36%)** – Structured programs led by instructors (Examples: Swim lessons, Recreation-led camps, preschool). The City has fewer leader-directed programs than the national average (49%), though it remains a significant focus.
- **Facilitated (14%)** – Programs where the City assists independent providers (Examples: Facility rentals, Deer Hollow Farm, special events permits, adult softball leagues). This is above the national average (8%), highlighting strong community support.

Cooperative (30%) – Programs offered through partnerships with public, private, and nonprofit entities (Examples: Fitness and wellness programs, enrichment classes, lifelong learning). The Department's percentage is well above the national average (19%), emphasizing a strong presence of collaboration.

The City's balanced approach combines direct supervision, independent recreation, and partnerships, ensuring broad and sustainable recreation opportunities for the community.

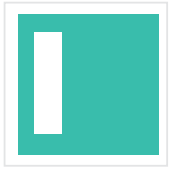
Table 8: Program Direction Distribution

Classification	Self Directed	Leader Directed	Facilitated	Cooperative
Definition	Self-directed recreation opportunities for individuals and groups to participate without leadership, under only general supervision.	Recreation opportunities where participant involvement is directed by a leader, including skills instruction classes.	Facilitate assistance to individuals and groups of individuals that provide or want to provide recreation programs and leisure services independently from the agency.	Cooperative agreements with public, commercial, and nonprofit entities to provide programming.
National Average	24%	49%	8%	19%
Program Distribution	20%	36%	14%	30%

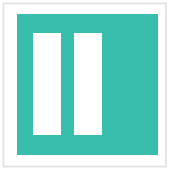
Source: City of Mountain View, Next Practice Partners Programming Benchmark

Program Proficiency

Recreation programs are structured to accommodate a range of skill levels, ensuring accessibility for beginners while offering opportunities for skill development and advanced training. Programs fall into four proficiency levels:



Beginner (6%)
For individuals new to an activity or with limited experience. The City's percentage matches the national average (6%), ensuring accessibility for new participants.



Intermediate (4%)
Designed for those with some experience looking to refine their skills. The City's percentage is slightly below the national average (8%) but remains within a comparable range.



Advanced (3%)

ailored for highly experienced participants seeking specialized training or competition-level instruction. This is roughly consistent with the national average (2%), ensuring some advanced-level opportunities.

All Abilities (87%)

Programs open to all skill levels, promoting broad accessibility. The City's percentage is slightly above the national average (85%), reinforcing a strong commitment to inclusive programming.

The City's high percentage of All Abilities programs ensures that most offerings remain accessible and adaptable, while the distribution of skill-specific programs is in line with national trends.

Table 9: Program Proficiency Distribution

Classification	Beginner	Intermediate	Advanced	All Abilities
Definition	Programs designed for individuals who are new to the activity or have limited experience.	Programs for those who have some experience and knowledge in the activity but are looking to improve or refine their skills.	Programs tailored for individuals who have extensive experience and are looking for high-level training or challenges.	Programs designed to be inclusive and cater to participants of all proficiency levels.
National Average	6%	8%	2%	85%
Program Distribution	6%	4%	3%	87%

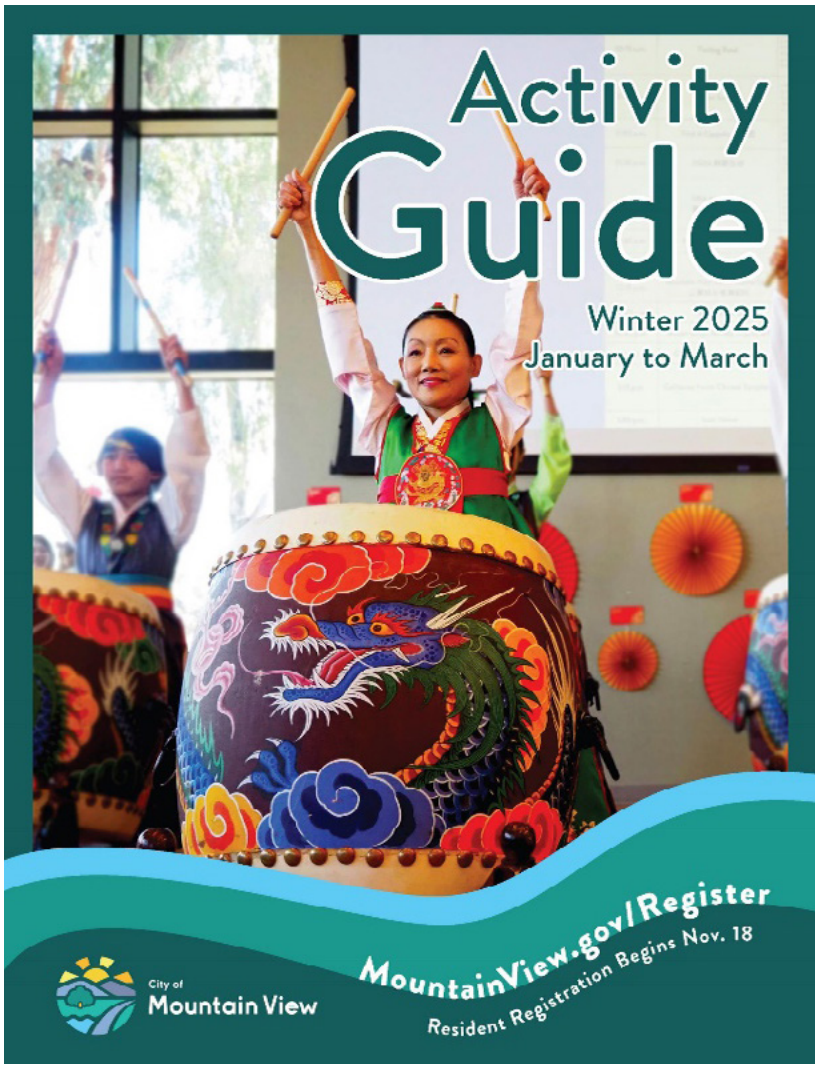
Source: City of Mountain View, Next Practice Partners Programming Benchmark

5.1.4 CURRENT MARKETING AND COMMUNICATIONS

The City utilizes a comprehensive marketing strategy that blends classic and modern approaches to publicize its recreation programs and events. This includes:

- Print and digital program guides
- A mobile-optimized website
- Distribution of flyers and brochures
- Email marketing initiatives
- Paid advertisements
- Print and digital newsletters
- Quick Response (QR) codes for accessible information
- Signage in City facilities
- Social media channels such as Facebook and Instagram
- Visible marquee signs by the roadside

To foster a dialogue with the community, the City collects feedback via post-program evaluations, regular interactions with users, on-site evaluations, and comprehensive, statistically sound surveys.



City Website

The City's webpage is a thorough and accessible online resource. It effectively showcases the City's dedication to community enrichment through a variety of services and programs.

The website's design and layout are user-friendly, providing easy access to information about parks, recreation, performing arts, and environmental initiatives. It's a valuable tool for residents to stay informed and engaged with the City's Community Services Department, reflecting Mountain View's commitment to improving the quality of life for its citizens.

The website can be viewed at MountainView.gov/CommunityServices.

Social Media Overview

The Community Services Department maintains an active presence on Facebook and Instagram, which are the focus of this assessment. However, it is important to note that the City of Mountain View has multiple social media accounts that support and cross-promote recreation programming, expanding the Department's reach and engagement. Below are social media statistics as of June 2025.

Community Services-Specific Accounts:

Facebook

Mountain View Recreation Division
6,100+ followers, with strong engagement, particularly for special events.

City of Mountain View Senior Center
959 followers; dedicated to senior-specific programs and activities.

The View Teen Center
528 followers; focused on teen programming.

Rengstorff House
777 followers; venue-specific content.

Mountain View Center for the Performing Arts
3,900+ followers; venue-specific content.

Instagram

Mountain View Recreation Division
1,200+ followers, mirroring Facebook's engagement.

The View Teen Center
803 followers; teen-focused content

Mountain View Center for the Performing Arts
298 followers; venue-specific content

Additional City-Managed Accounts Supporting Community Services Department Content:



City of Mountain View (@MountainViewGov)
18,000+ followers



City of Mountain View (@MountainViewGov)
6,487 followers



City of Mountain View (@MountainViewGov)
6,276 followers



City of Mountain View YouTube Channel (@MountainViewGov)
1,000+ subscribers; the City's main YouTube account to post videos community meetings and advertisements for City events and programs.



NextDoor.com
the City has a government agency account to broadcast City information such as recreation program and events.



BlueSky (@MountainViewGov)
152 followers; the City's newest social media account currently being piloted.

While the Department manages its own social media presence, the broader network of City accounts plays a key role in amplifying recreation programming and can be found at MountainView.gov/Social. To further boost engagement, the City could benefit from a more consistent posting schedule and increased use of Instagram Reels, which are 2.5 times more engaging than longer videos. With multiple accounts to manage and follow, additional coordinated efforts across platforms can help maximize visibility and community engagement.

5.1.5 KEY FINDINGS

The Recreation Program Assessment evaluates the city's demographics, program trends, cost recovery, lifecycle management, and communications to guide future recreation planning.



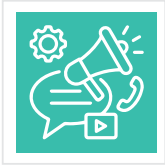
Program Level of Benefit

- Community Benefit (33%) aligns with national trends.
- Community-Individual Blend (25%) is below average, presenting growth opportunities (to be addressed in the review of the cost recovery policy; see Action 5.1.4).
- Revenue Generating (30%) is higher than average, largely due to vendor-led programs; financial assistance ensures affordability.



Program Lifecycle and Direction

- 29% of programs are newly launched or growing, indicating steady innovation even if slightly below national averages.
- Stable programs (66%) exceed national averages, emphasizing retention of well-established offerings.
- Given the high levels of program innovation, expansion, and retention, it will be necessary to assess staff and funding capacity to maintain program quality and stability. (See Actions 4.1.1, 4.1.6, 4.1.8, and 4.1.9 for recommended capacity enhancements.)
- High reliance on partnerships (30%) expands program offerings and community reach.



Marketing and Communications

- Strong social media presence: Recreation Division Facebook (6,100+) and Instagram (1,200+) with high event engagement.
- Citywide social media accounts (Facebook: 18,000+, Instagram: 6,487) enhance program visibility.
- Expanding Instagram Reels and consistent posting could increase engagement.

5.2 Operations Assessment

5.2.1 OVERVIEW

The Community Services Department (Department) plays a vital role in enhancing the quality of life for Mountain View residents by managing parks, recreation programs, urban forestry, performing arts, and community events. As the city continues to grow and evolve, so do the expectations for the Department to deliver efficient, responsive, and equitable services. This Operations Assessment aims to evaluate current workflows, resource allocation, staffing strategies, and technology adoption to ensure the City is positioned for long-term success.

This assessment reflects a comprehensive review process that included analysis of departmental policies, procedures, and budgets; participation in staff meetings; and extensive input gathered through structured conversations and listening sessions with employees across all divisions. These insights provide a holistic view of current challenges and emerging opportunities.

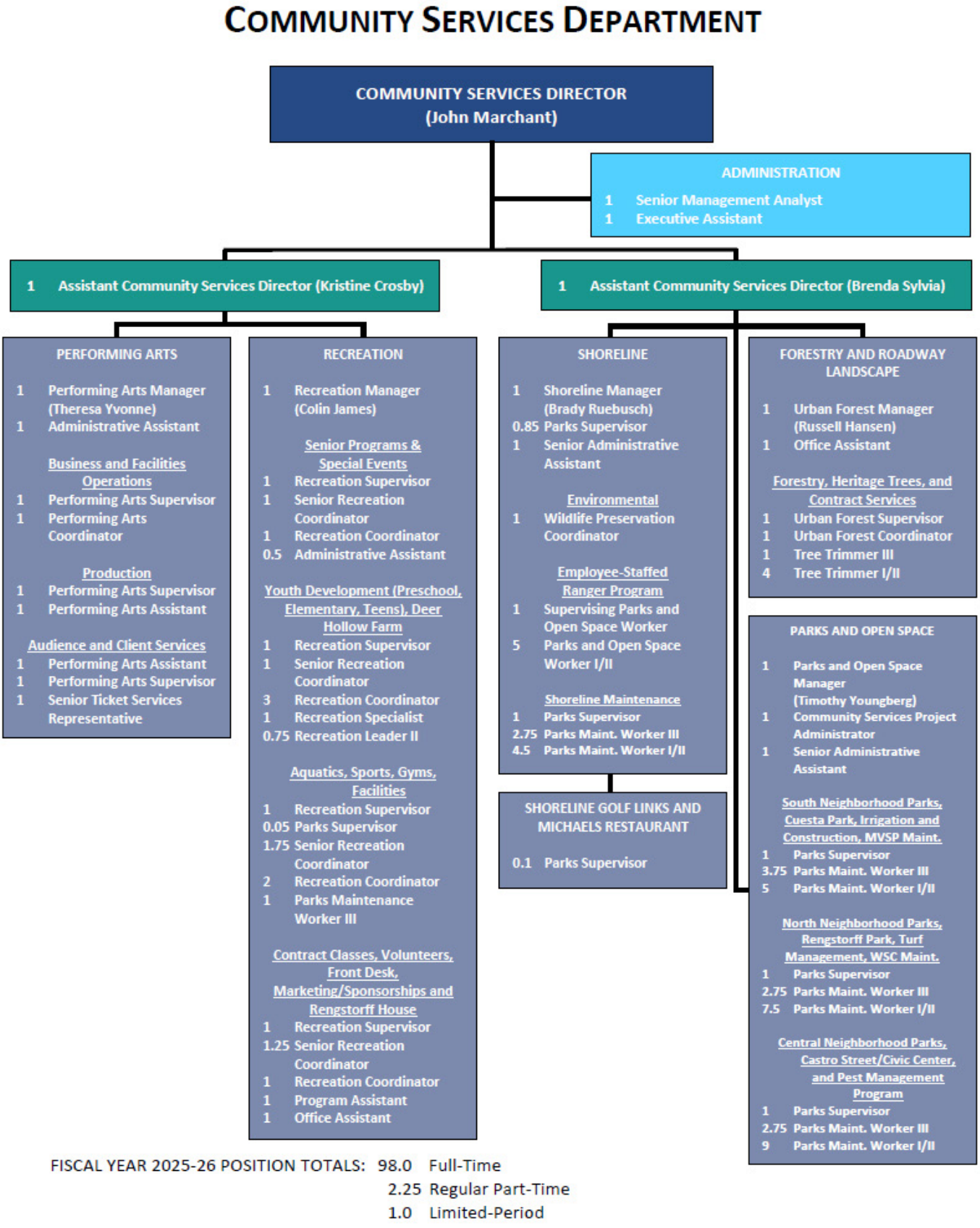
The assessment identifies both strengths and areas for improvement, providing data-informed findings and actionable recommendations to support the City's ability to maintain high standards of service delivery while adapting to increasing complexity and demand. **With continued investments in workforce development, internal systems, and cross-functional coordination, the City can maintain its tradition of excellence and proactively meet the community's needs well into the future (see Strategy 3.1 and 3.2).**

Areas explored in this section include:

- The current staffing and organizational model
- Adoption of new technology and systems
- City Council policies and City Code ordinances
- Park maintenance and resource alignment
- Recreation Division staffing
- Staff capacity to coordinate grants, partnerships and sponsorships
- Use and structure of part-time and hourly staff
- Long-term planning for workforce continuity and succession
- Interdepartmental collaboration and project delivery
- Engagement with volunteer organizations

The key findings serve as a roadmap for enhancing performance, increasing efficiency, and supporting staff with the tools and structures they need to succeed.

Figure 9: Community Services Department Organizational Chart for Fiscal Year 2025-26.



5.2.2 CURRENT STAFFING AND OPERATIONS

The Community Services Department operates across six primary divisions: Administration, Parks and Open Space, Performing Arts, Recreation, Shoreline, and Urban Forestry. As of Fiscal Year 2025-26, the Department includes 100.25 full-time equivalent (FTE) staff and one full-time limited-period position. This total represents full-time and permanent part-time employees and does not include the large contingent of hourly and seasonal employees who contribute significantly to the Department's year-round service delivery.

Each division fulfills a specialized role, with core operational responsibilities distributed as follows:



Administration oversees internal operations, policy implementation, budget management, and strategic direction.



Parks and Open Space maintains parks, landscaped areas, and the Castro Pedestrian Mall.



Urban Forestry manages the City's urban canopy, and landscaped medians and supports biodiversity initiatives.



Recreation coordinates community programming, special events, Deer Hollow Farm, aquatics, and facility management.



Performing Arts manages the Mountain View Center for the Performing Arts, including front-of-house, technical, and volunteer coordination.



Shoreline oversees operations at Shoreline at Mountain View Regional Park, including environmental protection, trails, Rangers, and oversight of contractor-operated facilities.

Annual Review of Staffing and Level of Service Impacts

The Department conducts annual staffing reviews as part of the City's budget development process, with additional adjustments made midyear as appropriate. This year-to-year approach has resulted in incremental staffing increases to support departmental operations. **Implementing a more structured, long-term staffing analysis—aligned with clearly defined service-level benchmarks—would allow the City to better anticipate future needs, proactively plan for growth, and minimize potential service disruptions. (see Action 4.1.1).**

Technology and Software

The Department relies on a range of software tools to manage registration, ticketing, maintenance, and internal communication. **The current recreation registration system, in place since 2014, would benefit from a review to assess whether it continues to meet evolving user expectations, such as mobile payments and digital membership cards. The Performing Arts Division recently adopted a venue management platform and is actively exploring enhancements to its ticketing system. (See Action 4.1.10)** Meanwhile, the

Parks and Open Space Division is preparing to implement a Computerized Maintenance Management System, which will transition existing paper-based processes to a digital platform. This upgrade will improve efficiency in managing work orders, asset tracking, and maintenance scheduling, ultimately enhancing service delivery across the park system.

City Council Policy and City Code Ordinances

The Department's operations are shaped by several key Council policies and City ordinances, some of which are outdated. These include:

H-5 City Council Policy H-5, Use Of The City's Facilities

Policy H-5 outlines rules for reserving and renting City facilities, including community centers, plazas, athletic venues, and performance spaces. The last update in 2014 added facilities, refined definitions, referenced related policies, and addressed use and fees for Council Chambers. Since then, new facilities, such as McKelvey Ball Park and Rengstorff Park Aquatics Center, have opened and offer reservable spaces but are not yet covered under the policy. Including them would ensure consistent application of reservation guidelines and fee structures.

Additionally, definitions for user groups like "Community Groups" and "Nonprofit Organizations" are currently broad and could benefit from clearer parameters. More precise criteria would support consistent fee assignment and equitable facility access. **Action 3.1.1 has been included in the Action Plan to update Council Policy H-5.**

H-7 City Council Policy H-7, Athletic Field Use Policy

Policy H-7 governs the allocation and use of athletic fields, with a priority system based on sport type, season, and recognition of City-approved Youth Sports Organization (YSO). Adopted in 1979 and last updated in 2012, the policy is due for review.

Key areas for improvement include establishing a more objective process for becoming a City-recognized YSO and distinguishing between different types of organizations—such as volunteer-based leagues versus paid "club" teams. These differences impact resource needs and may justify adjusted fee structures. (See Action 3.1.3.)

The City may also benefit from formal agreements (e.g., Memoranda of Understanding) with YSOs to clarify roles, expectations, and responsibilities around field use and maintenance.

J-2 City Council Policy J-2, Recreation Cost-Recovery Policy

Adopted in 2010, Policy J-2 guides how fees are set for recreation programs based on the level of community versus individual benefit. Programs serving broader public interests are assigned lower cost recovery targets, while those with greater private benefits are expected to recover more of their costs.

As the City expands services and focuses more on equity and financial sustainability, a policy update is recommended (see Action 5.1.4). A modernized cost recovery framework would support alignment with current community needs, evolving program offerings, and market conditions.



Recreation Financial Assistance Program

The City's Financial Assistance Program, as described above in Section 5.1 provides support for low-income families to participate in recreation programs. The program was last updated in 2015, thus the cap on total assistance per family hasn't been benchmarked to increasing program costs in a decade.

A review is recommended to evaluate eligibility criteria, funding levels, and administrative processes, and to compare with regional programs. This would help ensure that the program continues to reduce financial barriers and aligns with the City's commitment to equitable access (See Action 3.1.2).



Mountain View City Ordinance, Chapter 41 – Park Land Dedication Or Fees In Lieu Thereof

Chapter 41 requires residential developers to contribute to park infrastructure through land dedication or in-lieu fees. Updates in 2019 and 2021 introduced credit for Privately Owned Publicly Accessible (POPA) spaces, allowing developers to meet up to 50% of their obligations through accessible private open space to help expand open space access in new developments. POPA spaces must provide meaningful public benefit and function like a City park, remaining open to the public during park hours. While Chapter 41 outlines basic requirements for POPA's—such as public access, minimum size, and maintenance responsibilities—future updates to the ordinance may include clearer standards for design quality, accessibility, amenities, signage, and long-term operations. Enhancing POPA guidelines will help ensure these spaces are well-integrated, offer lasting value to the public, and align with City goals for livability, equity, and environmental quality (see Action 5.1.2).

A Parks and Recreation Impact Fee Study (Nexus Study) is being prepared concurrent with the development of the Parks and Recreation Strategic Plan. This Nexus Study will recommend updating fees established in Chapter 41 of the Mountain View City Code, to align with State laws and to meet the objectives of the City's Housing Element as described further in 7.1.1. The 2023–2031 Housing Element includes Program 1.8, directing the City to reduce park fees—by at least 20%—to support housing development. Following Council's deliberation and direction on the results of Nexus Study, the parkland dedication and in lieu fee requirements in Chapter 41 of the Mountain View City Ordinance may be updated (see Action 5.1.2).

Park Expansion, Enhancements, and Updates: Staffing and Capacity

The Department is recognized for delivering high-quality parks and services that the community enjoys. Over the past decade, eight new parks totaling 8.06 acres, along with numerous high-maintenance amenities, have been added to existing parks, expanding the system. In the 2023-24 budget, the City Council approved the addition of a Community Services Project Administrator position to increase capacity and coordination with the City's Public Works Department to deliver park and recreation facility projects. In response to growing demands, the Department has implemented innovative staffing strategies, including the reassignment of Roadway and Medians staff to create a new Central and Downtown Parks Team, which now works in coordination with the existing North and South Parks Teams.

Operational efficiencies have also been achieved through service adjustments. Since 2020, janitorial responsibilities for park restrooms, previously managed by Parks staff, have been performed via contract. This shift has allowed maintenance staff to dedicate more time to park operations. In recognition of the increasing demands at Rengstorff Park, including the addition of a new pool, the Magical Bridge Playground, and heightened community use following the pandemic, the City Council approved an additional maintenance worker assigned to Rengstorff Park in the FY 2025–26 budget.



While these actions have enhanced resources, staffing levels continue to be stretched as the City's parks and recreation system expands in acreage, amenities, programs and events.

Maintaining the high standards the community expects is increasingly challenging with existing staffing levels. **Action 4.1.1 calls for a comprehensive staffing audit to evaluate current capacity and identify recommendations aligned with the City's evolving service levels.**



Public Works Department project managers play a key role in delivering park capital projects, such as developing new parks and enhancing existing ones. Their responsibilities range from leading efforts in project scoping and design through construction, coordinating across City departments, consultants, and contractors, to meet budget, schedule, regulatory requirements, and community expectations. As new park development and larger-scale enhancements advance, the volume and complexity of capital projects continue to increase. Current Public Works staffing levels limit the number of projects, including park improvement projects, that can be actively managed at one time and constrain the City's ability to respond to emerging priorities. **Action 4.1.4 calls for evaluating additional project management capacity to support the delivery of new park development and larger-scale park enhancement projects.**

Improving safe and convenient access to parks requires dedicated transportation expertise to plan and implement pedestrian, bicycle, and mobility connections. As new parks are developed, additional transportation planning and engineering staffing may be needed to advance safe routes and access improvements, particularly in areas with barriers such as high-traffic roadways or limited connectivity. Additional transportation staffing would help better align park projects with broader transportation safety and active transportation goals. **Action 4.1.5 identifies the need to assess transportation planning and engineering capacity to advance safe, accessible connections to parks as part of future park investments.**

Advancing the City's biodiversity and urban forest goals will require dedicated expertise to support implementation across park planning, design, and ongoing maintenance. Resources focused on biodiversity would provide technical guidance to maintenance staff and other departments, review projects for consistency with the Biodiversity and Urban Forest Plan, and help integrate habitat, tree canopy, and ecological resilience considerations into capital and operational decisions. To support effective coordination and continuity, this role may also facilitate cross-departmental communication, bring forward grant opportunities to explore, and interface with community partners and regional agencies - helping ensure that park both public spaces and the City's living infrastructure. **Action 4.1.3 supports establishing dedicated biodiversity expertise to implement the Biodiversity and Urban Forest Plan and strengthen coordination across park projects and operations.**



Recreation Division Staffing

The Recreation Division offers a wide range of programs, events, facilities, and services to the community. As offerings have expanded, existing staff have absorbed increased responsibilities. Some functions are centralized (handled by one person or team), while others are decentralized across multiple staff. The following are examples of how absorbing additional responsibilities have impacted the Recreation Division.

Since 2014, a Recreation Supervisor has overseen centralized marketing and later took on additional program oversight. As programs grew, specific program staff began managing marketing and social media for their targeted audiences (e.g., Teens, Seniors). In addition, in other divisions, marketing tasks are supported by hourly or administrative staff. There isn't one single staff member or unit that oversees marketing for the Department.

Special events have significantly expanded in scale, frequency, and attendance, with more than 80 events held each year. The Concerts on the Plaza series now runs weekly, new series like Music on Castro have been added, and signature events such as Monster Bash and Tree Lighting have grown. New celebrations reflecting the Council's Strategic Priorities of Community for All and Sustainability include the Multicultural Festival, Lunar New Year, Earth and Arbor Day events, Together in Pride, and the Magical Bridge Performance Series. The Division also manages the grand openings of parks and facilities.

Currently, each full-time staff serves on two to three event committees annually in addition to their regular duties. Events are supported by staff from the other divisions within the Department, depending on the size and scope of the event. The committee assignments can shift from year to year, which does not provide consistency in event management and requires staff to learn new operations for different events each year. **Action 4.1.6 addresses the need for dedicated special events staffing.**

As part of the assessment process, an inclusion audit was conducted to identify barriers, establish goals, and understand opportunities to strengthen inclusion practices that support participants of all

abilities. It was identified that inclusion-related responsibilities within the Recreation Division are decentralized, with individual program coordinators and supervisors addressing accommodation needs within their own areas. While this structure allows staff closest to participants to respond directly, the audit found that it contributes to inconsistent processes, documentation, and communication across programs. **(See Action 4.1.8 regarding staffing or contract capacity for maintaining and enhancing accessibility and inclusion across recreation programs.)**

Grants, Partnerships, and Sponsorships

The Department has secured grants for both capital projects and smaller recreation programs but limited internal capacity forces grant administration to be handed off to other City departments, creating inefficiencies and fragmented oversight. Likewise, a Recreation Supervisor—already responsible for various recreation programs—can devote only limited attention to cultivating sponsorships and strategic partnerships, often relying on ad-hoc outreach or existing relationships rather than proactive, coordinated efforts. This decentralization of grants, partnerships, and sponsorships duplicates work across multiple staff and departments, does not provide clarity to funding organizations, and leaves significant funding opportunities unrealized. **Establishing a dedicated Analyst position to manage these functions in tandem with program and facility staff would provide a single point of contact, streamline administration, and strengthen the Department's ability to secure and steward external resources (See Action 4.1.7).**



Hourly and Seasonal Staffing

Hourly and seasonal employees are crucial to the Department's ability to scale operations, particularly during peak periods such as summer and major events. These staff members are heavily involved in recreation programs, aquatics, special events, weekend park maintenance, and visitor services at Shoreline and the Mountain View Center for the Performing Arts. The City is required to limit the total hours worked per year per hourly employee with a cap of 1,000 hours per year, which creates high turnover and ongoing training of new staff, which further impacts staff time dedicated to operations.

Succession Planning

Succession plans help ensure continuity of leadership and services by preparing staff to step into key roles as vacancies arise, minimizing disruption to programs and community initiatives. Such plans foster professional development and retention by creating clear career pathways, which boosts morale and preserves institutional knowledge through intentional mentoring and knowledge transfer. By aligning workforce planning with long-term strategic goals, the Department remains responsive to evolving community needs, including sustainability, equity, and service quality. Additionally, succession planning reduces external hiring costs and promotes a strong internal culture, ultimately strengthening the Department's effectiveness and resilience.

While the City has been successful in promoting existing staff to new roles, it does not currently have a formal succession pl an. The absence of a clear strategy can limit leadership development and continuity in core services and decision-making to meet the expectations within the organization and community (See Action 4.1.2).

Volunteer Organizations

Volunteer engagement is a key part of the Department's operations, with hundreds of individuals supporting programs, events, and facility operations. This robust volunteer program also helps deepen the City's engagement with the community. The City regularly shows its appreciation through volunteer recognition events. The Department has streamlined individual volunteer processes through a new online system. However, community groups that wish to take on stewardship roles (e.g., habitat restoration) may require additional steps due to liability and complexity in coordination. The City will further streamline this process through a project in the Fiscal Years 2025-27 City Council Work Plan (see Action 3.2.1).



5.2.3 KEY FINDINGS

Department Staffing Structure

Department staff is focused on providing quality programs, events, facilities and services to the community. As parks and recreation functions expand, such as new events and new parks, staffing needs are considered during the annual budget process. A longer-term, more comprehensive look at the organizational chart would help determine if there are options to reorganize divisions to better meet existing needs. **The Department can also consider conducting a staffing study to provide recommendations for future staffing needs (see Action 4.1.1).**

Technology and Software

The planned adoption of a Computerized Maintenance Management System for the Parks and Forestry Divisions will enable staff to track work orders, track and schedule playground and safety inspections, and management asset replacement cycles Data from such a system would be invaluable in supporting budget forecasts, planning future staffing needs, and optimizing day-to-day operations. Department staff have dedicated significant time to preparing for the new system by entering existing park assets in the City's GIS database. The new system is expected to be in use by early 2026.

The Department should also consider evaluating both the Recreation Division registration and Performing Arts Division ticketing software to ensure it still meets staff and customer needs (see Action 4.1.10).



City Council Policy and City Code Ordinances



review → **update**

Each of the policies and code ordinances provided should be reviewed and updated as necessary to meet current operational and community needs.

The following are specific suggestions for the updates:

- **Policy H-5:** Since its last revision, new reservable venues—such as McKelvey Ball Park and the Rengstorff Park Aquatics Center—have opened but are not yet included under the policy. Expanding its scope would create consistency in reservation procedures and fee structures citywide. Clarifying broad user group definitions (e.g., "Community Groups" and "Nonprofit Organizations") would further promote fairness and transparency in fee application. **(See Action 3.1.1)**

- **Policy H-7:** The City could enhance the process for recognizing Youth Sports Organizations (YSOs) by applying more objective criteria and distinguishing between volunteer-led leagues and fee-based "club" teams. Establishing formal agreements, such as Memoranda of Understanding (MOUs), would help define responsibilities for field use and maintenance. **(See Action 3.1.3)**

- **Policy J-2:** Updating this policy to reflect the City's focus on equity and financial sustainability would align cost recovery expectations with evolving community needs, market conditions, and program offerings. **(See Action 5.1.4)**

- **Financial Assistance Policy:** A comprehensive review of eligibility criteria, funding levels, and administration is recommended to ensure the program continues reducing financial barriers and upholding equitable access. **(See Action 3.1.2)**

- **Park Land Dedication and In-Lieu Fees:** A nexus study currently underway will inform future updates to the City Code, refining the park land fee structure and ensuring it aligns with current development patterns and community needs. **(See Action 5.1.2)**

Park Expansion, Enhancements, and Updates: Staffing and Capacity

Mountain View's park system has expanded over the past decade through new park development, major enhancements, and the addition of high-maintenance amenities. While the Department has implemented staffing adjustments and operational efficiencies, staffing capacity has not kept pace with the growing scale, complexity, and intensity of park investments and use.

Targeted staffing capacity is needed to support continued expansion and effective implementation of park system goals, including:



Park Maintenance Staffing Levels: The City should work to identify a staffing ratio or standard based on the type of acreage or park intensity through a field maintenance services audit **(see Action 4.1.1).** This will help create a consistent framework for assessing staffing needs and justifying new positions in the future as resources are available.



Public Works Project Management: Additional project management capacity could lead new park development and larger-scale park enhancement projects, enabling the City to complete more projects. **(see Action 4.1.4)**



Transportation Planning and Engineering: Focused transportation planning and engineering capacity is needed to plan and implement safe pedestrian, bicycle, and mobility connections to parks, particularly where access is constrained by high-traffic roadways, limited crossings, or incomplete networks. **(see Action 4.1.5)**



Biodiversity and Urban Forest Expertise: Specialized capacity is needed to integrate Biodiversity and Urban Forest Plan guidance into park planning, capital projects, and maintenance, and to support cross-departmental coordination. **(see Action 4.1.3)**

Recreation Division Staffing

Over time, the number of programs and special events within the Recreation Division has increased. While staffing models have been updated to distribute the workload more evenly, it is becoming increasingly challenging to maintain the quality of services with existing staffing resources.

To improve efficiency and better support service delivery, the City could consider establishing centralized roles or small teams to handle core support functions currently spread across divisions, such as:



Marketing and Communications: A centralized function for the Department would enhance brand consistency, outreach strategies, and public engagement for all divisions. **(see Action 4.1.9)**



Special Event Management: A central events team could improve coordination, standardize processes, and elevate the quality of community-wide events. **(see Action 4.1.6)**



Inclusion Specialist: A single, designated point of contact to guide, coordinate, and oversee inclusion practices to strengthen consistency and improve support for participants, families, and staff. **(see Action 4.1.8)**

These centralized roles would reduce duplication, enhance cross-divisional coordination, and foster long-term operational resilience.

Grants, Partnerships and Sponsorships

Establishing a centralized function to oversee grants, sponsorships, and strategic partnerships would enhance the Department's ability to identify, pursue, and manage external funding opportunities. A dedicated resource would not only improve coordination and implementation of grant applications but also build internal awareness of available funding. In addition, this role could strengthen community and corporate relationships, leading to increased sponsorship opportunities and diversified revenue streams. **(see Action 4.1.7)**

Succession Planning

The Department should consider the creation of a formal succession plan that includes:

- Identification of key positions and internal talent pipelines
- Strategies for mentorship, knowledge transfer, and leadership development
- Timelines for preparing staff to assume new responsibilities

A strong succession strategy will strengthen continuity, preserve institutional knowledge, and support long-term workforce sustainability. (See Action 4.1.2)

Volunteer Opportunities

Staff recognizes the importance of volunteers. Over the past few years, grassroots volunteer groups have requested access to the City's open spaces to implement habitat restoration and install a butterfly garden. These groups provide valuable time, resources, and expertise to enhance areas of existing parks. Initial groups worked with staff to complete a new process, including the creation of new agreements. This process has since been made easier and requires less time to complete. **In addition, the City will further streamline this process through a project in the Fiscal Years 2025-27 City Council Work Plan (see Action 3.2.1).**

5.3 Parks and Facility Assessment

The project team conducted a comprehensive assessment of the City's park system to understand how well existing parks meet community needs. **The assessment looked at the following criteria—access and connectivity, condition, functionality, and safety and comfort**—as well as park type and ownership. Together these measures indicate system strengths and areas for reinvestment. **Sections 5.3.3** through **5.3.11** present the results of this evaluation, illustrated through a series of maps and summaries that highlight key findings and opportunities for improvement.

In addition to this park-by-park assessment, **Section 5.3.2** provides an overview of access to the park system as a whole, based on park location, transportation systems, transportation barriers, and the access limitations of school-based open space.

5.3.1 PLANNING AREA OVERVIEW

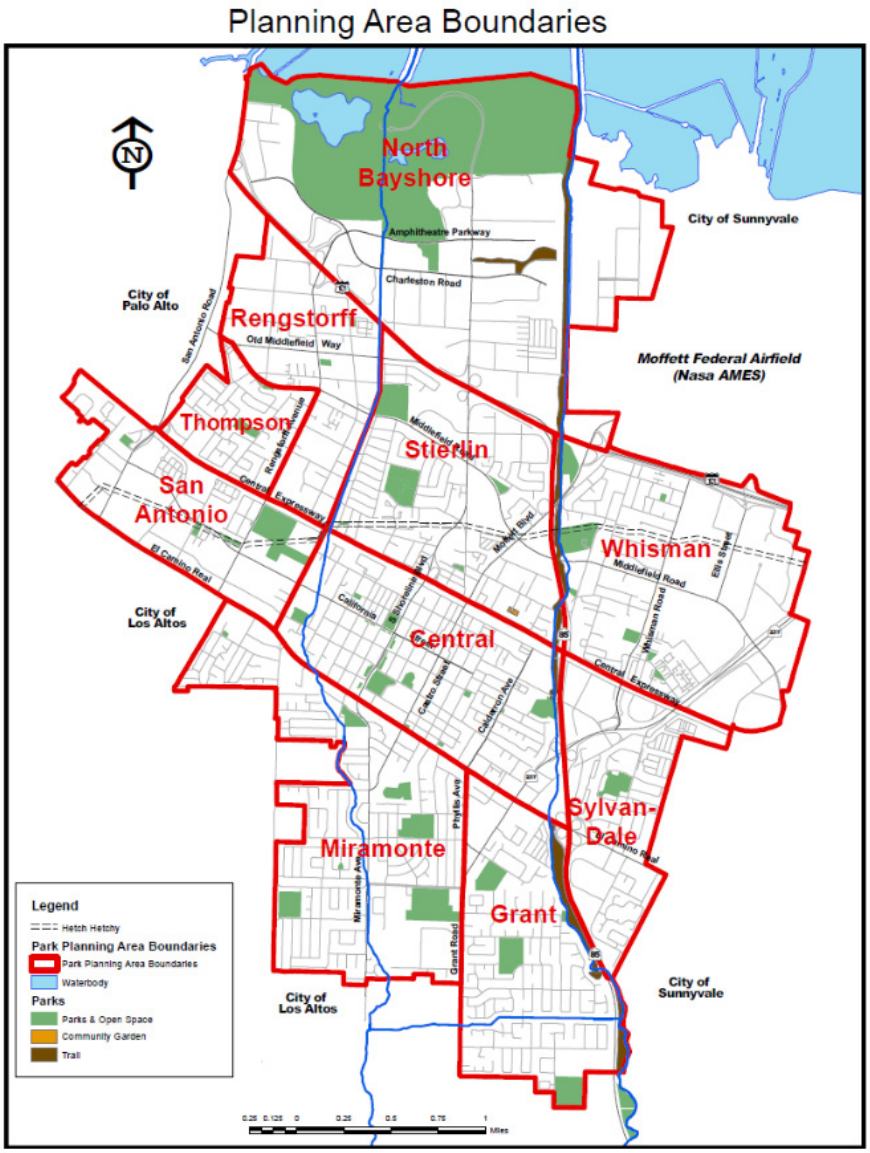
For the purposes of this Plan and used in the 2014 Parks and Open Space Plan, the City is organized into ten Planning Areas, which are geographic groupings (census tracks) of neighborhoods used to analyze park access, park acreage, and recreational needs at a more localized level. Planning Areas provide a consistent framework for evaluating how parks, open space, and recreation facilities are distributed across the city and for identifying areas where investment, improvements, or new park land may be needed.

Planning Areas are used to assess metrics such as park acres per 1,000 residents, proximity to parks, and the distribution of amenities relative to population and land use patterns. This approach allows the City to move beyond citywide averages and better understand disparities, constraints, and opportunities that vary by neighborhood. Planning Areas also support data-informed decision-making by helping prioritize park acquisition, improvements, and programming in locations where access or service levels fall below established goals.

Planning Areas are also used to help guide the use of park land dedication fees, including in-lieu fees and land dedications associated with new development, as established under Chapter 41 of the City Code. Fees collected through development are generally tracked and reinvested to support park acquisition and improvements within the same or nearby Planning Area, consistent with City policy and applicable legal requirements. This geographic nexus helps ensure that growth contributes to park and recreation benefits in the areas most directly impacted by development. **Figure 10** illustrates the Planning Areas and boundaries.

A detailed description of each Planning Area, including boundaries and associated neighborhoods, are provided in **Appendix G.**

Figure 10: Planning Area Map



5.3.2 PARK ACCESS OVERVIEW

This section describes the degree to which parks are supported by transit and active transportation routes and the relative ability for residents to walk to a park. Maps show different assessments of park "walkability," considering park ownership (which impacts the hours of availability) and the presence of transportation barriers that impact safety and comfort for those walking to parks. This section also references other City planning efforts—Vision Zero Action Plan/ Road Safety Plan and Active Transportation Plan—that will improve safe walking and bicycling to parks.

Transit Network

Mountain View's public transit network comprises Caltrain, VTA light rail and buses, shuttles, and a growing network of active transportation options. The City is served by two Caltrain stations—Downtown Mountain View and San Antonio—located along the Central Expressway, and five light rail stops that primarily serve the east side of the city. VTA bus service covers major corridors such as El Camino Real, North Shoreline Boulevard, and Rengstorff Avenue, **but much of the city's residential neighborhoods, particularly in the south and southeast, are underserved, lacking frequent or direct routes. Figure 11** below shows transit routes and stops.

To supplement regional transit, the City operates the free Mountain View Community Shuttle, which connects neighborhoods to local destinations, and the Mountain View Transportation Management Association operates MVgo, a commuter-oriented shuttle linking the Downtown Transit Center with employment hubs in North Bayshore.

Transit access to Mountain View's larger parks is uneven and generally limited. Shoreline at Mountain View Regional Park (or Shoreline Park), the City's largest recreational and ecological asset, lacks direct VTA bus service and is only served by the Mountain View Community Shuttle on weekends and holidays, with limited service to the Shoreline/Pear stop, which is a considerable walk to Shoreline Park. While the MVgo commuter shuttle provides weekday access to the nearby Shoreline Athletic Fields in North Bayshore, it does not reach the main areas of Shoreline Park, requiring a walk for park visitors.

In contrast, Rengstorff Park benefits from relatively direct access via VTA Route 52 and the free Community Shuttle, offering better connectivity than most other large parks. Cuesta Park, in the southern part of the city, and Sylvan Park, in the northeast, require a walk from the nearest bus stops, posing barriers to access for youth, seniors, and others with limited mobility. **These service gaps highlight the need to strengthen multimodal access to parks through more frequent transit service, improved routing, and better first- and last-mile connections.**



much of the city's residential neighborhoods, are underserved, lacking frequent or direct routes



Transit access to Mountain View's larger parks is uneven and generally limited

These service gaps highlight the need to strengthen multimodal access to parks



Bicycle Routes

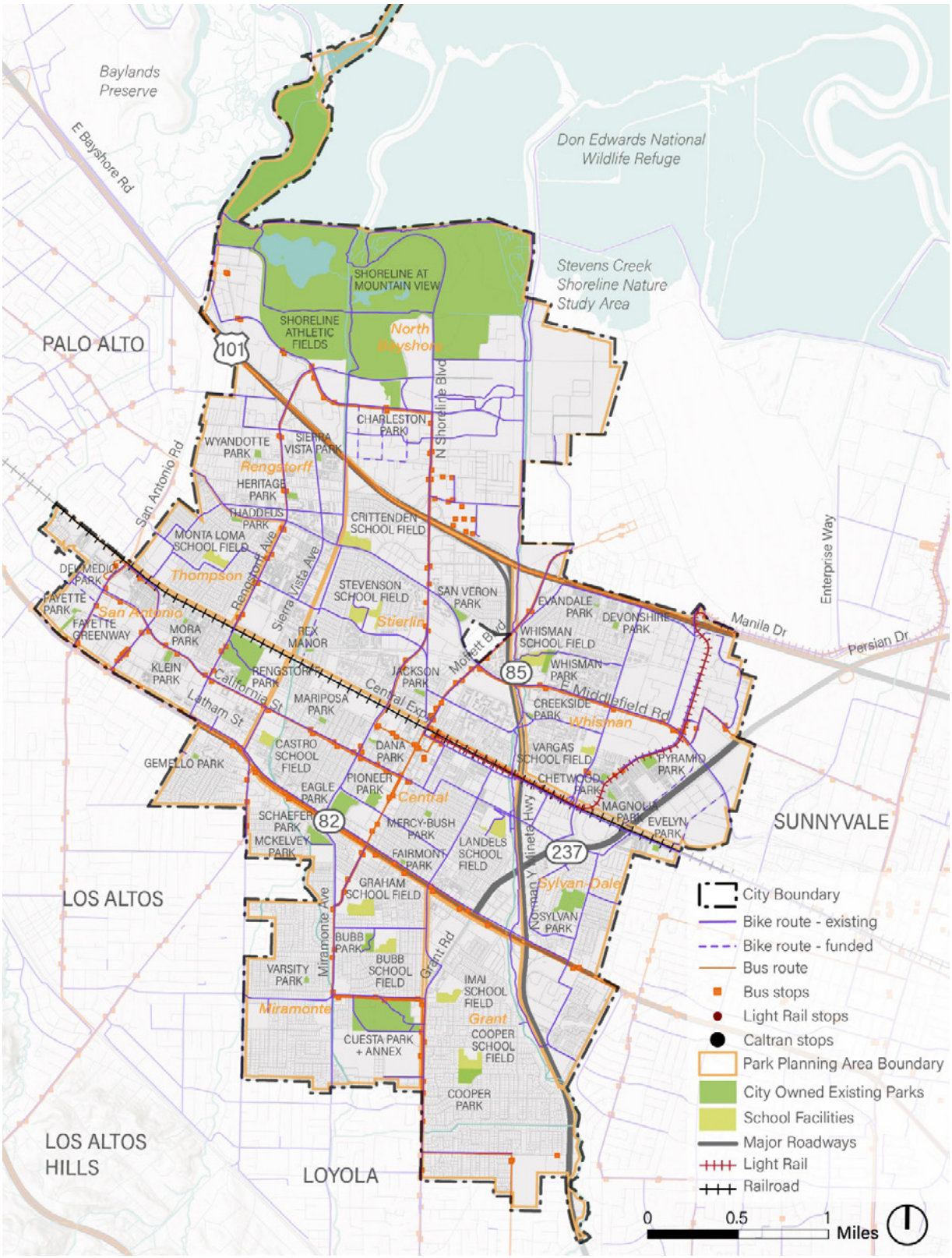
Mountain View's bike network includes a mix of on-street bike lanes and off-street trails, forming a generally well-connected grid that links residential neighborhoods to schools, parks, and commercial areas. Bike routes are shown in **Figure 11**. Key multi-use trails like the Stevens Creek Trail and Permanente Creek Trail enhance north-south mobility and provide direct access to major open spaces, including Shoreline Park and Cuesta Park.

The City's bicycle network includes a variety of facility types, ranging from striped on-street lanes to buffered, barrier-protected and separated bike lanes, as well as off-street multi-use trails. The type of facility provided in each location is based on existing land use, roadway type, available right-of-way, engineering standards, and safety considerations, with the goal of supporting convenient access to parks and other destinations.

This network facilitates safe and convenient access to many parks, including Rengstorff Park, Cuesta Park, Sylvan Park, and Eagle Park, supporting active transportation across much of the city. While the network is extensive overall, opportunities remain to strengthen connections in the southeastern part of the city around Cooper Park, where bike infrastructure is somewhat more limited.

As mentioned in the section below on planned active transportation, the City is working to develop additional bike lanes and access improvements.

Figure 11: Transit Map



Source: City of Mountain View

Park Walkability Considering Park Location, Park Ownership, and Transportation Barriers

Access to parks within a 10-minute walk is a recognized benchmark for equitable park or green space access, reflecting the goals of the national 10-Minute Walk initiative led by The Trust for Public Land and its partners, the National Recreation and Park Association and the Urban Land Institute. (Additional information about the "10-Minute Walk Program" can be found at *TPL.org/ParkServe*.) While not a regulatory standard, it provides an aspirational measure that helps cities understand how well residents can reach parks and green spaces within their neighborhoods.

Three figures below **(Figure 12, 13, and 14)** show the areas of Mountain View that are assessed to be within a 10-minute walk of a park. The first figure **(Figure 12)**, shows that 92% of residents are located within a 10-minute walk to either a City-owned park or a school field with a joint use agreement between the City and Mountain View Whisman School District (MVWSD). The parts of City Planning Areas that fall outside of this assessment of a 10-minute walk are:

- East side of North Bayshore
- East side of Whisman
- East side of Sylvan-Dale
- South side of Grant
- Small pockets on the north side of Grant and the south side of Central
- A small pocket on the south side of Miramonte

When school fields, which aren't available to the public during the hours of school use, are removed from the map (**Figure 13**), the areas outside of a 10-minute walk expand, including the following (in addition to the list above):

- An expanded area of Whisman
- An expanded area of Central
- An expanded area of Grant
- A new area on the west side of Stierlin
- A new area covering approximately half of Thompson

When major roadways and other transportation barriers, such as the Caltrain railway, Central Expressway, El Camino Real, Highway 85, Highway 237, and Highway 101 are considered (see **Figure 14**), the additional areas outside of a 10-minute walk are:

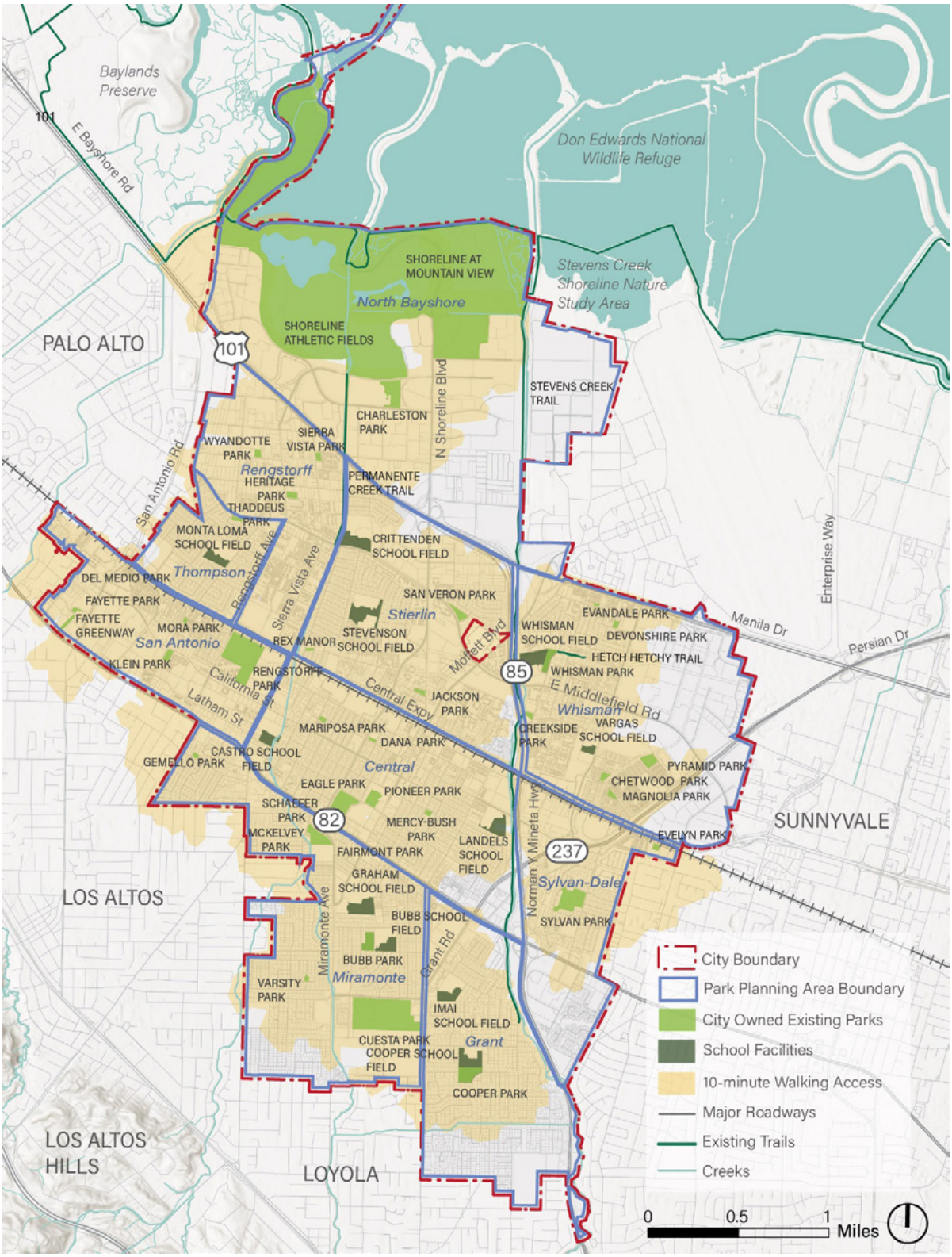
- An expanded area of Thompson
- An expanded area in Stierlin
- A new area on the west side of Central
- A new area toward the west side of San Antonio
- A new area on west side of Rengstorff
- A new area on west side of Sylvan-Dale



The Planning Areas outside of the assessed 10-minute walk to a park coincide with the Planning Areas with low access to parks, i.e. those with less than 2 acres of park land per 1,000 residents, compared to the goal of 3 ac/1,000.

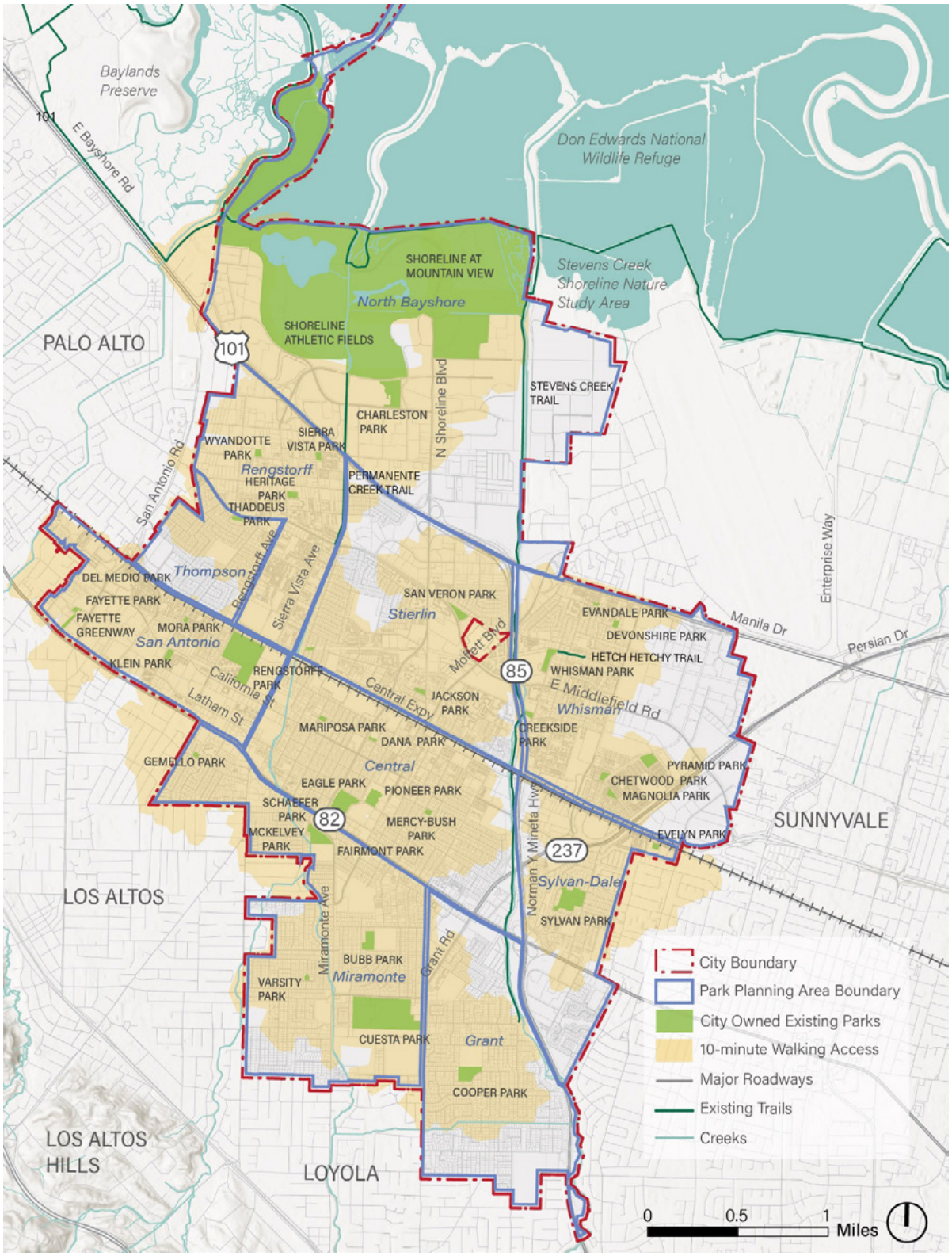
When transportation barriers are considered, certain areas that appear to be within a 10-minute walk may no longer be considered fully accessible due to pedestrian and cyclist comfort or safety challenges. This reinforces the need to prioritize safe and connected routes to parks as part of the City's broader access strategy, informing future investments in improved crossings, pathways, and targeted infrastructure enhancements (see Action 1.1.6).

Figure 12: 10-minute Walk Access (City Parks and MVWSD School Fields)



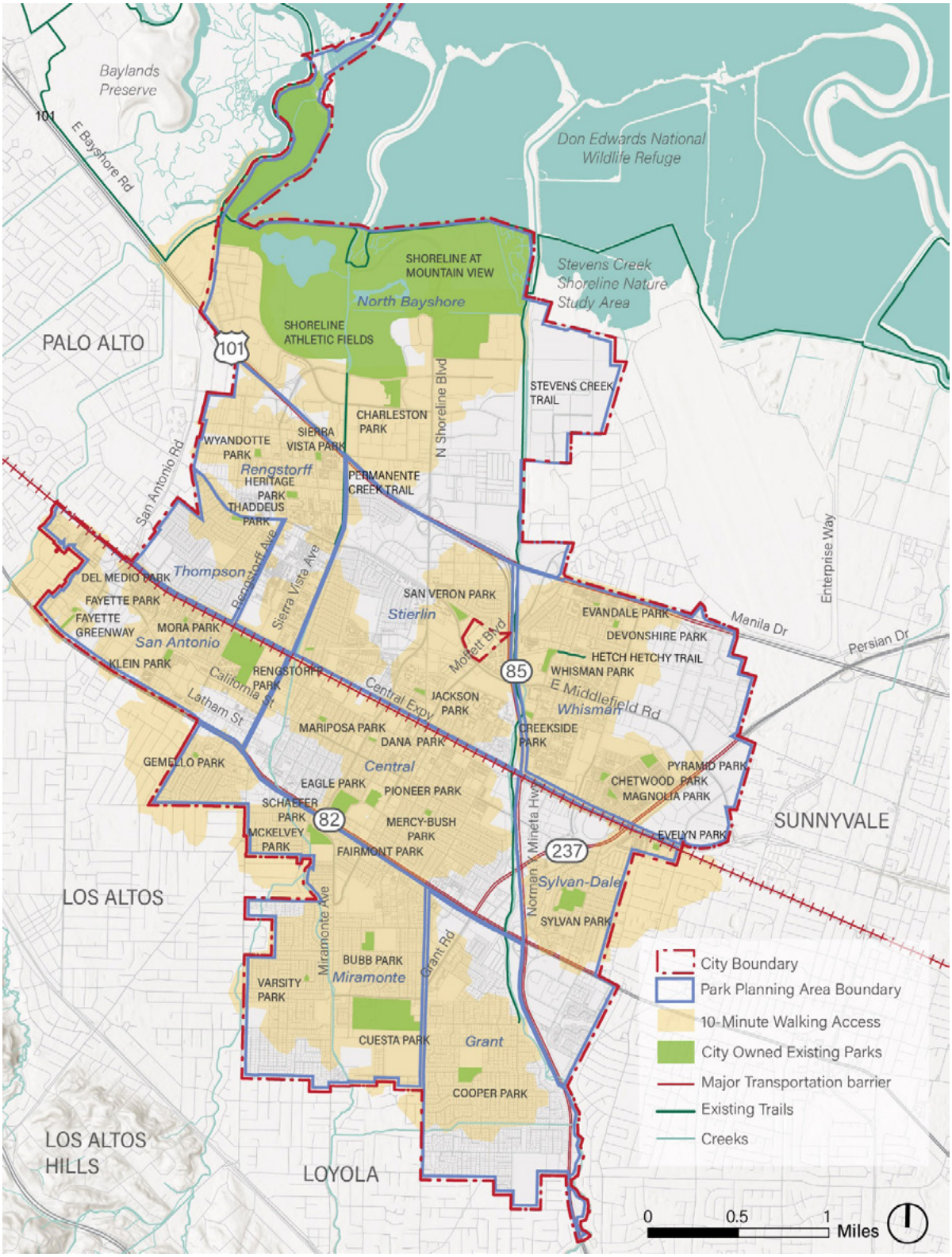
Source: WRT, City of Mountain View

Figure 13: 10-minute Walk Access (City Parks only)



Source: WRT, City of Mountain View

Figure 14: 10-minute Walk Access (City Parks and Major Transportation Barriers)



Source: WRT, City of Mountain View

Planned Active Transportation Improvements

Access to parks can be improved by enhancing pedestrian and bike infrastructure at key intersections, such as adding high-visibility crosswalks, pedestrian signals, median refuge islands and traffic calming devices near busy roads and rail lines. The City's Capital Improvement Program includes annual funding for Active Transportation Improvements and the Street Pavement Maintenance Program which delivers these enhancements. Examples include a new bridge on Colony Street to connect an underserved neighborhood to Permanente Creek Trail, high-visibility crosswalks along and across California Street and other Complete Streets elements, as well as traffic calming measures on Sierra Vista Avenue and other high-priority corridors. Barrier mitigation may also include building grade-separated crossings, such as pedestrian bridges or underpasses, across major highways or rail corridors to ensure safe, continuous access to nearby open spaces. The City has two grade-separation projects currently in design to improve access across the Caltrain rail corridor that would improve access to Rengstorff Park and Centennial Plaza, as well as connect several surrounding neighborhoods.

Table 10 summarizes 18 recently completed, under-construction, and in-design CIP projects that will expand bike lanes and improve access to parks.



Table 10: Planned Active Transportation Projects

Project #	Project	Description	Status as of Dec. 2025	Provides Access to
CIP 21-40	California Complete Street Improvements, Pilot	Buffered Bike Lanes and road diet	Completed	Rengstorff, Klein, Mariposa, and Mora Parks
CIP 18-48	Colony Street Connection to Permanente Creek Trail	New Permanente Creek Trail connection	Completed	Permanente Creek Trail, Sierra Vista Park
-	Ameswell Bridge, 750 Moffett Blvd. (by developer)	New Stevens Creek Trail connection with a new bridge	Completed	Stevens Creek Trail
-	Crittenden Trail Head Improvements (by third party)	Trail head improvements for compliance with Americans Disabilities Act	Completed	Shoreline Park, Stevens Creek Trail
CIP 21-41	Crittenden Lane and North Shoreline Boulevard Reconstruction	Restriping of buffered bike lanes on Crittenden Lane	Under construction	Shoreline Park, Stevens Creek Trail
CIP 21-39	Grant Road and Sleeper Avenue Intersection Improvements	Phase 1 includes pedestrian and bicycle focused intersection improvements at three intersections – Grant/Sleeper, Sleeper/Franklin, and Dale/ Heatherstone	Under construction	Cuesta and Cooper Parks, Stevens Creek Trail
CIP 18-43	Shoreline Boulevard Active Transportation and Utility Improvements	Limits are Middlefield to Pear, installation of protected bike lanes and buffered bike lanes	In design	Shoreline Park and Charleston Park
CIP 17-37	Rengstorff Avenue Grade Separation	Lower Rengstorff Avenue at the Caltrain rail crossing and the Central Expressway crossing. Removes at grade crossing of rail lines. Installation of new bike/ped bridge across Rengstorff Avenue between Leland and Crisanto.	In design	Rengstorff Park
CIP 17-41	Stierlin Road Bicycle and Pedestrian Improvements	Bike and pedestrian improvements on Stierlin Road and Shoreline Boulevard between Montecito and Middlefield.	In design	Shoreline Park, Jackson Park
CIP 20-50	Stevens Creek Trail Extension from Dale/Heatherstone Way to West Remington Drive	Trail extension	In design	Stevens Creek Trail

Project #	Project	Description	Status as of Dec. 2025	Provides Access to
CIP 21-38	El Monte Corridor Improvements	Road diet, buffered bike lanes, and pedestrian and bicycle intersection improvements at intersections of El Camino Real/ El Monte and El Camino Real/ Escuela	In design	Rengstorff Park
CIP 20-01	Miramonte Avenue Pavement Improvements	Cuesta to Castro, buffered and protected bike lanes	In design	Cuesta and Bubb Parks, Bubb School Field, Graham Athletic Sports Complex, Schaefer Park, McKelvey Ball Park
CIP 20-40	Plymouth Street/Space Park Way Realignment	Cycle track on west side of Shoreline Boulevard between Pear and Space Park, and pedestrian and bicycle focused intersection improvements at Space Park Way	In design	Shoreline Park, Charleston Park
CIP 21-39	Grant Road and Sleeper Avenue Intersection Improvements	Phase 2 includes pedestrian and bicycle focused intersection improvements at three intersections - Rengstorff/ Junction, Middlefield/Terra Bella, and Cuesta/Bonita. Installation of pedestrian actuated flashing lights	In design	Crittenden Athletic Sports Complex, Cuesta Park
CIP 21-39	Grant Road and Sleeper Avenue Intersection Improvements	Phase 3 includes pedestrian and bicycle focused intersection improvements at three intersections - Middlefield/San Pierre, Cuesta/Began, and Dana/ Pioneer Installation of pedestrian actuated flashing lights	In design	Crittenden Athletic Sports Complex, Cuesta Park, Landels School Field, Stevens Creek Trail
CIP 22-01	Annual Street Maintenance	Middlefield Road Complete Streets project, Moffett to Bernardo, includes protected and buffered bike lanes	In design	Pyramid and Whisman Parks, Vargas School Field
CIP 24-03	SB-1 Streets Project	Moffett Boulevard Complete Streets – Middlefield to RT Jones, includes protected and buffered bike lanes	In design	Stevens Creek Trail
CIP 25-28	Miramonte Avenue Pavement Improvements	Castro to El Camino Real, buffered bike lanes	Preliminary design	Cuesta and Bubb Parks, Bubb School Field, Graham Athletic Sports Complex, Schaefer Park, McKelvey Ball Park

The *Vision Zero Action Plan and Local Road Safety Plan* (VZAP/LRAP) was adopted by the City Council on September 10, 2024. The VZAP/LRSP includes 19 recommended safety corridor projects, several of which would support safe access to parks. (See pages 6-26 – 6-28).

In addition, the City's development of an Active Transportation Plan is underway (as of the writing of the Parks and Recreation Strategic Plan). That plan will map out both existing conditions and proposed list of priority projects identified by the Active Transportation Plan process.

In addition to addressing traffic conditions to improve access to existing parks, the Plan prioritizes bringing new parks online, particularly in areas that are assessed to be outside a 10-minute walk or are separated by significant physical barriers, and especially if those areas are predominantly reliant on school fields for accessible open space and recreational opportunities (see Actions 1.1.1 and 1.1.2). This could include identifying underutilized public land (which consists mostly of small parcels) that is feasible for activation, incorporating open space into future housing and mixed-use development, and the purchase of land by the City (see Action 1.1.3). Prioritizing park access improvements in areas with higher population density, limited mobility options, or greater vulnerability will help provide residents, regardless of neighborhood or income level, with equitable access to the City's park system.



5.3.3 PARKS SITE ASSESSMENT

The project team had performed an in-depth assessment of the parks and trails owned and operated by the City. Altogether, the team visited 43 parks (1 Regional Park, 6 Neighborhood Parks, 6 Community Parks, and 19 Mini Parks) and 4 Trails and Trail Corridors. The parks by type are shown in Figure 15. At the time of this assessment, Evelyn Park had not opened and therefore was not assessed. However, it is included in the inventory of City parks.

The team also visited 11 school fields, which are accessible to the public through a joint-use agreement with the MVWSD, and were assessed separately and less extensively. The list of school sites can be found in the Level of Service Section 5.4. A brief summary of school site conditions is included at the end of this section. Detailed, site-specific assessments have not been included for school sites. As outlined in the joint-use agreement, in most cases, the City maintains the fields, restrooms, and recreational amenities within the identified "recreational area" while the school district maintains the trees in the recreation area.

The assessment provides a qualitative evaluation of parks and trails based on relevant criteria: access and connectivity, condition, functionality, and sense of safety and comfort. Patterns observed between different park types are noted. This assessment has been used to inform recommendations in the Plan. Scoring criteria for the assessment can be found in Appendix F.



5.3.4 PARK BY TYPE

The City categorizes its park land into categories defined by size, function, amenities, and type of service provided to the community. The map in **Figure 15** below shows park land by the following types:

- **Regional Parks:**
  A large park, over 40 acres in size, that attracts visitors from across the city and region, often featuring natural areas, trails, water access, and unique amenities like wildlife and habitat features. Shoreline is the one regional park in Mountain View.

- **Community Parks:**
  Larger parks ranging from 5.0 to 40 acres that serve the entire city and offer a broader range of recreational facilities, such as sports fields, community buildings, playgrounds, and various amenities. The City owns and maintains five community parks.

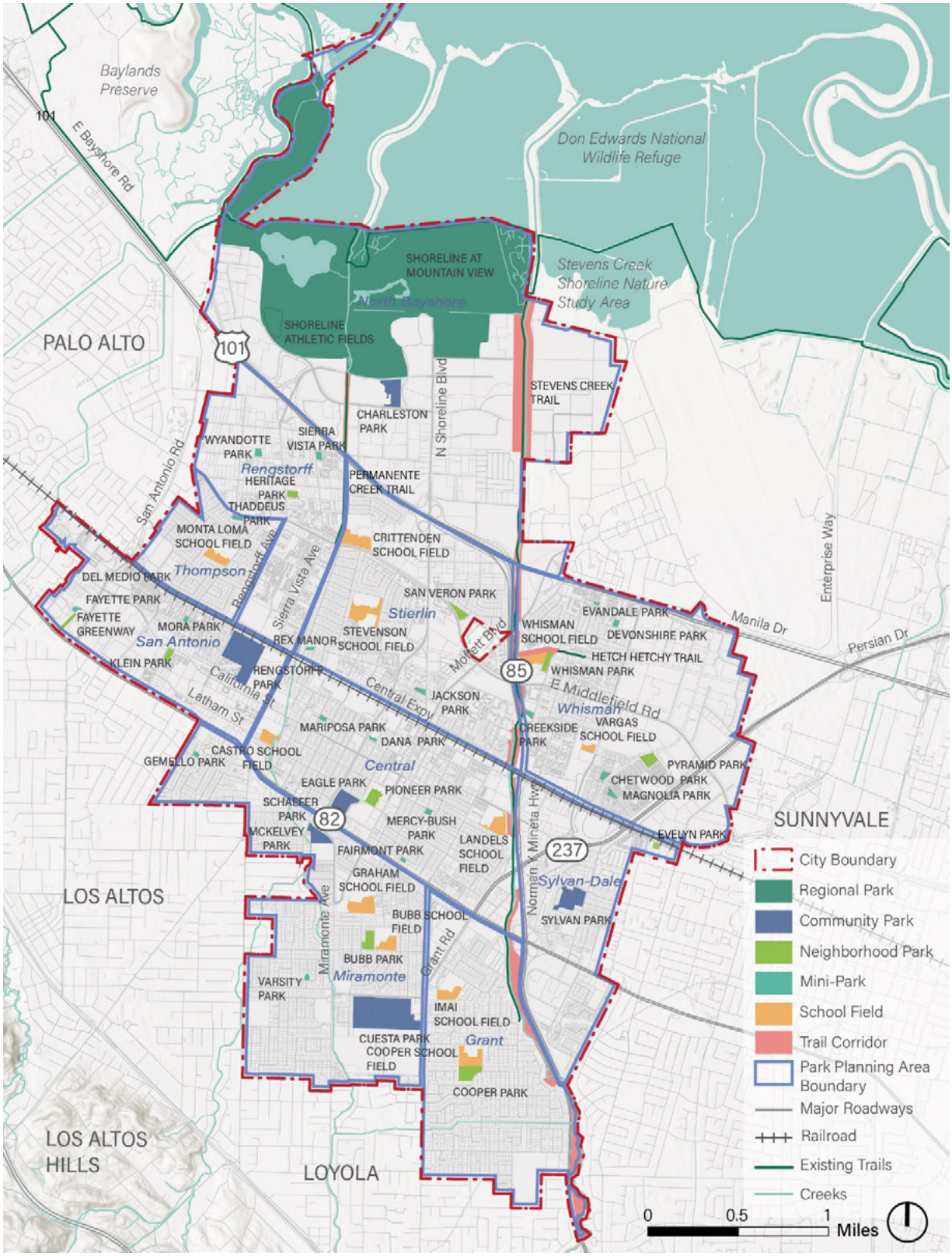
- **Neighborhood Parks:**
  Parks ranging from 1.0 to 5.0 acres in size that typically serve nearby residents who live within one mile and often include playgrounds, open spaces, picnic areas, and sports courts. Mountain View has ten City-owned neighborhood parks.

- **Mini Parks:**
  Small parks (less than 1.0 acre) that provide limited recreational opportunities, such as seating areas, playgrounds, or small green spaces, usually serving a localized area of one mile. There are 21 City-owned mini parks in Mountain View.

- **School sites:**
  School sites that are part of the Joint Use Agreement between the City of Mountain View and MVWSD, in which 11 school fields are publicly accessible and available for recreational use during designated hours.

- **Trails and Trail Corridors:**
  Trails and Trail Corridors include paved and unpaved pathways within City parks and corridors, which provide intra- and inter--jurisdictional connectivity.

Figure 15: Parks by Park Type



Source: WRT, City of Mountain View

5.3.5 METHODOLOGY

During the parks and trails assessments in the field, the team used a spreadsheet organized around four categories to record findings. Definitions and the findings used in the evaluation are included in **Appendix F**.

The assessment categories are:



Access and Connectivity



Condition



Functionality



Safety and Comfort

Each category, in turn, was comprised of additional, more specific characteristics. Due to the inherent differences between types of sites to be evaluated, parks were assessed separately from trails. The criteria assessed for both are presented below in **Table 11.**

Based on this primarily qualitative assessment, a rating scale of 1-10, broken down as below, was applied to provide relative numeric ratings of the parks.

- Poor (0 – 4.0)
- Fair (4.1 – 6.0)
- Good (6.1 – 8.0)
- Great (8.1 – 10)

In addition to the numeric score, descriptive field notes were added, and photos were taken throughout the parks and trails system to illustrate the findings.



Table 11:
Parks and Trails Assessment Criteria, October 2023

	PARKS	TRAILS
ACCESS AND CONNECTIVITY		
Edge permeability	X	X
Signage, maps, and City branding	X	X
ADA Accessibility	X	X
Presence of crosswalks and crossing signals	X	X
Sidewalks and surrounding circulation	X	X
Path connectivity within park	X	X
Nearby bike lanes and adequate bike parking	X	X
Sufficient parking	X	X
Adjacent trails or trailheads	X	X
Public transportation nearby	X	X
CONDITION		
Paving condition	X	X
Vegetation condition	X	X
Tree canopy coverage and condition	X	X
Playground condition	X	
Recreation amenities condition	X	
Buildings/restroom facilities condition and availability (if applicable)	X	
Lighting condition (if applicable)	X	
Trash receptacle condition and availability	X	X
Seating /benches availability and condition	X	X

	PARKS	TRAILS
FUNCTIONALITY		
Diversity of activities/uses	X	
Appropriate amenity adjacencies	X	
Distribution of shady and sunny areas	X	X
Absence of visible drainage issues or erosion	X	X
Compatibility with neighboring uses	X	X
Level of activation during site visit	X	X
SAFETY AND COMFORT		
Adjacent derelict features	X	X
Graffiti and vandalism	X	X
Evidence of illicit or unauthorized use	X	X
Road /traffic calming measures around park	X	X
Line of sight /openness	X	
"Eyes on the street"	X	
Ease of navigation	X	X
Mitigation of views /noise from surrounding land uses	X	X

Source: WRT

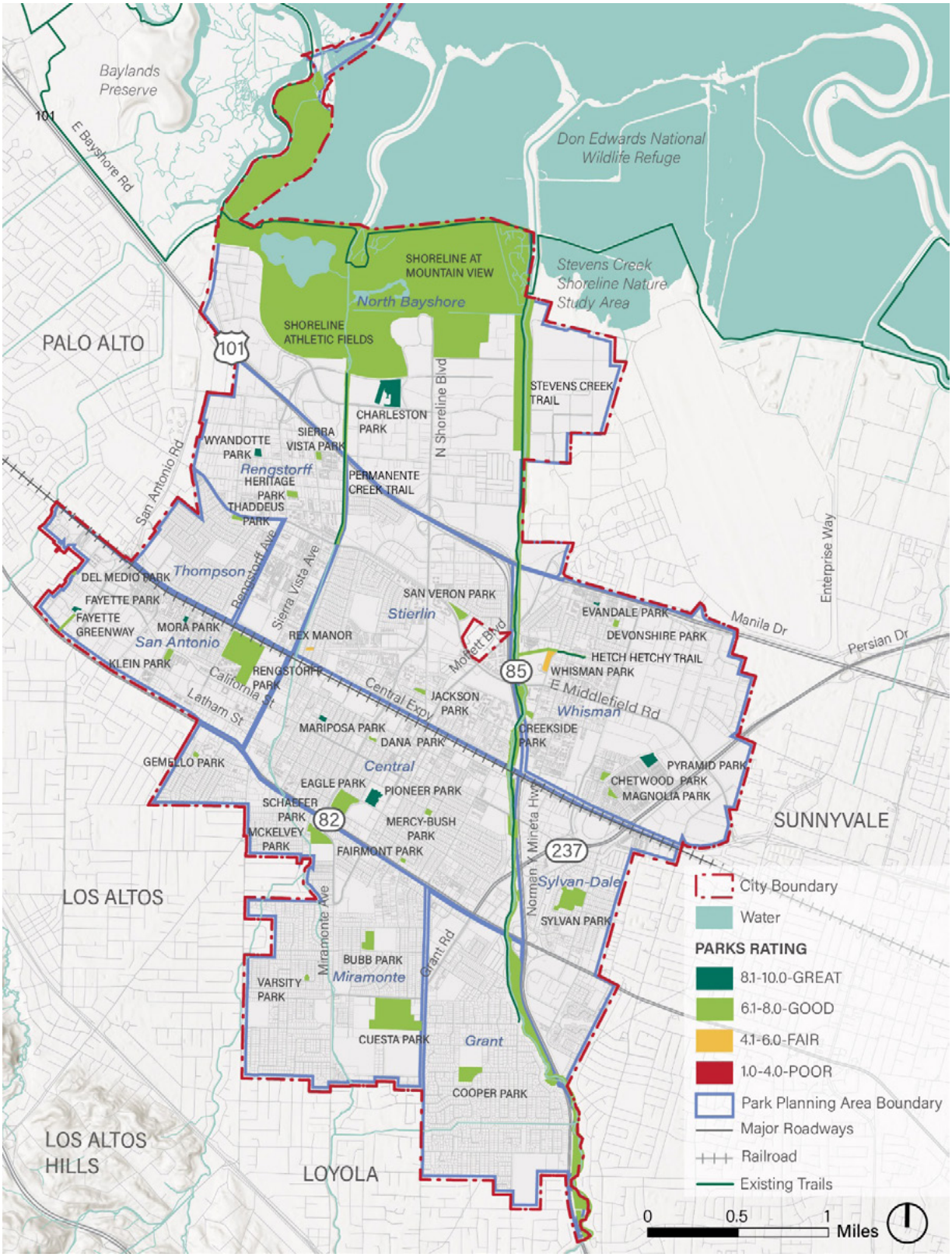
Notes

- Cuesta Park was assessed in this report, but not the Cuesta Annex open space which does not have the features assessed in the other sites.
- Any observations and recommendations regarding Shoreline at Mountain View Regional Park align with the "Shoreline Wildlife Management Plan." Habitat conservation and biodiversity improvements are considered in parallel with public health and recreational goals.
- The Joint-Use Agreement with MVWSD documents the specific recreational area on each site and maintenance responsibilities of the City and School District at school fields.

Scores and notes were reviewed and refined so that aggregated scores could be calculated for each category. Each site was given an overall rank ranging from great to poor. This assessment provides a qualitative understanding of how Mountain View's parks and trails function today. Park and trail rankings are shown in the map in **Figure 16** below and the bar chart in **Figure 17**.

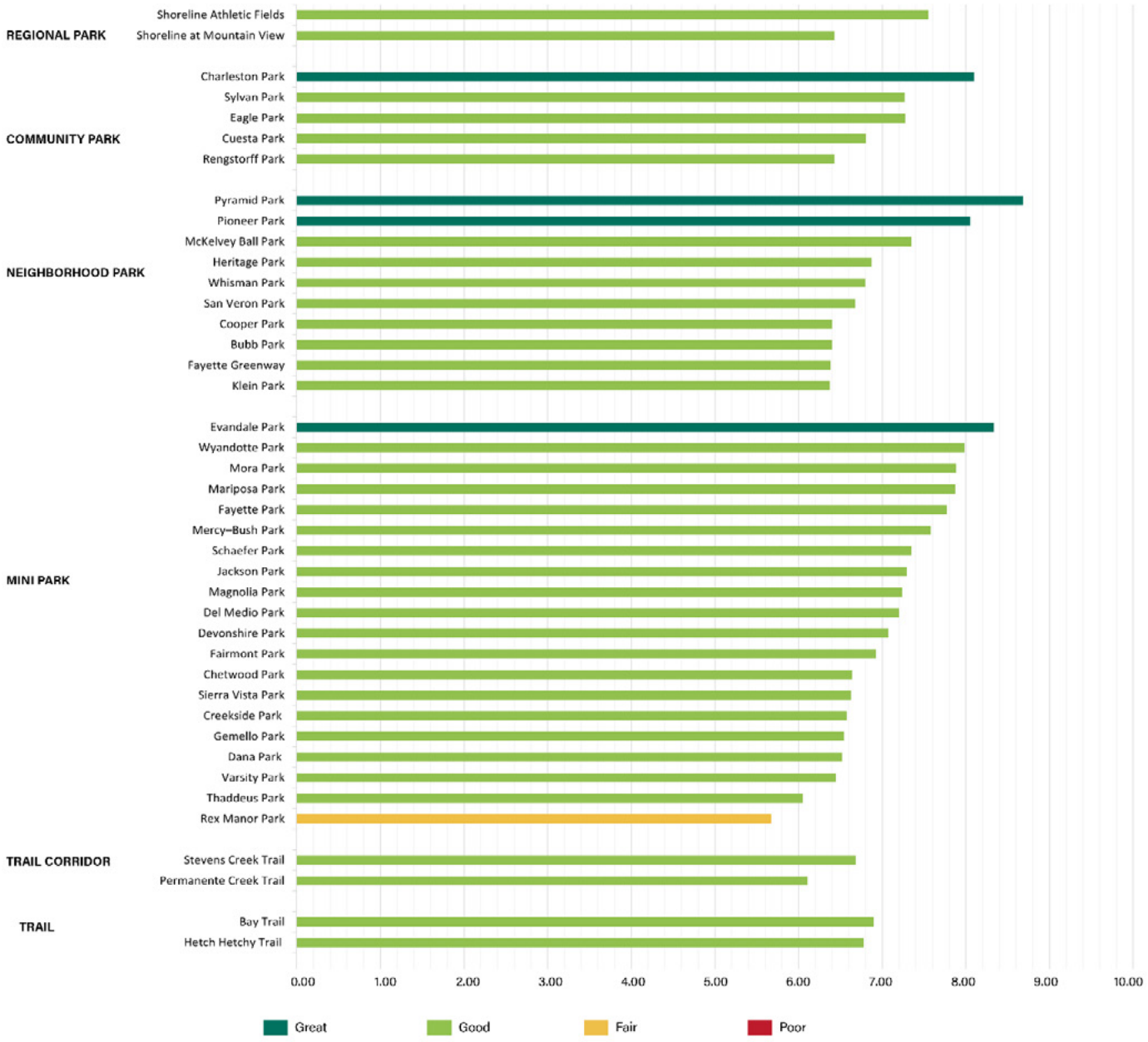


Figure 16: Overall Score Summary for City Parks and Trails



Source: WRT

Figure 17: Overall Score Summary of Parks and Trails



Source: WRT

5.3.6 OVERALL TAKEAWAYS

The City's parks are in good to great condition, performing strongly across most evaluation categories, with four parks rated as great (Charleston, Pioneer, Pyramid, and Evandale) and 32 as good. Only one park was rated as fair (Rex Manor mini-park) and no parks were rated as poor (see Action 1.2.2). Highly rated neighborhood parks reflect strong maintenance, design quality, and integration with surrounding neighborhoods. Several mini parks, including Evandale, Chetwood, and Mora Parks, also scored highly, demonstrating the City's commitment to maintaining smaller parks as valuable neighborhood assets. In addition to these site-level findings, Appendix G includes a summary of park amenity distribution by Planning Area, providing a broader view of how amenities are distributed across the city.

Trail corridors scored somewhat lower, primarily due to limited comfort amenities, shade, or connectivity challenges related to their larger size or constrained rights-of-way (see Action 1.2.8). Despite these limitations, the City continues to make meaningful progress in expanding its trail network to support recreation, access, and active mobility citywide.

The sections that follow go into detail about the assessment's key findings in the areas of access and connectivity, condition, functionality, and safety and comfort. For each topic, key themes are discussed at a systemwide scale.

Findings highlighted in the assessment summaries below have been used to inform the park design guidelines by assessment criteria and by park type in Sections 6.1 and 6.2, respectively. These guidelines will, in turn, be used to inform the improvements that will be pursued in the three categories of park improvements: expand, enhance, and update.



City's parks are in good to great condition



Four parks were rated as GREAT:

Charleston

Pyramid

Pioneer

Evandale

5.3.7 ACCESS AND CONNECTIVITY

Signage and Wayfinding

Most parks are marked by a standard wooden sign located at the main entrance facing the street and a few smaller signs at secondary entrances. A few parks have additional interior educational or wayfinding signage. These thoughtfully designed elements contribute to park character and user experience.

Additional signage at secondary pedestrian entrances would strengthen park connection to adjacent communities. Additional signage in interior areas would facilitate easy navigation. This applies, particularly, to larger open space areas such as regional parks, community parks, and trails.





Standard City Signage at the entrance of Sierra Vista Park (left).
Custom entry signage at Heritage Park contributes to park character (right).

Edge Permeability

Many parks in Mountain View are located along quiet streets, with distinct vegetation marking the entry, low fencing, crosswalks, and adjacent sidewalks. However, some parks are located on busy arterial roads, which can make access difficult.

Surrounding sidewalks are generally in good condition with noted exceptions. These typically line the parks, enabling good access and doubling as loop trails at times. Pedestrian circulation immediately around the park block is generally good, supported

by crosswalks at nearby intersections and, in some cases, mid-block crossings that facilitate access to the park. While crossings at intersections are appropriate for mini parks, **some of the neighborhood parks could benefit from better access with mid-block crossings at primary park entrances**. At a few notable locations, crosswalks lead directly into the park and align with park paths, leading to better pedestrian flow.





Crepe Myrtles, with their distinct bark patterns, mark one of the entrances of Jackson Park (left). Distinct crossings and/or crosswalks tie directly into the park circulation at Hetch Hetchy Trail (right).

Universal Design and Connectivity Within The Park

Newer parks feature good universal access, with wheelchair-accessible paths, picnic tables and benches. However, many older parks would benefit from increased accessibility to park elements.

In general, path connectivity within the parks is adequate and provides meandering as well as direct paths to amenities. **Some larger parks lack a secondary path network to facilitate better pedestrian flow and provide more route options.**





Accessible picnic table is well integrated into the park circulation at Wyandotte Park (left). Chetwood Park does not have a path that connects to the picnic table (right).



Transportation Modes and Connectivity between Parks and Neighborhoods

Formal bike lanes (Class II and IV) are provided along major corridors, supporting bike access to many parks. While the network is extensive overall, opportunities remain to strengthen connections in the southeastern part of the city around Cooper Park, where bike infrastructure is somewhat more limited. Targeted improvements in the area, including filling short gaps in the bike network and creating clearer, low-stress connections to nearby streets, would help address these challenges and improve access from surrounding neighborhoods. Bike parking is provided at several parks, though the number and visibility of racks could be improved. Adding more racks in prominent locations would further encourage bike use.

Nearly all regional, community, and neighborhood parks are within a 15-minute walk of one or more public transportation options, such as bus, light rail, or Caltrain. Vehicular parking varies by park type, with designated accessible spots in some. Whereas regional, community, and neighborhood parks are designed to accommodate more visitors, mini parks are designed to accommodate people living in the immediate vicinity. Parking sufficiency is rated with these considerations of park type in mind.

5.3.8 CONDITION

Hardscape Condition

Concrete in most parks is in fair to great condition. The concrete, especially in older parks, is cracked or uneven. In some areas, the roots of large trees growing beneath sidewalks have damaged and lifted the sidewalk. In these areas, replacement and/or grinding are needed. In some areas, cracked asphalt has been repaired piecemeal.

Common issues include uneven surfacing, slopes that affect accessibility, undefined paths that end abruptly, or paving material transitions that may be unexpected to visually impaired users and present uneven edges.





Commonly observed conditions of the paving in older parks (Left to Right: Thaddeus Park, Mercy-Bush Park).

Vegetation Condition

In general, City parks are well-maintained and defined by large lawns. A few parks and trails, such as Shoreline Park and the Bay Trail, boast a diversity of plant species and include restored habitats. Pioneer Park is an example of a park with a large volume of groundcover plants and shrubs.

Although low shrubs and groundcover planting are present along edges and at entries at a few parks, such as Devonshire and Mora Parks, many parks lack variation in planting along the edges and throughout the park. A few parks are facing issues with their lawn areas, either due to gopher activity or irrigation issues in parts of the park.

Through the Biodiversity and Urban Forest Plan development, the San Francisco Estuary Institute (SFEI) assessed the biodiversity of park plantings by evaluating tree canopy cover, vegetation structure, and the ecological role of parks within the City's habitat network. Rather than conducting species inventories, the Biodiversity and Urban Forest Plan uses canopy data and landscape-level biodiversity analysis to understand how parks contribute to habitat quality, wildlife movement and opportunities for California native, regional native, and near-native planting. This assessment identifies parks as key locations for enhancing native vegetation and improving the ecological connectivity to support the City's long-term biodiversity goals.





Limited groundcover and shrub planting at Gemello Park (left).
Rich groundcover and shrub planting at Pioneer Park (right).

Tree Canopy

It is important to recognize that trees function as part of Mountain View's living infrastructure—providing shade, habitat, cooling, stormwater benefits, and climate resilience that strengthen the performance of the entire park system. This living infrastructure requires long-term investment, care, and thoughtful integration into park design. Many mature trees grow throughout the city, most distinctly mature redwoods as well as Sycamores, Gingkos, London plane, Elms, Hackberries, and Oaks. The variety of trees distinguishes one park from another, provides shade for users, privacy for neighbors, and enhances biodiversity.

At newer parks, young trees are staked. Although at full maturity, they will provide shade, this will take many years (Pyramid,

Wyandotte, and Evandale Parks). The Biodiversity and Urban Forest Plan includes goals to preserve and expand the city's tree canopy through the protection of existing trees and the planting of California native, regional native and near-native, climate-resilient and structurally diverse tree species that provide shade for parks, trails and walkways while supporting local biodiversity.



Mature trees provide shade and privacy at the edge of Heritage Park.



Playground showing typical signs of wear -scratches, scuffs, etc.- at Gemello Park.

Recreation Amenities Condition

Playgrounds and recreational amenities in Mountain View's park system are well-maintained, with several newer parks such as Pyramid Park, McKelvey Ball Park, Schaefer Park, and Mora Park rated highly. In general, playground and recreation amenities in larger neighborhood parks received the highest condition ratings among all park types, reflecting consistent maintenance and investment. Amenities at mini parks vary in condition, with many showing typical signs of regular use such as scratches and marks on play equipment and rubber playground paving.

Buildings / Facilities

Parks that are highly rated in this category have permanent, clean, and well-designed bathrooms that are visible and located near amenities.

Otherwise, mini parks and trails do not have bathrooms, and other parks are located next to bathrooms in municipal buildings, such as Pioneer Park.



A centrally located and permanent bathroom at Shoreline Athletic Fields.

Lighting, Trash Receptacles, Seating, and Benches

Rengstorff Park, Cuesta Park, McKelvey Ball Park, and Shoreline Athletic Fields were assessed for lighting conditions and availability, and other parks were not reviewed since they close one-half hour after sunset. Whereas the ball fields (Shoreline Athletic, McKelvey) have well-lit fields, they have little lighting along the edges and paths. Rengstorff Park is equipped with path lighting throughout to facilitate safe passage for pedestrians and cyclists traveling between the neighborhoods and main corridors like Rengstorff Avenue. These lights also serve to provide accessibility to the tennis courts. Lighting in Cuesta Park is primarily at the tennis courts, which are well-lit. Some additional path lighting exists on the path to the courts, which could be improved by adding more light poles for safety purposes.

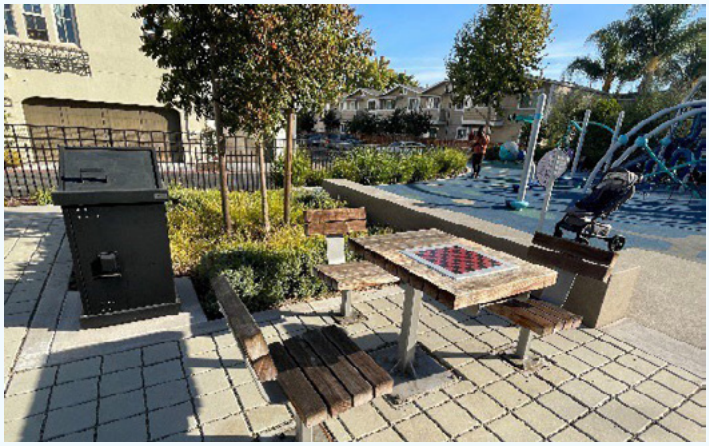
Parks achieved higher ratings in this category when they featured visible, sealed, and well-placed, trashcans near key amenities such as paths, restrooms, and playgrounds. The availability of trashcans was also considered in scoring, and a few parks or trails (Dana Park, Permanente Creek Trail) scored slightly lower for having few public trashcans.

Most parks scored between Fair and Great for bench condition and availability. However, a few parks, such as Shoreline Park, Thaddeus Park, and the Permanente Creek Trail, scored lower due to limited seating opportunities. While Shoreline Park includes numerous benches, its large size results in an overall lower rating for bench availability relative to park area, and the Permanente Creek Trail currently lacks benches along its length, reflecting the constrained right-of-way.

5.3.9 FUNCTIONALITY

Diversity of Activities / Uses and Appropriate Amenity Adjacencies

Mountain View parks not only satisfy basic amenity needs such as play areas, multi-use lawns, and seating, but also provide additional amenities such as exercise equipment, sports courts, and community gardens. The assessment determined that the City's neighborhood and community parks generally offer a range of amenities that attract multiple age groups; some mini parks tend to cater more narrowly to younger residents due to their smaller size and limited program space.



Intergenerational space at Evandale Park caters to users of different age-groups.

Some parks scored lower based on amenity adjacencies, for example, playgrounds located next to busy streets, an unfenced dog area located next to playgrounds, and amenities fenced off and located in corners of the park.



Comfortable distribution of shade and sun at Pioneer Park.

Distribution of Sunny and Shaded Areas

Parks are planted with many mature trees, such as Redwoods, Oaks, Maples, Pistache, Crepe myrtles, Gingkos, and London plane among others.

Tree coverage and shade in some parks favor the edge over interior spaces. Trees can be strategically placed in some large lawn spaces to provide more shade while maintaining their capacity as unprogrammed play areas. Planting trees at the edges

of sports courts would also provide shade for participants to rest between games. However, it is crucial to make sure trees are strategically placed to limit casting shadows on the court and obstructing play and the line of sight.

Many playgrounds require more shade coverage to make the play areas comfortable during hotter months. In some cases, existing large trees are close to playgrounds or other high-use amenities but do not provide adequate shade and adding trees closer is not feasible. In other cases, new parks will be planted with younger and smaller trees that will grow to maturity and provide greater shade over time. In such instances, shade structures may be considered where existing or newly planted trees do not provide sufficient shade for a given location.

Compatibility with Neighbors



Park circulation ties into housing circulation at Fayette Park. The park directly serves its neighbors.

The design and treatment of park edges play an important role in how well parks relate to their surroundings. Parks have multiple frontages, and the character of each edge varies depending on adjacent uses. Parks that incorporate solid fencing, layered planting, or a setback from immediately adjacent to single-family residences are scored favorably, as these design features help create a comfortable transition between public and private spaces. Along public streets, however, open and visually accessible frontages are preferred to enhance safety and connectivity. Parks such as Evandale, Magnolia, and Fayette feature circulation that connects directly with nearby residences, creating desirable neighborhood access. Others, like Cuesta Park and Pioneer Park, benefit from adjacency to public facilities such as the YMCA and the library.

Parks built adjacent to residential buildings with a chain link fence division diminish the privacy of neighbors living next to parks. Parts of Rengstorff Park abut apartment housing and have chain-link fences. A similar condition is also seen along one side of Devonshire Park, where cloth has been used on the chain-link fence to add more privacy. Such cases rated lower for "Compatibility with Neighbors."

5.3.10 SAFETY AND COMFORT

Traffic Calming

Most parks are located next to streets with crosswalks, crossing signals, and signage. However, a few busy streets could benefit from traffic calming measures such as bump-outs, speed humps, raised crosswalks, and more signage for pedestrian safety. The adopted Vision Zero Action Plan/Local Road Safety Plan and the under development Active Transportation Plan address priorities for such improvements.



A busy street with no immediate crosswalks at Fayette Greenway Park.



Subtle berms and large redwood trees buffer the park from adjacent street sounds at Eagle Park.

Mitigation of Views/Noise from Surrounding Land Uses

In general, the city is peaceful and quiet. Many parks are located on residential roads with little vehicular traffic. However, busy streets and train sounds affect a few parks. Whereas some have noise calming measures, such as berms (San Veron and Eagle Parks) and large trees (Sylvan Park, Crittenden School Field), others (Fayette Greenway) are adjacent to busy roads but have no noise calming measures.



Graffiti and Vandalism

The parks are well-maintained and clean, with minimal signs of vandalism or misuse. During the site visits, most parks were observed to be in good condition.

While a few parks, such as Rex Manor Park and Cuesta Park, had some graffiti at the time of observation, these instances appeared to be isolated and promptly addressed by City staff. Similarly, signs of unhoused presence were noted at Rengstorff Park and Klein Park during visits, though such conditions may vary over time.

Nighttime Safety

The parks were all assessed during the day; however, several parks present characteristics that could compromise perception of safety and comfort after dark. Line of sight, "Eyes on the Park" from surrounding streets and public areas, and the availability of lighting all contribute to the perception of nighttime safety. The majority of the parks close half an hour after sunset and hence do not have park lighting. This has an impact on park usability during winter months, when the days are much shorter. Lighting is nonexistent on the trail system. Since the City does not intend for nighttime use of these amenities, no negative impact has been accounted for in scoring for this element in most parks.

Parks (like Pyramid and Del Medio Parks) that are adjacent to residential buildings on a few sides are rated higher for safety due to the presence of "eyes on the park". Otherwise, berms, tall fencing, and layout contribute to poor line of sight, sense of openness, and nighttime safety.

5.3.11 SCHOOL FIELDS ASSESSMENT

The 11 school fields subject to the joint use agreement between MVWSD and the City are well used by students, families, and nearby residents during non-school hours. The school sites provide a range of recreation amenities, including multipurpose fields, playgrounds, sport courts, and open space. (Table 51 in Appendix G provides a listing and count of amenities by site, including both City and school sites.) Most sites include picnic tables, trash cans, and access to water fountains, although fountains are often located closer to the school campus. While bike parking is generally available on the school campus, opportunities exist to add bike racks nearer to the fields to support community access.

Connectivity between school fields and surrounding neighborhoods varies. Many campuses provide multiple access points from adjacent streets and trails, offering clear and convenient entry during non-school hours. A few sites can be accessed only through the front of the school. All campuses, including most school fields, are fenced and the fences are unlocked during non-school hours.

Overall, no graffiti, vandalism, or illicit use was observed at the school fields. Conditions of the amenities varies from being new to needing replacement. Hardscape areas show opportunities for paving upgrades. Some of the playgrounds that are accessible to the public during school hours should be updated in five to ten years (Castro and Landels). The City is currently undertaking a renovation project at Monta Loma to update the playground and surrounding amenities.

Many sites benefit from large, mature trees that provide shade and cooling and enhance the user experience. These trees are mostly located along the edges of many school fields and are observed to be in great condition and to be providing both privacy for surrounding neighbors and shade. In addition, MVWSD is developing Outdoor Learning Spaces at their campuses to ensure schools have sustainable, green spaces. These spaces will provide shade, plants, and outdoor areas for learning and play. Construction of these spaces is expected to commence and be completed in summer 2026.

Together, the school fields play a critical role in meeting community recreation needs. Through the Joint Use Agreement, the City and MVWSD provide access to multipurpose and baseball fields, basketball courts, playgrounds, and other amenities that would not otherwise be available. Without these shared facilities, the City would face significant gaps in field and court availability, underscoring the importance of continued partnership and development of additional city parks.

5.3.12 TWO HIGHLY-ASSESSED PARKS

Not surprisingly, two of the City's newer parks can be used to illustrate highly-assessed parks in Mountain View. Overall, neighborhood parks and mini-parks scored the highest in all four categories, and Evandale Park (mini) and Pyramid Park (neighborhood) stood out as well-designed, well-used, and well-integrated with the surrounding city fabric. Evandale opened in 2020 and Pyramid in 2022, and their higher scores may reflect the benefit of being recently planned and constructed to meet current community needs, accessibility standards, and design practices. Table 12 compares Evandale and Pyramid Parks scores.

Table 12: Highly-Assessed Parks

Category	Evandale Park (mini park) Overall Score: 8.3 - Great		Pyramid Park (neighborhood park) Overall Score: 8.7 - Great	
Access + Connectivity	7.3	The park is well connected and integrated with the neighboring residences, clearly connected within, and fitted with accessible amenities.	8.4	The park is well integrated with the surrounding neighborhood. It is accessible throughout, easily navigable, and marked by clear signage.
Condition	8.4	The park is in good condition, with young but healthy trees, clean and neat amenities, and paving.	8.3	The park is brand new, with healthy young trees, and clean amenities.
Functionality	8.0	The park caters to various users, and is thoughtfully designed, with an even distribution of sun and shade.	8.6	There is a variety of amenities that caters to different age groups and users. Residences are located at a distance or next to quieter park activities.
Safety + Comfort	9.6	The park is open and located in a clean and quiet residential neighborhood. There may be lights from the adjacent building at night, but lighting is lacking in the park.	9.4	The layout is open, and the edges are surrounded by new housing and apartment complexes.

Source: WRT

5.4 Level of Service Analysis

5.4.1 INTRODUCTION

A strong parks and recreation system is one of the cornerstones of a thriving city. Mountain View's parks, trails, open spaces, and recreation facilities bring people together, improve physical and mental well-being, and reflect the community's values of health, equity, environmental stewardship, and quality of life.

To ensure these benefits reach all residents, the City needs more than a list of parks and facilities—**it needs a framework to measure how well the system meets community needs now and in the future.** Two complementary levels of analysis make this possible:

Citywide Level of Service (LOS): A citywide framework that calculates and sets measurable benchmarks for the types and quantities of parks, amenities, and facilities the system should provide.

Planning Area Level of Service: A neighborhood-scale analysis that shows how equitably park land is distributed across the City's 12 square miles and 10 Planning Areas.

LOS sets the overall goal for resident access across the City. Park acreage by Planning Area reveals where gaps exist, allowing the City to focus investments where they are most needed. Together, these tools provide a **complete picture of the park system's performance** and guide future decisions regarding land acquisition, facility development, and funding priorities.

5.4.2 DEFINING LEVEL OF SERVICE (LOS)

The concept of LOS helps answer an essential question: Does Mountain View provide enough parks, facilities, and amenities to meet the needs of its residents?

Historically, this question has been answered using the citywide goal of **three (3) acres of park land per 1,000 residents.** While still a useful reference point for the availability of parks, trails, and open space across the city, this goal **is not viewed in isolation—and is not the sole determinant of service levels within individual Planning Areas.** Acreage alone cannot capture the full range of recreation opportunities, access considerations, and community needs that define a well-functioning park system. And due to the challenges in finding land for parks and the high cost of land acquisition and park development, it will not be feasible in the foreseeable future to achieve 3 acres per 1,000 in each Planning Area.

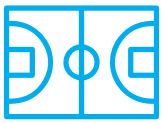
For this Strategic Plan, the City created

a **LOS framework** that looks at multiple dimensions of service:

Park Acreage:



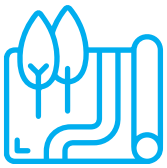
Acres of park land per 1,000 residents—still an important measure of overall open space. It is also important to look at both City-owned parks and school fields, since the long-term availability of school fields for public access is not guaranteed.



Amenity-Based Measures: The number of key amenities (e.g., sports fields, playgrounds, community gardens) available.



Indoor Facility Measures: Square footage of indoor spaces such as gyms, aquatics facilities, and community centers available.



Access and Equity: The degree to which neighborhoods have parks and amenities within a reasonable distance and whether they serve diverse community needs.

Together, these factors provide a more accurate understanding of service levels across Planning Areas, recognizing that access, functionality, and the mix of amenities are as important as total acreage. As a result, Planning Area analysis considers all of these dimensions rather than relying solely on whether a specific acreage ratio is met.

To determine the actual LOS and compare it to the goal of 3 ac/1,000, the City has traditionally included school site open space and the full acreage of Shoreline at Mountain View Regional Park. Based on community feedback received before and during the Parks and Recreation Strategic Plan process, the approach to calculating LOS has been adjusted as described below. The acreage of the City's trail corridors has traditionally been allocated entirely within the North Bayshore Planning Area. In response to input from the community, trail acreage is now allocated to the Planning Area in which the acreage is located.



> **ACCESS, FUNCTIONALITY, AND THE MIX OF AMENITIES ARE AS IMPORTANT AS TOTAL ACREAGE**

5.4.3 CALCULATING CITYWIDE LEVEL OF SERVICE

The process for calculating the current Level of Service includes the following steps:

1. Conduct an inventory of current parks, open space, and outdoor and indoor amenities.

2. Adjust the inventory to reflect changes in how school and Shoreline Regional Park acreage are reflected based on access.

3. Calculate the current Level of Service, **based on the adjusted inventory**, with parks, open space and trails measured per 1,000 residents, outdoor amenities measured in comparison to total population, and indoor amenities measured as square feet per person.

THE CITY'S INVENTORY NOW INCLUDES



46 parks and school fields

35 are City-owned



11 are MVWSD

2 are composed of both City and MVWSD parcels

Parks, Open Space, and Amenity Inventory

The calculation of current LOS began with a comprehensive inventory of all parks and recreation facilities maintained by the City. This included recording each site's acreage or square footage, cataloging amenities (e.g., picnic tables, playgrounds), classifying sites based on updated park typologies, and evaluating the level of public access. The previous Parks and Open Space Plan served as a foundation for the assessment, and the inventory was expanded to include all recreation facilities and all land maintained by the Community Services Department, such as passive open space and landscaped sites.

The City's inventory now includes 46 parks and school fields, categorized as mini, neighborhood, community, or regional parks. Of these, 35 are City-owned, 11 are Mountain View Whisman School District (MVWSD) sites subject to a joint-use agreement, and two—Cooper and Whisman Parks—are composed of both City and MVWSD parcels. In addition to these parks, the inventory includes recreation facilities, special-use parks, trails located within parks, two standalone trail corridors, protected open space and open space (previously referred to as landscaped sites). Portions of some City parks and open space areas are located on land owned by the San Francisco Public Utilities Commission (SFPUC), including Fayette Greenway, Rengstorff Park, Senior Garden, Bonnie-Beatrice, Rex-Manor Park, Whisman Park, and the Hetch Hetchy Trail Open Space, and are subject to the terms and conditions governing use of those properties. Altogether, 76 properties were reviewed during the LOS process, with acreage or square footage verified and site amenities inventoried.

To ensure accurate acreage data, Community Services staff collaborated with the Information Technology and Public Works Departments to review and update park site boundaries using the City's geographic information system (GIS). Parcel data from the County Assessor's Office, along with GIS measurement tools, were used to define and confirm the size of each site. Table 13 shows the resulting data regarding total park acreage, by type, and facilities, without the adjustments to acreage to calculate level of service described later in this section.

Table 13: Parks, Open Space and Amenity Inventory (Total Acreage and Amenities)

Park Type	City	MVWSD	Total Inventory
Parks (measured in acres)			
Mini Parks	12.88	-	12.88
Neighborhood Parks	30.04	19.18	49.22
Community Parks	83.40	38.54	121.94
Regional Parks	172.00	-	172.00
Trail Corridors	52.17	-	52.17
Total Developed Park Acres	**350.49**	**57.72**	**408.21**
Protected Open Space	335.00	-	335.00
Open Space	18.66	-	18.66
Special Use Acres	292.71	-	292.71
Total Park Acres	**996.86**	**57.72**	**1,036.88**
Percent of Park Land	**96%**	**4%**	**100%**
Percent of Park Land not including Regional Park Acres	**73%**	**27%**	**100%**
Trails Within Parks			
Trails (paved and unpaved within parks)	17.86 miles	-	17.86 miles
Outdoor Amenities			
Basketball Courts	5	28	33
Tennis Courts	30	5	35
Pickleball Courts	3	-	3
Ball Fields (Diamonds)	4	13	17
Multi-Purpose Fields (Rectangular)	8	13	21

Park Type	City	MVWSD	Total Inventory
Outdoor Amenities			
Playgrounds	49	21	70
Picnic Tables/Group Rental Pavilions	162	7	169
Outdoor Swimming Pools	3	-	3
Skate Parks	1	-	1
Splash Pads	-	-	-
Dog Parks	3	-	3
Indoor Amenities			
Indoor Aquatic Space	-	-	-
Recreation Facility	263,465 SF	10,220 SF	273,685 SF

Adjusted Parks and Open Space and Amenity Inventory



Adjusting School Site Acreage, Based On Access Hours

As part of the City's park land inventory, school site open spaces have historically been counted toward the City's goal of 3.0 acres of park land per 1,000 residents. This included school properties under a Joint Use Agreement (JUA) with the Mountain View Whisman School District (MVWSD) as well as sites without formal agreements, such as Springer Elementary School and Mountain View High School. However, the City received feedback before and during the Parks and Recreation Plan process that 100% of school site open space should not be counted in the inventory and toward the LOS, as school sites are not accessible to the public during school hours. In response, the project team explored how to more accurately account for school sites in the LOS calculations.

The first step was determining which school sites to include. Since the City does not have a Joint Use Agreement with the Los Altos School District for Springer Elementary or with the Mountain View–Los Altos Union High School District for Mountain View High School, these sites were removed from the City's park land calculations. The revised approach focuses solely on school fields maintained and programmed by the City under a formal agreement.

The City has a long-standing partnership with MVWSD to provide shared public access to school fields. In February 2024, a new 10-year Joint Use Agreement for Recreational Use of School Sites was approved. This agreement includes 11 sites:

- Benjamin Bubb Elementary School (Bubb School Field)
- Mariana Castro Elementary School and Gabriela Mistral Elementary School (Castro School Field)
- O.J. Cooper Elementary School (Cooper Park)
- Amy Imai Elementary School (Imai School Field)
- Edith Landels Elementary School (Landels School Field)
- Monta Loma Elementary School (Monta Loma School Field)
- Jose Antonio Vargas Elementary School (Vargas School Field)
- Stevenson/Theuerkauf Elementary Schools (Stevenson School Field)
- Crittenden Middle School (Crittenden Athletic Sports Complex)
- Graham Middle School (Graham Athletic Sports Complex)
- Whisman School site (Whisman Park)

Under the JUA, these fields and facilities are maintained by the City, which also manages reservations and public access during non-school hours. Access is defined by school level and day of the week. For middle schools, the City's use period begins no earlier than 5 p.m. on weekdays; for elementary schools, it begins at 4 p.m. On holidays, weekends, and school breaks, fields are available from 6 a.m. to one-half hour after sunset—except for lighted fields, which may be used until 10 p.m.

To address community feedback regarding weekday access, it is important to clarify that staff did not include early-morning weekday hours in the access calculations for any school site. The analysis focused solely on after-school hours, weekends, and non-school days, consistent with when the public may actually use the fields under the Joint Use Agreement. Weekday morning hours—while technically outside of school operating times—were intentionally excluded and not counted toward the LOS because they do not represent practical or typical public use.

Additionally, Cooper Park and Whisman Park are hybrid sites composed of both City- and MVWSD-owned parcels. These sites are accessible to the public during standard park hours: 6 a.m. to one-half hour after sunset.

Historically, all school field acreage was fully counted toward the City's park land totals (e.g., 1.0 acre of school field equaled 1.0 acre of park land). The project team examined alternative approaches. Options considered included: continuing to count school sites at 100%; applying a single percentage to all sites; or calculating a specific percentage for each site based on public access.

Ultimately, the team determined that a site-specific approach would more accurately reflect availability. Access varies based on school type (elementary vs. middle), field lighting, and whether the field is open during regular park hours (as is the case with Cooper and Whisman Parks).

To determine these percentages, staff analyzed site access compared to typical park conditions (e.g., lighted vs. unlighted fields, synthetic vs. grass fields). Seasonal daylight variations and Daylight Savings Time were also factored in, as parks and fields are available for longer periods in spring and summer than in late fall and winter.

Table 14 below presents the final percentages, representing the relative public access of each school site compared to a traditional park.

Table 14: Proposed School Acreage Percentage

School Site	Average Hours Available	Total Hours Based on Park Hours	Percentage Available to General Public
Elementary School Fields Without Lights			
Grass fields: Bubb, Castro, Imai, Landels, Monta Loma, and Stevenson Synthetic Fields: Vargas	2,906 hours	4,746 hours	61%
Middle School Synthetic Fields Without Lights			
Graham Athletic Field Complex	2,722 hours	4,746 hours	57%
Middle School Synthetic Fields With Lights			
Crittenden Athletic Field Complex	3,816 hours	5,840 hours	65%
Other Unlit Grass Fields			
Cooper and Whisman Parks	4,746 hours	4,746 hours	100%

This approach provides a more accurate reflection of public and recreational access to school sites, resulting in a reduced acreage count for most locations compared to previous calculations. For outdoor amenities (e.g. courts and fields) and indoor amenities (e.g. gymnasiums) similar calculations were completed and percentages applied.

The Joint Use Agreement with MVWSD spans a 10-year period. Any future changes to school site access - whether related to operating hours, site modifications, or construction—will prompt a reassessment of park-equivalent acreage. At the time of JUA renewal or significant amendments, staff will update the LOS to ensure it continues to reflect actual public access conditions.

The City has also executed a Funding and Joint Use Agreement with the Los Altos School District for a 4-acre joint use open space area that is expected to be completed by September 2030. Facilities and park land associated with this site will be added to the LOS upon opening to the public. (**see Action 3.2.2**)



Adjusting Shoreline At Mountain View Regional Park Acreage Based On Access

Shoreline at Mountain View, a regional open space, encompasses over 750 acres of wildlife refuge and recreational land, much of it located on a closed landfill. The area features a range of amenities, including Shoreline Golf Links and Michaels at Shoreline restaurant, Shoreline Sailing Lake and Shoreline Lake American Bistro, wildlife and habitat areas, the Historic Rengstorff House, a designated kite-flying area, a dog park, Shoreline Athletic Fields, and walking trails on Vista Slope and Crittenden Hill. It also provides access to the Stevens Creek Trail, Permanente Creek Trail, and Bay Trail, as well as Shoreline Amphitheatre, parking lots, and both active and passive open space areas.

Historically, the City has presented park acreage totals both including and excluding the North Bayshore Planning Area, which includes Shoreline at Mountain View regional park. Through the public engagement process, staff heard consistent feedback that Shoreline is a valued community asset and should contribute toward achieving the City's park land goals. Accessibility to Shoreline Park—via trail connections such as Stevens Creek and Permanente Creek Trails—extends to residents throughout the city, including those separated by U.S. 101. These trails also provide connections and access to nature within other Planning Areas. In response to community input, Council directed a refined methodology in this Plan to allocate Stevens Creek and Permanente Creek Trail acreage to the Planning Areas they traverse, as reflected in the Trail Corridor acreage analysis below.

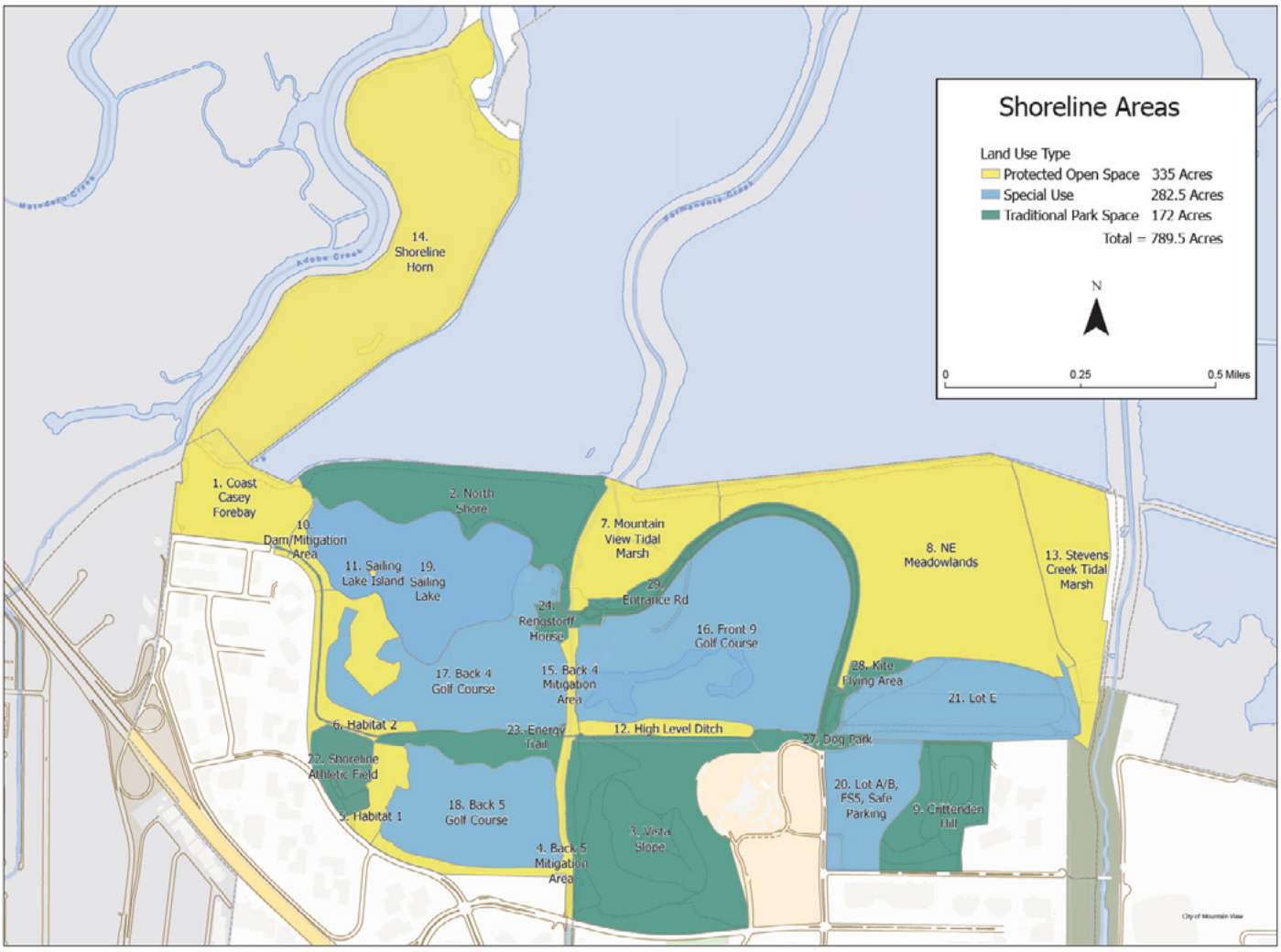
However, staff also received input noting that not all of Shoreline is equally accessible to the public. Certain areas—such as protected wildlife habitats, passive open space, or amenities with associated fees like Shoreline Golf Links and Shoreline Lake—do not provide general public access and may not be appropriate to count toward park land goals.

To address this, staff developed an approach to evaluate Shoreline acreage based on three distinct park types:

- **Regional Park** – active areas with open, general public access
- **Special-Use Park** – areas that serve a specific function and typically charge user fees (e.g., Shoreline Golf Links)
- **Protected Open Space** – areas set aside for wildlife preservation or otherwise not accessible to the public

This approach allows for a more nuanced and accurate reflection of Shoreline's contribution to the City's overall park system.

Figure 18: Map of Shoreline Recreational Areas



Only the acreage designated as Regional Park, representing the actively used areas and amenities with broad public access, will count toward the City's developed park land and park land goals. Table 15 below outlines how the total acreage at Shoreline is distributed among these classifications. The areas are shown geographically in Figure 18 above.

Table 15: Shoreline Acreage Distribution

Park Classification	Areas	Acreage
Regional Park	Shoreline Athletic Fields, Dog Park, Rengstorff House, North Shore, Crittenden Hill, Vista Slope, Kite Flying Area	172.00 acres
Special Use Park	Shoreline Golf Links and Michaels Restaurant, Shoreline Sailing Lake, and Shoreline Lake American Bistro, Parking Lots	282.50 acres
Protected Open Space	Wildlife and Habitat Areas, Environmentally Sensitive Sites, Coast-Casey Forebay, and Northeast Meadowland	335.00 acres
Total		789.50 acres

Current Citywide LOS Using Adjusted Inventory

Using this approach, 172 acres of the total 789.50 acres at Shoreline at Mountain View would be counted toward the City's park land goal, representing approximately 22% of the total acreage.

Using the adjusted acres for school sites and Shoreline at Mountain View results in an adjusted Inventory and a current Level of Service shown in **Table 16** below.

Table 16: Adjusted Inventory of Parks, Open Spaces and Amenities

Park Type	City	MVWSD*	Total Inventory	Current Service Level		
Parks (measured in acres)						
Mini Parks	12.88	-	12.88	0.15	Acres per	1,000
Neighborhood Parks	30.04	11.75	41.79	0.47	Acres per	1,000
Community Parks	83.40	28.27	111.67	1.26	Acres per	1,000
Regional Parks**	172.00	-	172.00	1.94	Acres per	1,000
Trail Corridors	52.17	-	52.17	0.59	Acres per	1,000
Total Developed Park Acres	**350.49**	**40.02**	**390.51**	**4.40**	**Acres per**	**1,000**
Protected Open Space	335.00	-	335.00	3.77	Acres per	1,000
Open Space	18.66	-	18.66	0.21	Acres per	1,000
Special Use Acres	292.71	-	292.71	3.30	Acres per	1,000
Total Park Acres	**996.86**	**40.02**	**1,036.88**	**11.68**	**Acres per**	**1,000**
Trails Within Parks						
Trails (paved and unpaved within parks)	17.86 miles	-	17.86 miles	0.20	Miles per	1,000

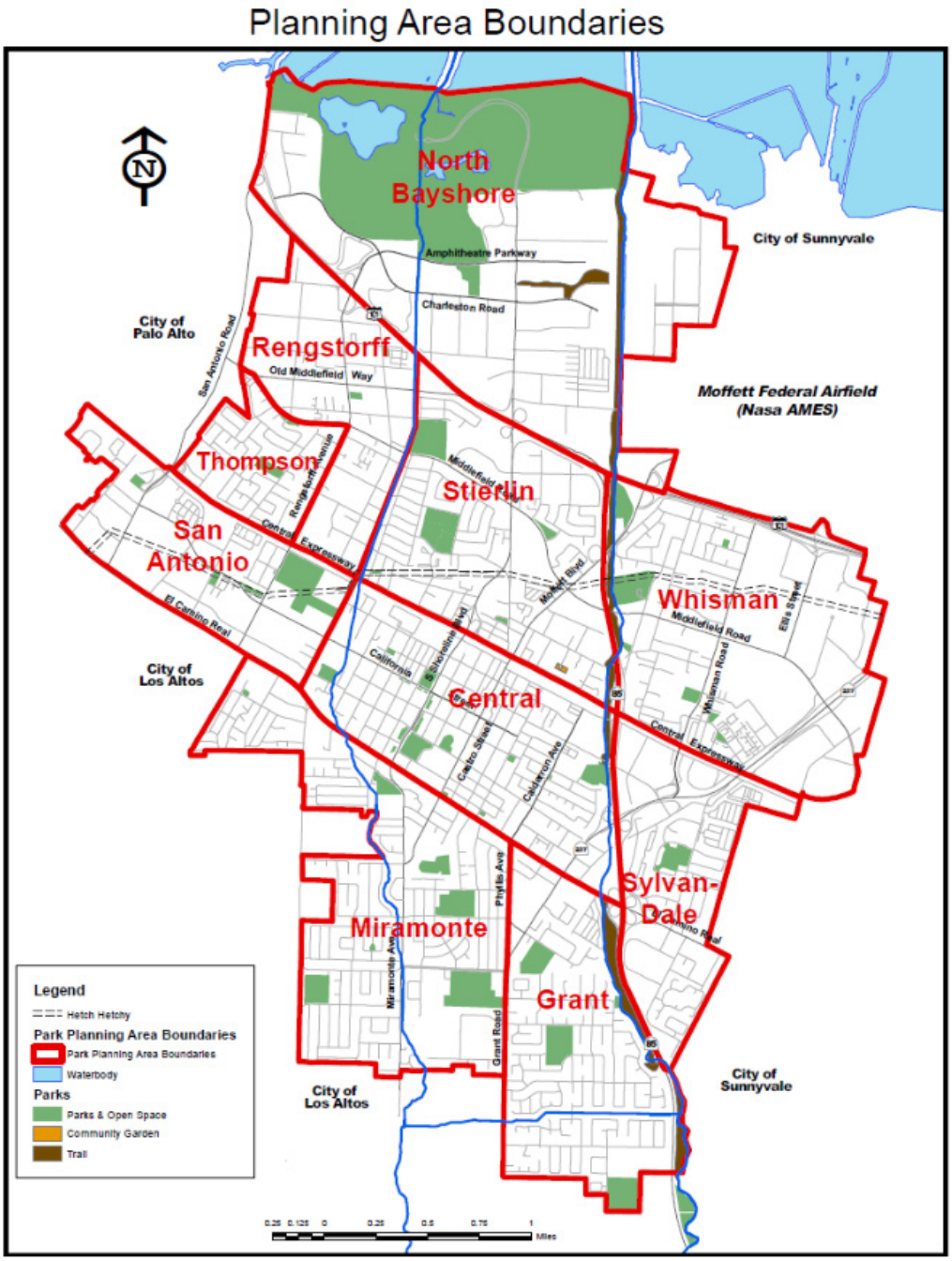
Park Type	City	MVWSD*	Total Inventory	Current Service Level		
Outdoor Amenities						
Basketball Courts	5	18.36	23.36	1.0	Court per	3,800
Tennis Courts	30	5	35	1.0	Court per	2,536
Pickleball Courts	3	-	3	1.0	Court per	29,587
Ball Fields (Diamonds)	4	9.55	13.55	1.0	Field per	6,550
Multi-Purpose Fields (Rectangular)	8	8.59	16.59	1.0	Field per	5,351
Playgrounds	49	14.41	63.41	1.0	Site per	1,400
Picnic Tables/ Group Rental Pavilions	162	7	169	1.0	Site per	525
Outdoor Swimming Pools	3	-	3	1.0	Site per	29,587
Skate Parks	1	-	1	1.0	Site per	88,760
Splash Pads	-	-	-	1.0	Site per	-
Dog Parks	3	-	3	1.0	Site per	29,587
Indoor Amenities						
Indoor Aquatic Space	-	-	-	-	SF per	-
Recreation Facility	263,465 SF	6,724 SF	270,189 SF	3.04	SF per	person

**MVWSD adjusted to reflect hours of access to school fields.*
***Shoreline Park adjusted to reflect areas open to the public without charge and to remove protected open space acres.*

5.4.4 CALCULATING PLANNING AREA LEVEL OF SERVICE

While citywide LOS offers a systemwide perspective, **park acreage by Planning Area** takes a closer look at neighborhood-level conditions. Mountain View's 10 Planning Areas each have distinct land uses, densities, and demographics. The Planning Areas were established by the City based on census tract boundaries to facilitate the use of available demographic data.

Figure 19: Planning Area Map





Allocating Trail Corridor Acreage Based On Planning Areas

Mountain View's trail system plays a critical role in expanding access to parks, open spaces, and regional destinations while supporting active transportation, recreation, and environmental connectivity. The City's two primary creekside trails, Stevens Creek Trail and Permanente Creek Trail, form the backbone of this system and provide continuous north–south connections and access to nature across multiple Planning Areas.

The Stevens Creek Trail is a major multi-use corridor that extends from the southern portions of the city northward to Shoreline at Mountain View and San Francisco Bay. The trail serves a wide range of users, including commuters, recreational cyclists, runners, and pedestrians, and connects residential neighborhoods to employment centers, schools, parks, and regional open space. Along its length, the trail includes amenities such as under crossings and bridges at major roadways, benches and water fountains to provide a safe and comfortable experience for the users. In addition to its transportation and recreation functions, the trail follows the Stevens Creek riparian corridor and contributes to habitat connectivity, urban cooling, and environmental resilience, while providing the community with access to nature.

The Stevens Creek Trail also benefits from long-standing community stewardship. The non-profit Friends of Stevens Creek Trail supports the Trail Corridor through volunteer efforts, advocacy, and partnerships focused on trail improvements, extensions, habitat restoration, and community education. This involvement helps enhance the trail's condition, safety, and long-term sustainability while reflecting the strong public value placed on Stevens Creek Trail as both a recreational resource and an environmental asset.

The Permanente Creek Trail runs along Permanente Creek, linking neighborhoods in the western and central portions of Mountain View to Shoreline at Mountain View. The trail provides important access to nearby parks, open spaces, and community facilities, while also serving as a key active transportation route connecting the Rengstorff Planning Area to North Bayshore. Like Stevens Creek Trail, Permanente Creek Trail supports ecological functions by preserving and enhancing the creek corridor while offering meaningful recreational opportunities such as walking, jogging, cycling, and nature observation.

Historically, trail corridor acreage associated with Stevens Creek and Permanente Creek Trails has been allocated to the North Bayshore Planning Area due to the trails' connection to Shoreline at Mountain View. Under Council direction, this Plan refines that approach by allocating trail corridor acreage to the Planning Area in which each segment of the trail is physically located – retaining a reduced amount of acreage within the North Bayshore Planning Area while increasing the parks and trail acreage within five of the other nine Planning Areas: Whisman, Stierlin, Central, Grant, and Rengstorff. This methodology reflects how trails function as linear assets

that provide localized access, mobility, recreational, and environmental value to multiple Planning Areas across the city. The 52.17 acres of trail corridor are allocated as noted in Table 17. Figure 20 provides a map of the trail segments by Planning Area.

Figure 20: Trail Corridor Acres Allocated by Planning Area

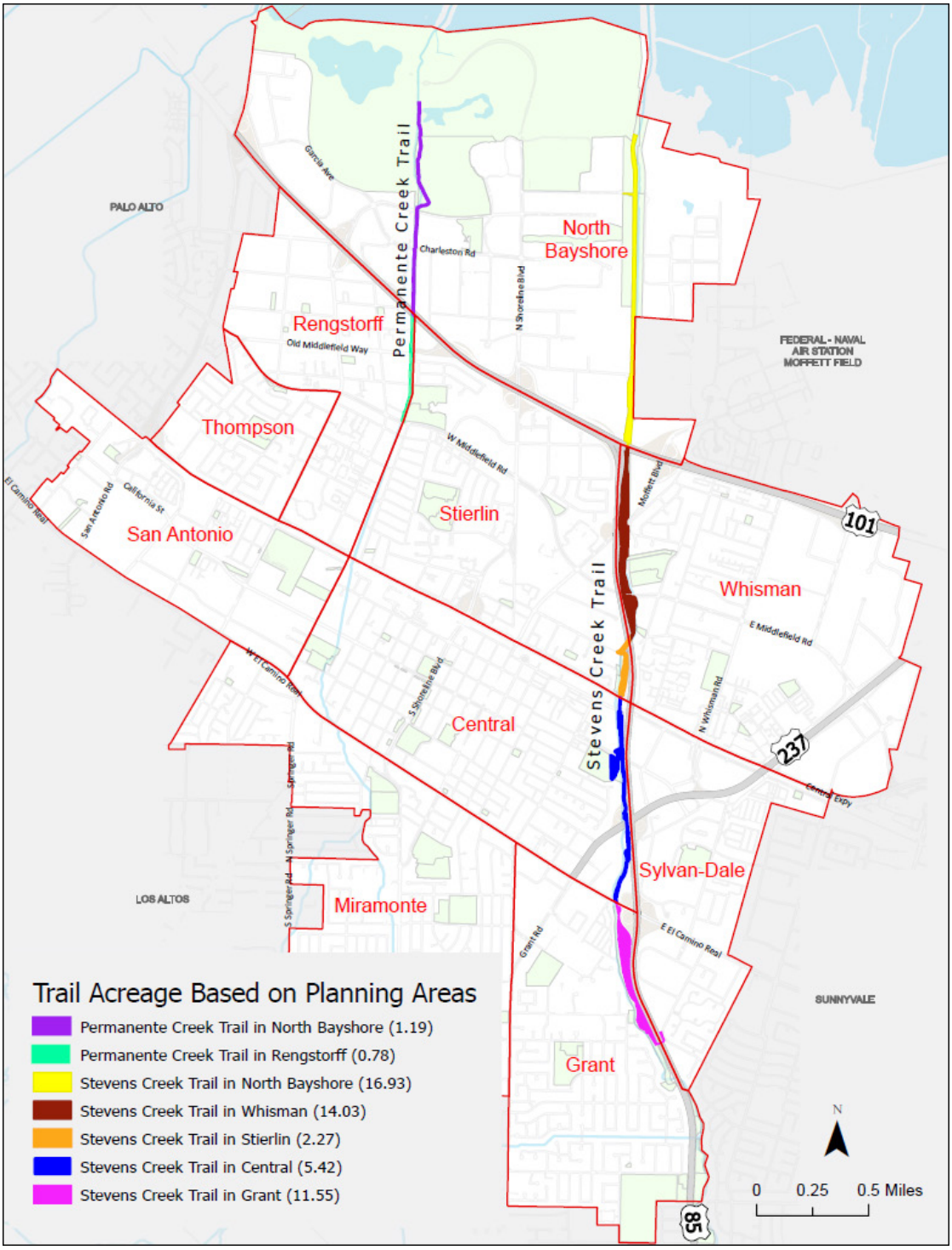


Table 17: Trail Corridor Acreage by Planning Area

Trail Corridor	Planning Area	Trail Acres
Permanente Creek Trail	North Bayshore	1.19 acres
	Rengstorff	0.78 acres
	Total Permanente Creek Trail Acres	**1.97 acres**
Stevens Creek Trail	North Bayshore	16.93 acres
	Whisman	14.03 acres
	Stierlin	2.27 acres
	Central	5.42 acres
	Grant	11.55 acres
	Total Stevens Creek Trail Acres	50.20 acres
	Total Trail Corridor Acres	**52.17 acres**



Table 18 below shows the park and trail acreage, population and acres per 1,000 residents for each of the 10 Planning Areas. These numbers use the adjusted park inventory described above, along with a refined methodology for allocating trail corridor acreage by Planning Area.

Table 18: LOS by Planning Area

Planning Area	Park Acres*	Trail Acres**	Total Park and Trail Acres	2020 Population	Park Acres per 1,000 Residents	Trail Acres per 1,000 Residents	Total Acres per 1,000 Residents
North Bayshore	178.76 acres	18.12 acres	196.88 acres	988	180.93 acres	18.34 acres	199.27 acres
Miramonte	55.45 acres	0 acres	55.45 acres	11,087	5.00 acres	0 acres	5.00 acres
Grant	14.09 acres	11.55 acres	25.64 acres	5,931	2.38 acres[1]	1.95 acres	4.32 acres
Whisman	17.29 acres	14.03 acres	31.32 acres	9,982	1.73 acres	1.41 acres	3.14 acres
San Antonio	26.56 acres	0 acres	26.56 acres	14,752	1.80 acres	0 acres	1.80 acres
Central	16.17 acres	5.42 acres	21.59 acres	12,391	1.30 acres	0.44 acres	1.74 acres
Stierlin	14.21 acres	2.27 acres	16.48 acres	9,979	1.42 acres	0.23 acres	1.65 acres
Sylvan-Dale	9.96 acres	0 acres	9.96 acres	7,778	1.28 acres	0 acres	1.28 acres
Thompson	2.93 acres	0 acres	2.93 acres	2,671	1.10 acres	0 acres	1.10 acres
Rengstorff	2.92 acres	0.78 acres	3.70 acres	6,817	0.43 acres	0.11 acres	0.54 acres
Citywide	**338.34 acres**	**52.17 acres**	**390.51 acres**	**82,376**	**4.12 acres**	**0.63 acres**	**4.74 acres**
Citywide w/o North Bayshore	**159.58 acres**	**34.05 acres**	**193.63 acres**	**81,388**	**1.96 acres**	**0.42 acres**	**2.38 acres**

** Calculated acreage includes City-owned parks, adjusted acreage for joint-use school fields, and publicly accessible portions of Shoreline at Mountain View. Figures reflect acreage used in the Level of Service analysis.*
*** Trail corridor acreage is allocated to the Planning Area in which each segment is physically located, as noted above.*
1: The Park Acres per 1,000 residents value for the Grant Planning Area has been corrected in this version of the Plan. A previous draft contained an error in this calculation.

This detailed analysis highlights geographic inequities that would remain hidden in citywide averages and shows the following:

- **Citywide Goal Met:**
  Mountain View exceeds the 3-acre goal.

- **Neighborhood Gaps:**
  Four of the 10 Planning Areas meet or exceed the 3-acre goal (North Bayshore, Miramonte, Grant, and Whisman). The remaining six Planning Areas(Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio), fall significantly short of the goal, with less than 2 acres per 1,000 residents.

- **Outliers:**
  The total acreage in the North Bayshore Planning Area is driven by the exceptionally high acreage of the Shoreline at Mountain View Regional Park, in addition to Charleston Park and Plaza, and a reduced share of the City's trail corridor acreage following the revised allocation methodology.

Figures 21, 22 and 23 show the location and acreage of parks (by park type and ownership) within each Planning Area. These maps illustrate the distribution of open space, showing which Planning Areas do not have neighborhood parks or are reliant on school fields.

Figure 21: Mini Park Distribution by Planning Area

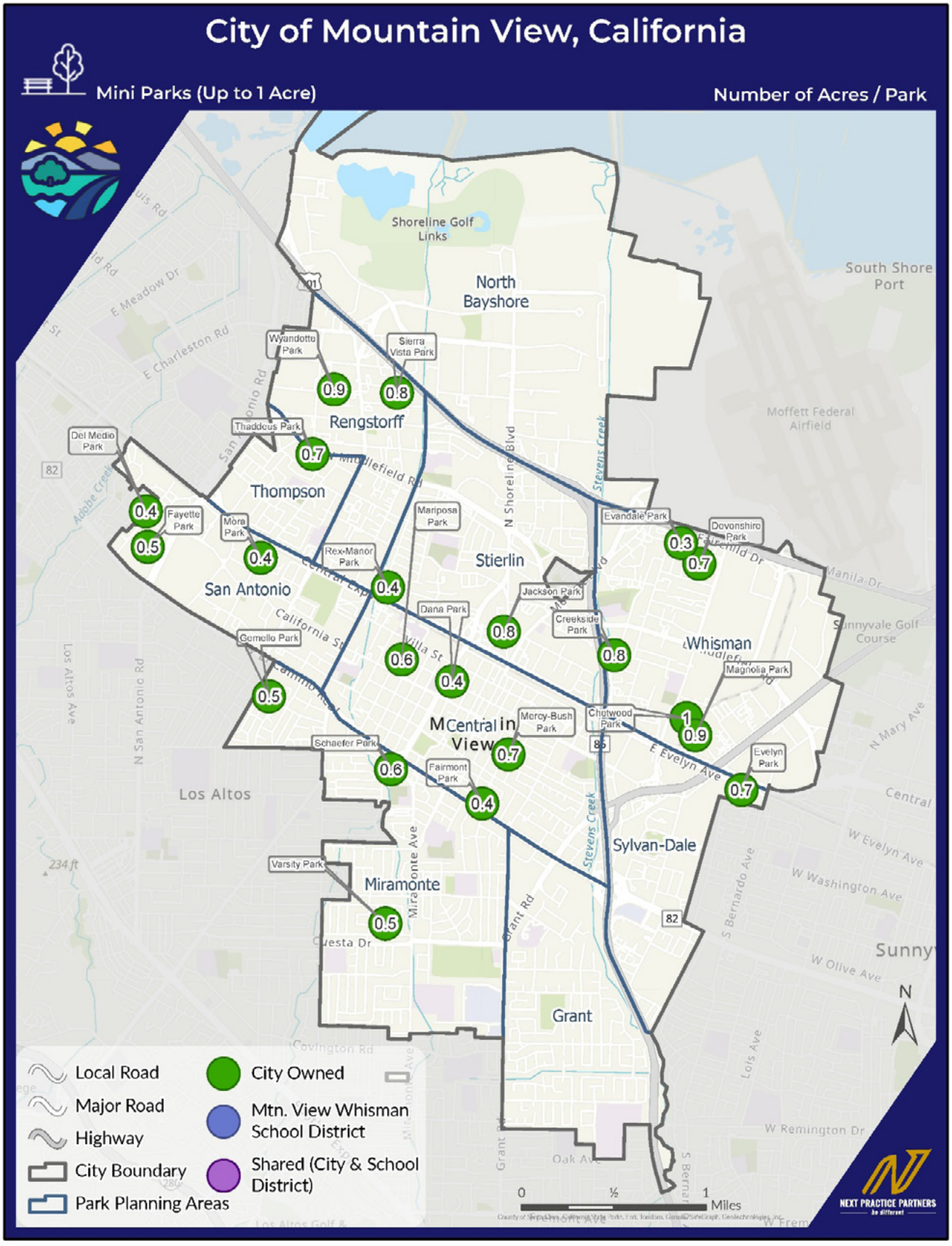


Figure 22: Neighborhood Park and School Field Distribution by Planning Area

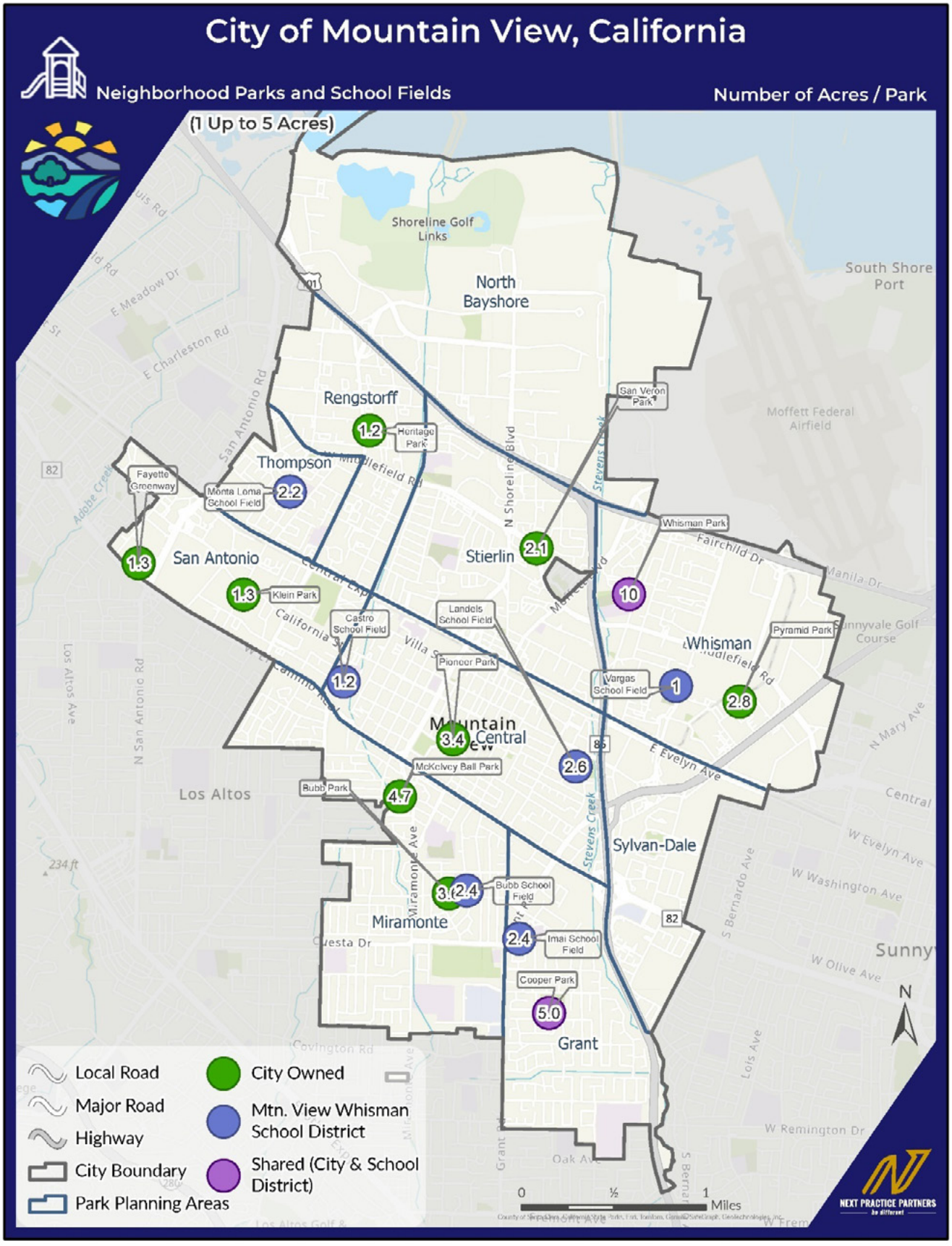
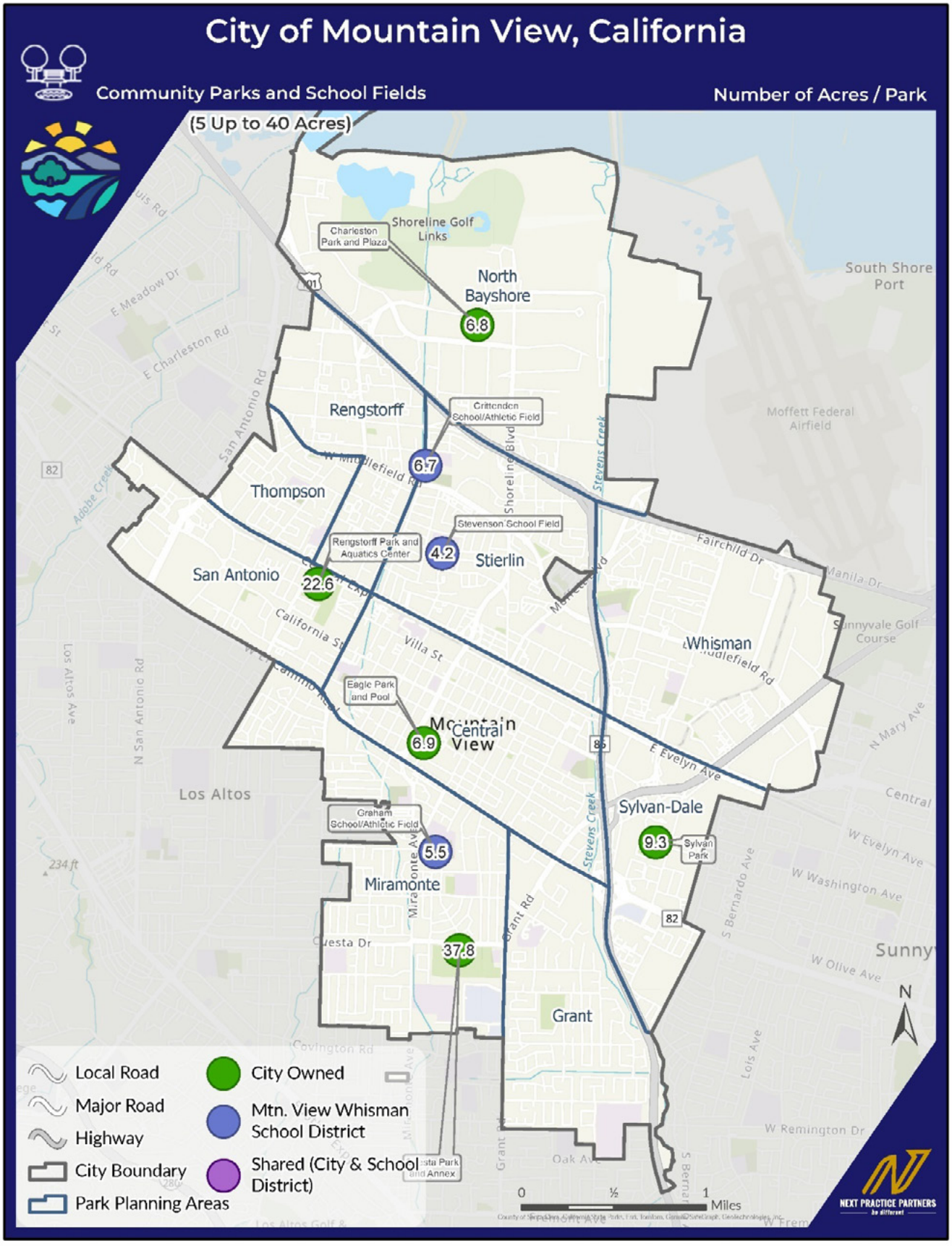


Figure 23: Community Park and School Field Distribution by Planning Area



Park access can be further understood by looking at the population density within each Planning Area, which is shown in **Table 19.**

A summary of each Planning Area, detailed park acreage by Planning Area and maps of parks and amenities can be found in **Appendix G.**

Table 19: Population Density by Planning Area

Planning Area	Planning Area Acres*	2020 Population	Planning Area Acres per 1,000 Residents
San Antonio	505 acres	14,752	34 acres
Sylvan-Dale	378 acres	7,778	49 acres
Central	784 acres	12,391	63 acres
Rengstorff	465 acres	6,817	68 acres
Stierlin	754 acres	9,979	76 acres
Miramonte	953 acres	11,087	86 acres
Thompson	255 acres	2,671	95 acres
Whisman	1,098 acres	9,982	110 acres
Grant	695 acres	5,931	117 acres
North Bayshore	1,968 acres	988	1,992 acres
Citywide	**7,855 acres**	**82,376**	**95 acres**

5.4.5 DEFINING UNDERSERVED PLANNING AREAS

To better understand disparities in park access across Mountain View, this Plan defines "underserved" Planning Areas using a combination of three factors: (1) acres of park land per 1,000 residents, (2) access to parks within a 10-minute walk, and (3) reliance on school fields to meet recreational needs. Evaluating these factors together provides a more complete picture of access than any single metric alone.

As described in the Level of Service analysis, six Planning Areas currently fall below 2 acres per 1,000 residents – San Antonio, Central, Stierlin, Sylvan-Dale, Thompson, and Rengstorff. Two of these Planning Areas (Thompson and Stierlin), also rely heavily on school sites to meet recreational demand, underscoring the importance—and limitations—of joint use agreements in providing consistent public access. Table 20 illustrates the adjusted Level of Service by Planning Area if school fields associated with the Joint Use Agreement are not included. As shown, while overall acreage levels would decrease, the same Planning Areas currently below 2 acres per 1,000 residents would continue to fall below this threshold and remain a priority for future park investment and expansion. While the Planning Areas with the lowest park acreage per population remain consistent, the relative ranking among the lowest four Planning Areas would shift if all school field access is lost. These four Planning Areas—Sylvan-Dale, Stierlin, Rengstorff, and Thompson—are the most vulnerable to being underserved under this scenario.

Walk access analysis further highlights disparities among Planning Areas. While 92% of residents citywide are within a 10-minute walk of a park when both City parks and school fields are included, access decreases when school fields are removed and decreases further when accounting for major transportation barriers such as highways, rail corridors, and arterial roadways. (These impacts on park access are further described in Section 5.3.2 – Park Access Overview.) Under these conditions, all six of the Planning Areas with under 2 acres per 1,000 residents have gaps in walkable access.

THIS PLAN DEFINES "UNDERSERVED" PLANNING AREAS USING A COMBINATION OF THREE FACTORS



acres of park land per 1,000 residents



access to parks within a 10-minute walk



reliance on school fields to meet recreational needs

Table 20: Level of Service without School Field Access by Planning Area

Planning Area	School Field Acres	City Park and Trail Acres	Total Acres	2020 Population	Total Acres per 1,000 Residents (w/ School Fields)	Total Acres per 1,000 Residents (w/o School Fields)
North Bayshore	0 acres	196.88 acres	196.88 acres	988	199.27 acres	199.27 acres
Miramonte	7.84 acres	47.61 acres	55.45 acres	11,087	5.00 acres	4.29 acres
Grant	9.15 acres	16.49 acres	25.64 acres	5,931	4.32 acres	2.78 acres
Whisman	6.13 acres	25.19 acres	31.32 acres	9,982	3.14 acres	2.52 acres
San Antonio	0 acres	26.56 acres	26.56 acres	14,752	1.80 acres	1.80 acres
Central	3.80 acres	17.79 acres	21.59 acres	12,391	1.74 acres	1.44 acres
Sylvan-Dale	0 acres	9.96 acres	9.96 acres	7,778	1.28 acres	1.28 acres
Stierlin	10.88 acres	5.60 acres	16.48 acres	9,979	1.65 acres	0.56 acres
Rengstorff	0 acres	3.70 acres	3.70 acres	6,817	0.54 acres	0.54 acres
Thompson	2.22 acres	0.71 acres	2.93 acres	2,671	1.10 acres	0.27 acres
Citywide	40.32 acres	350.49 acres	390.51 acres	82,376	4.74 acres	4.25 acres
Citywide w/o North Bayshore	40.32 acres	153.61 acres	193.63 acres	81,388	2.38 acres	1.89 acres

Taken together, these three indicators—low park acreage, reliance on school fields, and limitations to walkable access—identify the Planning Areas that are currently most underserved. Table 21 summarizes these indicators, which will be used to focus future investment in land acquisition and park development. In situations where

land acquisition opportunities arise without sufficient identified funding, this assessment will also be used to help prioritize the allocation of available resources.

Table 21: Underserved Planning Area Criteria Summary

Planning Area	LOS Below 2 ac/1,000 (Acres w/ Schools)	Gaps in 10-minute Walk	Reliance on School Fields (Acres w/o Schools)
North Bayshore	-	X	-
Miramonte	-	X	X (4.29 acres)
Grant	-	X	X (2.78 acres)
Whisman	-	X	X (2.52 acres)
San Antonio	X (1.80 acres)	X	-
Central	X (1.74 acres)	X	X (1.44 acres)
Stierlin	X (1.65 acres)	X	X (0.56 acres)
Sylvan-Dale	X (1.28 acres)	X	-
Thompson	X (1.10 acres)	X	X (0.27 acres)
Rengstorff	X (0.54 acres)	X	-

5.4.6 FUTURE GROWTH

The City anticipates that several Planning Areas will experience increased demand for parks and recreation amenities as a result of ongoing land-use and housing policy initiatives, including the R3 (Multiple Family Residential) Zoning District update, the identification of Housing Element opportunity sites, Builder remedy projects, the City's Affordable Housing pipeline, and the implementation of recent State housing laws such as SB 79, which mandates cities to allow for denser, mid-rise housing developments near major public transit stops. While these initiatives support

critical housing goals, affordable housing developments are not subject to park land dedication or in-lieu fee requirements, which limits the availability of new funding to address the associated increase in park demand. The Housing Element, which is required and has been approved by the California Housing and Community Development Department, provides zoning and identifies sites to comply with the Regional Housing Needs Allocation assigned to Mountain View.

In particular, the San Antonio, Central, and Stierlin Planning Areas are expected to accommodate higher residential intensities and will therefore require expanded access to park space and recreational facilities. The Whisman Planning Area is also projected to see substantial demand growth due to the combined effects of SB 79, the R3 zoning update and planned development facilitated by the East Whisman Precise Plan. The Thompson Planning Area could experience a more modest increase in park and recreation needs associated with the development potential related to SB 79. Additionally, the Sylvan-Dale and Rengstorff Planning Areas are expected to face heightened demand primarily resulting from intensification allowed under the updated R3 zoning regulations. These anticipated shifts highlight the need for strategic planning to ensure that park land and recreational resources are expanded and enhanced in the areas most likely to accommodate future growth. Additional details on each Planning Area can be found in **Appendix G**.





Community Development Department staff will continue to assess the implications of housing legislation on residential development and population growth, and coordinate with Community Services Department and Public Works Department staff to evaluate the resulting citywide and Planning Area–level park land needs, recognizing that these periodic evaluations are closely tied to required updates to the City's park fees, which under state law must be updated at least every eight years.

While this section discusses qualitatively how population growth may change in different Planning Areas, it is not possible at this point to provide population projections by Planning Area. Looking at citywide population growth, the Housing Element provides a 2040 population projection of 148,200. This projection exceeds the Environmental Systems Research Institute's (ESRI) estimate of 103,765 provided in **Chapter 3**. (ESRI figures do not include Mountain View housing policy and plan projections.)

Looking at potential population growth citywide, the LOS for parks and open space would change over time as shown in **Table 22** below, from 4.74 acres/1,000 residents in 2020 to 2.71 acres/1,000 residents in 2040 if only the currently owned but not yet developed 11.24 acres in park land were to be added to the system. These numbers include the 196.89 acres of North Bayshore park land accessible to the public. If no North Bayshore acres are included, the park LOS would go from 2.35 acres/1,000 residents in 2020 to 1.38 acres/1,000 residents in 2040.



MANY PLANNING AREAS REMAIN UNDERSERVED.

FUTURE GROWTH WILL INTENSIFY DEMAND ON EXISTING RESOURCES

Table 22: Citywide Acres/1,000 Resident (2020, 2040) Including and Not Including Shoreline

	2020	2040 Housing Element Projection
Adjusted Park and School Field Acres, including North Bayshore	390.5	401.74*
Population	82,376	148,200
Acres/1,000 residents	4.74	2.71
Adjusted Park and School Field Acres, not including North Bayshore	193.61	204.85
Acres/1,000 residents	2.35	1.38

**Including 11.24 acres owned as of 2025 but not yet developed.*

LOS Conclusion

The Level of Service framework and park acreage by Planning Area analysis together create a comprehensive, evidence-based roadmap for the future of Mountain View's parks and recreation system.

They reveal both achievements and challenges: while Mountain View meets its citywide acreage goal, **many Planning Areas remain underserved, and future growth will intensify demand on existing resources**.

Meeting the community's expectations and addressing future growth will require **significant and sustained investment.** Guided by this plan, Mountain View can make informed choices that expand equity, improve quality, and ensure its parks and recreation system remains a source of pride for generations to come.

CHAPTER 6

GUIDELINES FOR NEW PARK DESIGN AND PARK IMPROVEMENTS



Drawing from community input, the park and facility assessment, Level of Service analysis, and staff experience the following sections provide guidelines for park design first (6.1) by the park assessment criteria described in Section 5.3 (access and connectivity, condition, functionality, and safety and comfort) and then (6.2) by park type (community, neighborhood, and mini parks).

6.1 Park Design Guidelines by Assessment Criteria

The following guidelines provide best practices for creating high-quality, inclusive, and sustainable public spaces that enhance the City's identity, support diverse recreational needs, and promote long-term environmental stewardship. These guidelines recognize natural elements—such as trees, landscape, and open space—as integral components of park design, supporting both active recreation and restorative, nature-based experiences. By prioritizing thoughtful design and functionality, these recommendations help shape parks that are welcoming, resilient, and adaptable to changing community needs.

This section is organized into four key areas—access and connectivity, condition, functionality, and safety and comfort—each outlining specific guidelines to maintain Mountain View's parks' character, usability, and longevity.

6.1.1 ACCESS AND CONNECTIVITY

Access and connectivity guidelines focus on making parks and trails easy to reach and navigate for users of all abilities, ages, and mobility levels. This includes improving edge access, wayfinding, accessible routes, and internal paths, as well as strengthening links to sidewalks, crossings, bike facilities, parking, transit, and nearby trail connections. Guidelines to maximize access and connectivity are listed as follows.

- Establish and follow a vocabulary for attractive, well-designed, commonly placed site elements for system-wide standards.
- Establish a standardized wayfinding system to clearly identify amenities and facilities within community and regional parks. Incorporate directions to nearby civic, historic, cultural, or ecological landmarks, including notable natural features and habitat areas.
- Provide consistent and uniform park entry signage at all parks by updating older park entrances to match the standardized signs used in newer parks, reinforcing a cohesive identity for Mountain View's park system.
- Provide a main entry that gives a sense of arrival and encourages park use, including accent planting, natural materials or landscape features, and standardized park signage.
- Direct connections to the street and/or sidewalk should be visible and part of the park entry sequence. Where possible, locate the entry near a bus stop or a crosswalk.
- Working within the overall system standard, develop distinct themes for each park site to establish a unique character. Themes may be expressed using colors, materials, special elements, natural features, and plant selections.
- Include bike parking at all parks.



6.1.2 CONDITION

Condition guidelines emphasize maintaining high-quality, well-functioning park and trail features that support safe, comfortable use by people of all abilities. Key elements include durable paving, healthy, biodiverse, and well-managed vegetation and trees, well-kept amenities and facilities, reliable lighting where applicable, and adequate, clean seating and waste receptacles. Guidelines related to condition are below.

- Where feasible, minimal lighting, in accordance with the forthcoming Dark Skies Ordinance, should promote park name and presence during evening hours.
- Items of historic or cultural significance, public art, and historic and environmental interpretive elements should be considered for inclusion in park sites to contribute to individual character.
- Design a street and/or park edge which is attractive from adjacent public areas. Vegetation and structures should not block views into and out of the park, while still contributing to landscape character and user comfort. Signage, openness, fence materials, if applicable, and planting should be carefully designed to enhance park appeal.

- Select paving, site furnishing, and landscape materials based on durability, usability, and aesthetic value.
- Provide restrooms in regional and community parks and consider restrooms in more active neighborhood parks where amenities such as multi-use courts, group picnic areas, or playground clusters encourage extended visits. A small restroom may be appropriate at a mini park to support active transportation goals or to support other City priority projects in specific neighborhoods.
- Provide seating elements that are located to take advantage of hospitable conditions, including shade and cooling from tree canopy, views of natural features, and sound.

6.1.3 FUNCTIONALITY

Functionality guidelines address how well parks and trails support a range of activities and user needs across ages and abilities, including opportunities for nature-based recreation, learning, and respite. Priorities include providing varied uses, appropriate amenity placement, balanced sun and shade, proper drainage, compatibility with surroundings, and an active, welcoming environment. Guidelines to enhance functionality include the following:

- Provide a diversity of site amenities, including both built and natural features, that serve and attract different types of recreation activities at various times of day.
- Provide both active and passive recreation opportunities. Passive recreation opportunities may include seating, gathering areas, and habitat educational areas that allow users to experience and engage with natural elements and support rest, observation, and social connection. Active recreation opportunities may include playgrounds, multi-use courts, dog parks, and walking/biking paths.
- Prioritize multipurpose fields and shared sports courts where possible.
- Design parks for multi-generational use, with features that appeal to people of different ages placed in proximity to each other.
- Design inclusive play areas to support activities for children of varied ages and abilities, including tots, young children, and teenagers. Provide sub-areas relative to each age range as appropriate. Incorporate sensory features.
- When possible, provide creative play opportunities that incorporate natural features and non-traditional play environments.
- Shade seating and high-use gathering areas wherever possible.
- Prioritize increasing plantings of California native, regional native, and near-native trees with large canopies to provide long-term shade, improve comfort, support habitat and biodiversity, and contribute to cooling, stormwater management, and climate resilience.

- Shade from existing Heritage trees, which provides large tree canopy, should be prioritized in play areas, seating and high-use spaces, where possible. Such trees can be supplemented with new tree plantings where necessary. Shade structure may also be considered where existing and newly planted trees do not provide sufficient shade for a given location.

6.1.4 SAFETY AND COMFORT

Safety and comfort guidelines focus on creating secure, welcoming spaces that support a wide range of users and abilities. This includes eliminating derelict conditions, addressing vandalism or unauthorized use, improving visibility and wayfinding, supporting passive surveillance, calming nearby traffic, and mitigating noise or visual intrusions through design, layout, and landscape treatments. Guidelines to support safety and comfort are listed below.

- Use lighting to promote public safety and security, following the principles of Crime Prevention through Environmental Design and the forthcoming Dark Skies Ordinance, in select parks that need lighting, including those with sports courts or those that facilitate pedestrian traffic.
- Where appropriate, provide lighting to extend the use of outdoor facilities at night, such as sports fields, skate parks, and sports courts, in accordance with the forthcoming Dark Skies Ordinance.
- Locate permanent restrooms in highly utilized and visible areas to reduce vandalism risks and deter undesirable behavior.
- Locate high-use amenities such as playground equipment and sports courts in areas visible from adjoining streets to promote safety and encourage use, but far enough away to ensure user safety.
- Create highly visible spaces by designing park elements, including pathways, play areas, picnic areas, and benches, to allow for natural surveillance among users.
- Design pathways with unobstructed sight lines and locate seating and play elements in areas with unobstructed views.
- Use universal design principles to facilitate access and movement within parks for people of all ages and abilities.
- Through the placement of recreation features and the use of mitigation techniques, including landscape buffers where appropriate, minimize the impacts of noise and lighting on neighboring properties.

6.2 Park Design Guidelines by Park Type

The following park typologies, Community Parks, Neighborhood Parks, and Mini Parks—serve as a framework to guide the design, programming, and capital planning of future parks in Mountain View. (Guidelines for the Shoreline regional park, built over a closed landfill, are not the purview of this Plan. The City is not contemplating new regional parks.)

This section outlines potential amenities, landscape strategies, and use characteristics tailored to each park type, with illustrative diagrams to support design considerations. The park typologies are intended to balance traditional active recreation amenities with opportunities for more quiet enjoyment of nature, recognizing that, depending on park size, context, and community input, some parks or park areas may place greater emphasis on landscape and open space as primary features, such as Cuesta Annex, while others may prioritize active recreation amenities. These typologies provide a consistent starting point to plan new park sites, with community input and site-specific considerations, that are functional, well-equipped, and aligned with community expectations.

All of the Cities park typologies also incorporates a "biodiversity anchor", a defining landscape feature or set of features intentionally designed to support habitat, ecological function, and connection to nature. These anchors may take different forms depending on park size and context, such as native planting areas, pollinator gardens, shaded groves, or naturalized landscapes. By integrating a biodiversity anchor into each park type, the City can ensure that all parks—regardless of size—contribute to broader ecological goals while enhancing the user experience through access to nature.



6.2.1 COMMUNITY PARKS

As noted in the Parks Assessment section of the Plan, Community Parks are larger parks ranging from 5.0 to 40 acres that serve the entire city and offer a broader range of recreational facilities, such as sports fields/courts, community buildings, playgrounds, and various amenities. Examples of community parks include Rengstorff Park, Cuesta Park and Annex, and Sylvan Park.

This park type should offer a range of active and passive amenities, natural elements, and a mixture of programmed and unprogrammed flexible open space. Amenities should cater to a wide range of users, including youth, seniors, dog walkers, athletes, and large and small groups. Amenities and entrances should be connected by a robust system of paths.



TIME

- 5.0 to 40 acres



USE TIME

- From 1 hour up to a half day



LOCATION CHARACTERISTICS

- Adjacent to schools, libraries, other community facilities, and commercial and mixed-use activity centers.
- Opportunities for collocation with stormwater detention basins, and trail corridors.
- Distributed across the city.

FRONTAGE AND ACCESS

- Street frontages at site boundary, wherever possible, and may include frontage on at least one major street.
- Transit service and a transit stop.
- Good access to the City's transportation network, including bus routes, bikeways and trails.



Two-way Class IV cycle track near Charleston Park.

PARKING

- On-site vehicular parking may be considered based on the park size and available amenities. Providing some parking to support large group facilities and/or multiple sports fields/courts is recommended.
- If major events are planned to be hosted in the community park, having adjacent overflow parking options would be helpful.
- Bike parking with racks should be placed near the main pedestrian park entry points. Racks should also be provided near key amenities like sports fields/courts, playgrounds, and picnic areas.

RECREATIONAL CAPACITY

- 75% of the site should be relatively developable and usable.

POTENTIAL AMENITIES

When designing a community park, a mixture of amenities could be considered from the list below. The final amenities for each park would be determined through the City's standard park design process and public outreach

- Site identification signage along with park regulations near all major entrances.
- Interpretive signage, especially near notable natural features.
- Site furnishings, including benches, drinking fountains, trash receptacles, and bike racks.
- Intuitive pathway circulation.
- An accessible walking loop (one mile or longer).
- A soft surface jogging path, or nature trail (half mile or longer).
- Picnic facilities with shade dispersed throughout the site. These may include barbecue facilities adjacent to the picnic areas.
- Unique, thematic, or innovative playground that is universally accessible and made for ages 2-5 and 5-12, including climbing apparatus and swings, with consideration for providing shade over play areas where feasible, preferably through tree canopy.
- Open green areas for multi-use recreation and unstructured play.
- Naturalized landscape areas or habitat zones designed for passive use, environmental learning, and visual enjoyment.
- Sports fields/courts selected to meet recreation needs. Lighting should be considered at one or more of the fields/courts, including consideration of the City's forthcoming Dark Skies Ordinance.

- Provide safety lighting along primary paths and circulation routes within the park to enhance visibility, comfort, and user safety after dark following the City's forthcoming Dark Skies Ordinance.
- Special recreation amenity such as an amphitheater, skate park, splash pad/water play area, dog park, pump track, disc golf, community garden, pollinator/sensory gardens, BMX dirt track, running track, roller hockey, climbing wall, or outdoor fitness equipment, etc. (Note: water play areas such as splash pads may require a restroom/shower.)
- Public Art for City projects over $1 million and based on City Council Policy K-5, Public Art and CIP Projects.
- Scenic overlooks, nature viewing areas, or informal gathering spaces oriented towards natural features.
- Permanent restrooms based on park amenities, size, capacity and demand.
- Storage or maintenance buildings and lockable trash enclosures that architecturally complement the rest of the park. The location should be in an area away from the main park attractions and coordinated with the maintenance staff and the disposal company.
- Environmental education facility.
- Indoor recreation center, gymnasium, or community center.
- Quiet zones with appropriate landscaping for activities like meditation and tai chi.



COMMUNITY PARKS SHOULD HAVE

- **1+ Recreational Anchor:** A major active recreation feature that draws users citywide, such as a destination playground, skate park, splash pad, dog park, bike park, pump track, or disc golf course.
- **1+ Community Anchor:** A major social or cultural feature that supports gathering, programming, or community events, such as a community center, amphitheater, or event lawn.
- **1+ Active Recreation Amenity:** Facilities such as sports fields and/or courts that provide space for organized or informal recreation.
- **1+ Biodiversity Anchor:** A natural or landscaped feature, scaled to the size and context of the park, that contributes to biodiversity, habitat value, tree canopy, and/or ecological function, while providing opportunities for learning, stewardship, or quiet recreation.

The final type and number of amenities would be based on park scale, community feedback, and level of interest.

LANDSCAPE FEATURES

- Existing natural/cultural features (i.e., mature trees, landforms, drainage, built relics) should be preserved and incorporated into park design and identity where feasible.
- Any existing natural areas should be optimized for resource and habitat protection, windbreaks, tree shade and biodiversity using native and climate-resilient planting strategies. Undeveloped areas should be maintained to prevent invasive species that would harm native plants. (**see Action 2.2.1**)
- Because trees serve as living infrastructure, community park designs should prioritize their protection and strategic placement to enhance user comfort, provide shade and cooling, support biodiversity, and contribute to stormwater management and climate resilience.
- Plant palettes should prioritize California native, regional native, and near-native species that are climate-resilient and support local habitat, pollinators, and ecological function, consistent with the Biodiversity and Urban Forest Plan.

6.2.2 NEIGHBORHOOD PARKS

Neighborhood Parks range from 1.0 to 5.0 acres in size and serve nearby residents who live within one mile, often including playgrounds, open spaces, picnic areas, and sports courts. Examples of neighborhood parks include Pyramid Park, Pioneer Park, and Klein Park.

This typology should include a balance of active and passive uses, designed to support nearby residents and encourage daily visiting for recreation and enjoyment of nature. A representative mix of amenities should be considered through community input to guide the planning and design of neighborhood parks. A central lawn with a surrounding loop trail offers opportunities for walking, informal play, and flexible gathering. Key amenities such as play areas, sports courts, adult fitness equipment, and dog parks provide recreation for a range of age groups and interests. Tree-shaded picnic areas and privacy screening enhance comfort and create welcoming social spaces. Connections to surrounding sidewalks, transit stops, and bike infrastructure support safe and convenient access.



TIME

- 1.0 to 5.0 acres



USE TIME

- 1 to 2 hours



LOCATION CHARACTERISTICS

- Central to the neighborhoods they serve with residential or school-adjacent land uses.
- Relevant considerations include good spacing between park sites and the potential for trail connections.

FRONTAGE AND ACCESS

- May have at least two street frontages, with sidewalks.
- Where feasible, connect to bikeways and trails.
- Minimal access barriers such as fencing, steep slopes, or major arterial roads.

PARKING

- Served by street parking.
- Bike parking with racks placed near main pedestrian entry points.

RECREATIONAL CAPACITY

- 80% of the site should be relatively developable and usable.

POTENTIAL AMENITIES

When designing a neighborhood park, a mixture of amenities from the list below could be considered and reviewed with neighbors. The final amenities for each park would be determined through the City's standard park design process and public outreach.

- Site identification signage along with park regulations near all major entrances.
- Interpretive signage, especially near notable natural features.
- Site furnishings, including benches, drinking fountains, trash receptacles, and bike racks.

- Intuitive and accessible walking loop.
- Picnic facilities, including shaded tables and adjacent barbecue facilities.
- Game tables for chess, checkers, weiqi/go/baduk, mahjong, etc.
- Playground equipment or comparable creative play environment for ages 2-5 and 5-12, including climbing apparatus and swings, with consideration for providing shade over play areas where feasible, preferably through tree canopy.
- Open lawn for multi-use recreation and unstructured play.
- Naturalized landscape areas that support passive enjoyment, shade, and visual relief within the park.
- Active-use recreational amenity, such as a sports court or striped field, that has no lighting.
- A special recreation amenity, such as an amphitheater, skate park, dog park, roller rink, pump track, community garden, pollinator garden, water play area, etc. (Note: water play areas and splash pads may require a restroom/shower).
- Public Art for City projects over $1 million and based on City Council Policy K-5, Public Art and CIP Projects.
- Gazebo trellis or arbor.
- Permanent restrooms based on the type of amenities in the park.
- Quiet zones with appropriate landscaping for activities like meditation and tai chi.
- Limited, safety-focused lighting along key paths or entrances where visibility is needed for user security. Lighting should follow the forthcoming Dark Skies Ordinance.

NEIGHBORHOOD PARKS SHOULD HAVE

- **1+ Recreational Anchor:** at least one recreation amenity with neighborhood-wide appeal, i.e., sports field and/or court, destination playground, skate park, water play area/splash pad, dog park, etc. The amount should be based on park usage and level of interest.
- **1+ Biodiversity Anchor:** A natural or landscaped feature, scaled to the size and context of the park, that contributes to biodiversity, habitat value, tree canopy, and/or ecological function, while providing opportunities for learning, stewardship, or quiet recreation.

LANDSCAPE FEATURES

- Existing natural features should be preserved and incorporated into park design and identity where feasible, with priority given to enhancing habitat value, supporting pollinators, and sustaining urban wildlife.
- Because trees serve as living infrastructure, park designs should prioritize their protection and strategic placement to enhance user comfort, provide shade and cooling, support biodiversity, and contribute to stormwater management and climate resilience.
- Plant palettes should prioritize California native, regional native, and near-native species that are climate-resilient and support local habitat, pollinators, and ecological function, consistent with the Biodiversity and Urban Forest Plan.

6.2.3 MINI PARKS

Mini parks, are less than 1.0 acres in size that provide small-scale recreational opportunities, such as seating areas, playgrounds, or green spaces, usually serving a localized area within a short walking distance of one mile. Examples of mini parks include Evandale Park, Mora Park, and Mariposa Park.

A representative mix of amenities should guide the planning and design of mini parks to balance relaxation, play, and social connection in a small footprint. Key features may include play areas, loop trails around small lawns, and plazas with flexible seating and activity space. These elements support informal use while enhancing comfort and safety. Privacy screening and perimeter landscaping help buffer adjacent residences and create a welcoming, neighborhood-oriented environment. These parks also provide an opportunity to select thematic furnishings and structures to create identity.



TIME

- Up to 1.0 acre



USE TIME

- 30 minutes to 1 hour



LOCATION CHARACTERISTICS

- Embedded within neighborhoods.
- At trailheads that serve as nodes along greenways, paths or trails, or access points to open space areas



FRONTAGE AND ACCESS

- Frontage on two streets is preferable; one-street frontage is acceptable.

PARKING

- Served by street parking.
- Bike parking.

RECREATIONAL CAPACITY

- 80% of the site should be relatively developable and usable.

POTENTIAL AMENITIES

When designing a mini park, a small number of amenities could be considered from the list below. The final amenities for each park would be determined through the City's standard park design process and public outreach.

- Site identification signage along with park regulations near the entrance(s).
- Interpretive signage, especially near notable natural features.
- Site furnishings, including benches, drinking fountains, trash receptacles, and bike racks.
- Individual shaded picnic tables.
- Open lawn for multi-use recreation and unstructured play.
- Landscaped areas designed for passive enjoyment, shade, and visual interest within the park.
- Single small sports court placed with sensitivity to neighbors.
- Intuitive and accessible pathway that creates a small walking loop.
- Public Art for City projects over $1 million and based on City Council Policy K-5, Public Art and CIP Projects.
- Playground equipment or comparable creative play environment for ages 2-5 and ages 5-12, including climbing apparatus and swings, with consideration for providing shade over play areas where feasible.

- Permanent restrooms based on the need and type of amenities in the park.
- Gazebo trellis or arbor.
- Game tables for chess, checkers, weiqi/go/baduk, mahjong, etc.

MINI PARKS SHOULD HAVE

- **Multi-use lawn/Green space:** For unstructured play/recreation.
- **1+ Biodiversity Anchor:** A natural or landscaped feature, scaled to the size and context of the park, that contributes to biodiversity, habitat value, tree canopy, and/or ecological function, while providing opportunities for learning, stewardship, or quiet recreation. Examples for a Mini park may include a small pollinator garden, a small grove of trees, a bioswale with California native, regional native or near-native plantings, and similar natural elements.

LANDSCAPE FEATURES

- Existing natural features should be preserved and incorporated into park design and identity where feasible.
- Plant palettes should prioritize California native, regional native, and near-native species that are climate-resilient and support local habitat, pollinators, and ecological function, consistent with the Biodiversity and Urban Forest Plan.
- Because trees function as living infrastructure, mini park designs should incorporate shade trees and biodiverse plantings that improve comfort, support habitat and ecological value, and contribute to cooling and long-term climate resilience.
- Planting design should also consider water efficiency and long-term maintenance needs, particularly in small park settings where space and resources are limited.

6.3 Integration of Biodiversity into Park Design

6.3.1 PARK SYSTEM IMPORTANCE TO BIODIVERSITY IN MOUNTAIN VIEW

Mountain View's park system presents a vital opportunity to support and strengthen the city's biodiversity. As described in the City's Biodiversity and Urban Forest Plan (in draft form as of this writing), urban biodiversity is shaped not only by the amount of green space in a city but also by how these spaces are configured, connected, and maintained. Parks serve not just as places for recreation and respite but also as essential patches of habitat within a broader ecological network. As the City continues to enhance its parks and open spaces, integrating biodiversity goals into park planning and operations will help support a healthy, functioning urban ecosystem that serves both people and wildlife today and into the future.

A foundational insight from the Biodiversity and Urban Forest Plan is the importance of patch size and configuration in supporting different types of species. Patches are contiguous areas of vegetated green space greater than two acres. Larger open spaces, such as those found in Shoreline at Mountain View Regional Park and the surrounding wetlands, contain more "core" habitat area and are better able to foster species that are sensitive to urban disturbance. In contrast, smaller parks in more urbanized parts of the city, including Cuesta Park and Rengstorff Park, tend to be dominated by "edge" conditions and are more likely to support species that can tolerate or even thrive in human-dominated environments. While not every park needs to function as a biodiversity hub, there is value in understanding which parks can support core habitat and which can serve as part of a larger patch network that contributes to urban ecological health. **Future park design and improvements should consider how site layout, vegetation buffers, and internal habitat zones can enhance the ecological value of each park, even within limited footprints (see Action 2.2.2).**

Future park design and improvements should consider



SITE LAYOUT



VEGETATION BUFFERS



INTERNAL HABITAT ZONES

Connectivity across the City's park system is equally important, with many parks and open spaces serving as key components of a broader, connected habitat network that includes creeks, trails, and the urban forest. In many parts of Mountain View, roadways and development patterns have fragmented the landscape, making it difficult for wildlife

to move safely between habitat patches. The Biodiversity and Urban Forest Plan further identifies gaps in this network through mapping and analysis, which can guide future park expansion and enhancement efforts in areas where connectivity is limited. Parks located along natural corridors—particularly those that follow creek systems or trail alignments—are well-positioned to function as ecological links. **Enhancing vegetation diversity along these corridors, using California native, regional native or near-native species where feasible, and incorporating wildlife-friendly features such as canopy cover and ground-level refuge can transform parks and trails into movement corridors for birds, pollinators, and small mammals (see Action 2.1.2).** These improvements support biodiversity and also enrich the visual and sensory quality of the park experience for residents.

Within this connected system, habitat areas within parks can be thoughtfully managed to balance wildlife protection with public use. This includes strategies such as establishing buffer zones, incorporating educational signage, and applying seasonal protections where appropriate. These approaches help protect ecological resources while maintaining opportunities for recreation and fostering community awareness and stewardship.

In addition to improving the function of individual parks and corridors, there is a broader opportunity to elevate the ecological quality of the urban matrix—the spaces between parks that often include streetscapes, civic sites, and institutional grounds. Parks adjacent to neighborhoods with low tree cover or minimal vegetation can act as green anchors, catalyzing efforts to expand plantings and canopy in surrounding public and private landscapes. Increasing the diversity of species planted within parks, reducing reliance on high-water-use trees, and reintroducing habitat types such as oak savannas or pollinator meadows are all strategies that can contribute to a more robust and regionally appropriate urban ecology.

Park maintenance practices also play a pivotal role in supporting biodiversity outcomes. Many species rely on parks for specific life stages, nesting, overwintering, breeding, and are sensitive to the timing and intensity of landscape management. While not all parks are designed to function as habitat, those with naturalized areas, planting buffers, or ecological corridors present meaningful opportunities to align mowing, pruning, and soil disturbance activities with seasonal ecological cycles. In these designated areas, operations can be timed to avoid disruption during sensitive periods for native species. Where appropriate, particularly in habitat edges or low-traffic zones, parks may incorporate small pockets of leaf litter, deadwood, or drought-tolerant, biodiversity-supportive understory plantings that offer shelter, foraging, and nesting opportunities. These decisions require balancing ecological function with aesthetic and safety considerations, and when done well, can create spaces that are both welcoming to people and supportive of wildlife.

For details and specific recommendations related to Biodiversity, refer to the City's Biodiversity and Urban Forest Plan.

6.3.2 BIODIVERSITY AND URBAN FOREST PLAN GUIDELINES

To translate the Biodiversity and Urban Forest Plan's (BUFP) goals into park system implementation, the Strategic Plan highlights the following practices, each tied to specific BUFP actions and guidance:

- **Biodiversity-Supportive Planting:** Incorporate biodiversity-supportive plant palettes that prioritize California native, regional native, and near-native species, layered vegetation, and plant selections that provide ecological benefits such as pollinator support, habitat structure, and seasonal foraging. *References: BUFP Action 5, Guide A: Urban Landscaping and Guide B: Plant Lists* (see Action 2.1.2).

- **Tree Diversity and Climate Resilience:** Follow the City's updated tree list and species-diversity goals when planting or replacing park trees, emphasizing climate-resilient and underrepresented native species to strengthen long-term canopy health. *References: BUFP Action 13, Guide B: Plant Lists.*

- **Habitat Patch Enhancement:** Enhance vegetated patches and ecological connectivity through naturalized areas and wildlife-friendly landscape features. *Reference: BUFP Action 16.*

- **Biodiversity Integration in Recreation and Trail Corridors:** Capitalize on opportunities – large and small – to integrate biodiversity-friendly design in both active and passive recreation areas and trail corridors. This includes incorporating biodiversity-supportive landscaping in low-intensity spaces, adding plantings at the perimeters of sports fields and play areas, designing plant palettes that reflect local historical ecology, and protecting high-value habitat resources where feasible. *Reference: BUFP Action 10, Guide B: Plant Lists* (see Action 2.1.3).

- **Climate-Responsive Shading in Parks:** In designated Cooling Zones, incorporate targeted shade tree planting and climate-adaptive design strategies to enhance public comfort, reduce heat exposure, and improve ecological resilience. Recognizing trees as living infrastructure underscores the importance of expanding shade canopy to support public health, environmental performance, and long-term park resilience. *References: BUFP Action 17, Guide A: Urban Landscaping – Cooling Zone* (see Action 2.1.1).

- **Wildlife-Friendly Maintenance:** Integrate wildlife-friendly and ecologically aligned maintenance practices and standards. *References: BUFP Action 21* (see Action 4.2.3).

- **Consistent Monitoring and Performance Indicators:** Observe the metrics and targets identified in the BUFP to ensure consistent, citywide evaluation of ecological performance and program outcomes. *References: BUFP Action 22, Guide D: Monitoring and Targets.*

The following design and maintenance strategies can help integrate biodiversity and sustainability goals into park development and operation:

- Lighting systems and fixtures should be selected to reduce light pollution and follow the City's forthcoming Dark Skies Ordinance.
- Preserve, protect, and enhance habitat and natural resources within parks, including maintaining existing areas for native species where appropriate.
- Employ plants with habitat value for pollinator species.
- Employ a drought-tolerant, climate-appropriate, low-maintenance plant palette for almost all site plant material.
- Prioritize turf in high-use areas where field athletics, informal play, and foot traffic are expected and desired. Remove ornamental lawn in all other areas to reduce water use. Replace with mulch cover and groundcover planting.
- Consider interpretive value of plantings as part of a public educational program. For example, ethnobotanical species related to early indigenous people and the historic landscape.
- Establish guidelines for suitable trees and plant materials to be planted in parks and consult certified arborists when needed.

6.3.3 PLANTING GUIDELINES

- The City's Biodiversity and Urban Forest Plan should be referenced when reviewing planting, landscape, and tree guidelines and specifications (**see Actions 2.1.1, 2.1.2, 2.1.3, and 2.2.2**).
- Large shade trees should be plentiful to provide shade, windbreak, and carbon sequestration, with a tree canopy goal of at least 15-20% of the site at key areas such as plazas, seating areas, picnic areas, and walking/ jogging loops (**see Action 2.1.1**).
- Periphery landscape areas should feature climate-appropriate and California native, regional native and near-native plants, including climate-appropriate, drought-tolerant, and biodiversity-supportive species. These plants require minimal maintenance, watering, and pruning, while enhancing biodiversity. (**see Actions 2.1.2 and 2.2.1**).
- Select a diverse and sustainable planting palette to create a rich and resilient habitat (**see Action 2.1.2**).
- Use vegetation of varying heights to create visual variation and aesthetic interest. A combination of groundcovers, shrubs, and trees should be considered in the design.
- Cover plant areas with mulch to reduce weeds.
- Add mulch in pass-through areas to limit irrigation needs.

CHAPTER 7

FRAMEWORK FOR PRIORITIZING NEW PARK PLANNING AND PARK IMPROVEMENTS

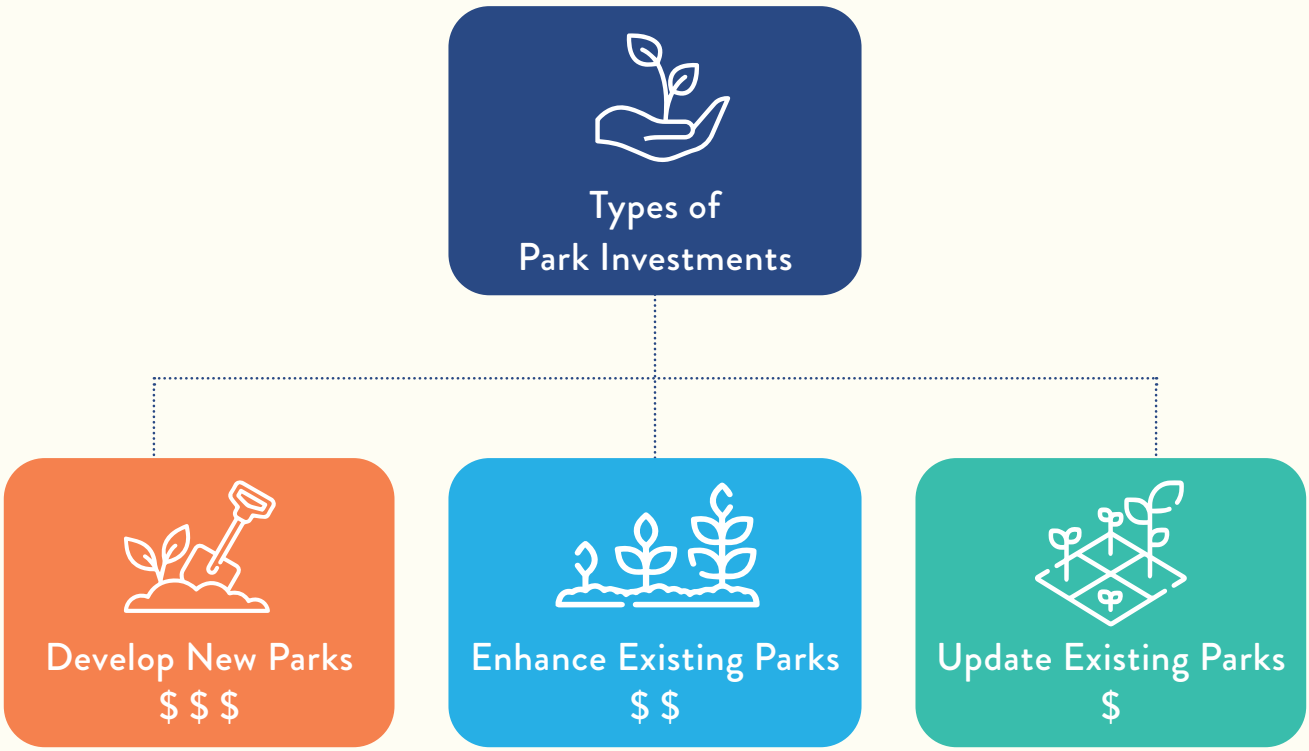


Synthesizing feedback received during the public input phase with the park assessment conducted by the project team, the team conducted a park-by-park workshop to discuss which parks the City could continue to maintain with their current design, focusing on repairs and updates and which parks could be significantly improved through a comprehensive redesign. In addition, the project team discussed possible parameters for the development of new parks. The following sections further describe how potential park improvements could be considered in the CIP in future fiscal years.

7.1 Framework for Park and Facility Investment Priorities

This section provides a framework for identifying and prioritizing park and facility improvements to support Mountain View's long-term vision for an accessible, high-quality, and resilient park system. **It introduces three categories to describe the expansion and improvements to the park system—development of new parks, enhancing existing parks, and updating existing parks. Each category meets a different need and reflects a different scale of investment, time horizon, and operational impact.** These categories respond to opportunities to create new or significantly transformed parks, targeted enhancements, and ongoing maintenance needs. For the most part, the recommendations in this section are not part of the City's existing CIP, but are intended to inform future planning, budgeting, and funding efforts.

Following the definition of the three categories, this section includes cost projections for new parks and amenities based on the Level of Service (LOS) analysis, providing a planning-level understanding of what it would take to meet future demand and address service gaps across the city. This comprehensive structure supports both near-term decision-making and long-term capital investment planning.



7.1.1 DEVELOP NEW PARKS



New park development involves the land acquisition, planning, design, and construction of new parks to expand recreational opportunities and meet future community needs. This category includes potential public/private partnerships, joint-use sites, and major capital projects that create new parks and amenities. New park development projects typically require comprehensive community engagement, master planning, environmental review, and substantial capital investment. The intent of this category is to grow the overall park system, close gaps in service areas, and ensure equitable access to high-quality parks and open spaces citywide.

Funding sources for new park development projects may include Park Land Dedication and In-Lieu Fees, Development Impact Fees, grants, partnerships, and other one-time capital funding opportunities. Significant new funding sources, likely a voter-approved revenue measure will be needed to accomplish new park projects.

7.1.2 ENHANCE EXISTING PARKS



Enhancing existing parks focuses on targeted enhancements that strengthen and modernize the existing park system. These improvements may include upgrades to larger park amenities, facility or amenity redesigns in portions of the park, and the introduction of new recreational offerings, along with the general ongoing maintenance and lifecycle replacement needed. These projects often require additional capital and/or operational funding and are designed to respond to evolving community needs and improve overall service delivery.

Funding sources for enhancement projects include Construction/Conveyance Tax, Park Land Dedication Fund, Shoreline Regional Park Community Fund, and Capital Improvement Program Reserve Funding. New funding sources will be needed to address all recommendations identified in the strategic planning process.

7.1.3 UPDATE EXISTING PARKS



Updating existing parks includes improvements that are essential to maintaining a safe and functional park system. This category focuses on routine repairs, ongoing maintenance, plant care, and lifecycle replacements of existing park amenities. It also includes updates and instances of limited new amenity additions to existing parks, such as signage, benches, shade, game tables, etc. The primary objective is to ensure that existing resources are used safely and effectively, and small-scale improvements are made, enabling the City to continue delivering core services and uphold the quality of current park facilities. Within this category, playground improvement may specifically refer to the Playground Improvement Programs, which outlines a 10- and 20-year plan for playground replacement.

Funding sources for update projects include Construction/Conveyance Tax, Park Land Dedication Fund, Shoreline Regional Park Community Fund, and Capital Improvement Program Reserve Funding. New funding sources may be needed to address all recommendations identified in the strategic planning process.

7.2 Summary and Improvement Priorities

During the park-by-park workshop, the project team classified City parks into the above categories and discussed the potential for new park amenities at each park. School fields were not reviewed as part of this analysis and the focus was on city-owned land.

Most existing parks were identified as fitting within the update to existing parks category, underscoring the need for reinvestment in basic infrastructure such as furnishings, playgrounds, utilities, and path/surface repairs. These improvements aim to preserve core functionality and ensure daily users' safety and comfort. A smaller number of parks were identified for enhancement, which envisions more substantial upgrades or reconfigurations. These include expanded recreational amenities, reimagined layouts for underused spaces, new signage and wayfinding elements, and improvements that enhance identity and multi-generational use. Many of the recommendations also reflect an interest in creating more inclusive, climate-adaptive, and welcoming park environments across the system.

While the categories and preliminary recommendations provide direction, the specific improvements will be further vetted during each park's improvement process, with community input helping determine priorities and design details.

Note - The timeline for recommended lifecycle improvements is predominantly informed by each park's condition score from the park assessment and City staff experience, with improvements prioritized as high priority for lower-scoring parks and medium and low priority for parks in better condition. There are projects of varying priority levels in each category.

7.2.1 DEVELOP NEW PARKS

The City has been proactively seeking opportunities to expand park land in Mountain View. This includes reviewing properties that are on the market, especially in Planning Areas with less access to parks, and contacting owners in strategic locations to see if they would be interested in selling. Over the past three years, several properties have been acquired by the City or dedicated for future park development.

While design and construction have not yet begun, these new sites will add over 10 acres of new parks, expand community access to open space and help respond to community growth over time **(see Action 1.1.2).**

Table 23: Purchased or Dedicated Sites for Future Parks and Trail Extensions

Future Parks	CIP Project #	Planning Area	Park Type	Acres
909, 917, and 939 San Rafael	24-36	Stierlin	Neighborhood Park	2.45 acres
California/Pacchetti	25-40	San Antonio	Neighborhood Park	2.00 acres
Joint Use Agreement with Los Altos School District for Joint Use Open Space at "10th School Site"	27-XX	San Antonio	Neighborhood Park	4.00 acres
555 West Middlefield	29-XX	Stierlin	Neighborhood Park	1.34 acres
Villa-Chiquita Park	21-61	Central	Mini Park	0.39 acres
2231 W. Middlefield and 538 Thomspon	26-35	Thompson	Mini Park	0.14 and 0.29 acres for a combined 0.43 acres
711 Calderon	27-XX	Central	Mini Park	0.63 acres
			Total Park Acres	**11.24 acres**
Stevens Creek Trail Extension – Dale/ Heatherstone to West Remington	30-XX	North Bayshore	Trail Corridor	9.00 acres

Recognizing the value of optimizing existing City-maintained open space, CSD identified parcels over 0.50 acres that could be repurposed or improved as mini or special-use parks **(see Action 1.1.3). Table 24** provides an overview of these sites for further evaluation during implementation. Charleston Retention Basin was renovated and incorporates a walking loop and landscape area, which provides wildlife habitat that is referenced in the City's Wildlife Management Plan and subject to California Fish and Wildlife regulations. Although this is not considered a City park, it is open space maintained by the City and included in the table below solely as it is above 0.50 acres.

Table 24: Existing City Land Categorized as Open Space Over 0.50 Acres

Open Space Sites	Planning Area	Acres	Description of Site
Charleston Retention Basin	North Bayshore	13.86 acres	1.11- mile Walking Loop, Habitat and Landscaped area
Hetch Hetchy Trail Open Space	Whisman	0.52 acres	Trail open space connection between Tyrella Avenue and Easy Street. Located within the 0.64-mile Hetch Hetchy trail.
Shoreline Blvd. at Church St.	Central	0.80 acres	Undeveloped
Shoreline Blvd. between Mercy and California Streets	Central	0.51 acres	Undeveloped
Sleeper/Franklin Trail Entrance	Grant	1.03 acres	Trailhead to the Stevens Creek Trail. Open lawn with bench seating and a water fountain.
	Total Acres	**16.72 acres**	

These new parks in the pipeline, as well as adding amenities to or repurposing existing City land into parks, where feasible, will help the City make progress toward the goal of 3 ac/1,000. However, as noted earlier in the Plan, when the current Level of Service is looked at by Planning Area, the analysis shows that more new parks are needed, especially in the areas north of Central Expressway and that it is not feasible to achieve 3 ac/1,000 in all Planning Areas. Park expansion will be prioritized in those Planning Areas identified as underserved (i.e. under 2 ac/1,000, reliant on school fields, and with limited walkable access). Based on analysis in the Plan, ongoing community input, land purchase opportunities, and funding availability, the City will prioritize and pursue park expansion. **To address gaps in access to parks and amenities and make substantive progress on the 3 ac/1,000 goal, a significant new funding source will be needed.**

7.2.2 ENHANCE EXISTING PARKS

The following parks have been identified as candidates for targeted enhancements (**see Actions 1.2.4, 1.2.5, and 1.2.6**). Specific improvements would be determined through future design processes, guided by community input and feasibility considerations. There are two scheduled CIPs for Cuesta Park: Project 26-34 for park improvements such as new elements, pathway renovation, playground replacement, and landscape improvements, and Project 26-33 for Cuesta Tennis Center Improvements which includes a full rehabilitation of the Cuesta Tennis Center Pro Shop.

Table 25: Park Enhancement Priority

Park	Park Type	Priority
Cuesta Park	Community Park	Medium
Rengstorff Park	Community Park	Low
Bubb Park	Neighborhood Park	High
Klein Park	Neighborhood Park	High
Chetwood Park	Mini Park	High
Fairmont Park	Mini Park	Medium
Sierra Vista Park	Mini Park	Medium
Jackson Park	Mini Park	Medium

7.2.3 UPDATE IMPROVEMENTS

All parks require ongoing lifecycle improvements to remain safe, functional, and in good condition. A number of parks identified as in need for an update, which require only lifecycle improvements with limited small-scale amenity additions, generally have no immediate needs, so upgrades are anticipated within a 6 to 10-year (Medium Priority) or 11 to 15-year (Low Priority) timeframe. A smaller number of parks have elements that would benefit from earlier replacement within 0 to 5 years (High Priority). Consistent with direction from the Parks and Recreation Commission, improvements to expand tree canopy and incorporate California native, regional native and near-native planting will be prioritized for implementation as quickly as possible across all parks, regardless of their overall lifecycle priority. In some cases, minor modifications, such as the addition of game tables, shade, seating, or updated signage, may also be incorporated where they would improve comfort and usability. These recommendations serve as an initial framework and will be further reviewed as individual parks advance to design development, with community input informing the final improvements.

Table 26 lists the Community Parks and Regional Park that are categorized for update improvements **(see Action 1.2.3)**. Of these, Sylvan Park has a scheduled Capital Improvement Project (CIP), Project 26-32, to complete improvements at the site that are consistent with the types of improvements categorized as updates.

Table 26: Community and Regional Parks Update Priority

Park	Park Type	Priority
Sylvan Park	Community Park	High
Charleston Park and Plaza	Community Park	Low
Eagle Park	Community Park	Low
Shoreline at Mountain View	Regional Park	Low
Shoreline Athletic Fields	Regional Park	Low

Table 27 shows the priority level for updates to Neighborhood Parks. As shown, Neighborhood Parks are in relatively good condition. Of these parks, Cooper, San Veron, and Whisman Parks could be prioritized for improvements (see Action 1.2.1). Cooper and Whisman Parks are comprised of both City and MVWSD parcels and would require coordination with the district on any improvements on the district parcel.

Table 27: Neighborhood Park Update Priority

Park	Park Type	Priority
Cooper Park	Neighborhood Park	Medium
San Veron Park	Neighborhood Park	Medium
Whisman Park	Neighborhood Park	Medium
Fayette Greenway	Neighborhood Park	Low
Heritage Park	Neighborhood Park	Low
McKelvey Ball Park	Neighborhood Park	Low
Pioneer Park	Neighborhood Park	Low
Pyramid Park	Neighborhood Park	Low



Table 28 notes the Mini Parks categorized for update improvements. There are a number of High and Medium priority parks as many are on the older side and would benefit from foundational improvements (see Action 1.2.2).

Table 28: Mini Park Update Priority

Park	Park Type	Priority
Rex-Manor Park	Mini Park	High
Thaddeus Park	Mini Park	High
Varsity Park	Mini Park	High
Creekside Park	Mini Park	Medium
Del Medio Park	Mini Park	Medium
Devonshire Park	Mini Park	Medium
Gemello Park	Mini Park	Medium
Magnolia Park	Mini Park	Medium
Mercy-Bush Park	Mini Park	Medium
Dana Park	Mini Park	Low
Evandale Park	Mini Park	Low
Fayette Park	Mini Park	Low
Mariposa Park	Mini Park	Low
Mora Park	Mini Park	Low
Schaefer Park	Mini Park	Low
Wyandotte Park	Mini Park	Low

7.3 Cost of New Park Development and Improvements

ESTIMATED COST



$13 to $16 million per acre

Developing new parks requires an even more significant long-term investment. The total cost of a new park can vary based on location, size, and the level of amenities provided; however, broad planning-level estimates help establish an order of magnitude for budgeting and implementation purposes.

For new parks, **land acquisition is estimated at approximately $10 million per acre, while design and construction costs range between $3 million and $6 million per acre**, based on 2025 cost estimates and recent City project actuals, resulting in a **total estimated cost of $13 million to $16 million per acre** for full park development. To build a new 5-acre park it would result in a total estimated cost of $65 million to $80 million. These figures reflect current market conditions in Mountain View and serve as general benchmarks for planning and funding discussions. Actual costs may vary depending on factors such as site constraints, infrastructure needs, environmental conditions, and desired park features, and they are anticipated to change over time.

The City's ability to expand its park system is constrained not only by funding availability but also by land availability. Mountain View is a built-out city, meaning land is both expensive and difficult to find. Therefore, the City must take an opportunistic approach to acquiring land for parks. Opportunities typically arise unpredictably, such as when a property becomes available for sale near an underserved neighborhood or when redevelopment presents an opportunity to incorporate public open space. For the City to operate effectively in the real estate market, timing and flexibility are critical. The City must be ready to act quickly when land becomes available, requiring dedicated funding reserves and streamlined processes to compete with private buyers in a high-demand real estate market. Funding strategies are discussed in **Section 8.6.8**.

The cost for more substantial upgrades and redesigns for existing parks (**enhancements**) is estimated at $3 million per acre, based on 2025 cost estimates and recent City projects. Using this average, the redesign of a five-acre neighborhood park would cost $15 million.

The cost for **updating existing park** improvements repairs and updates to meet modern standards may include replacing aging infrastructure, such as upgrading irrigation, replacing amenities, adding accessible pathways, and improving fields and landscaping. Ongoing investment in these types of projects is essential to preserve the functionality, safety, and quality of Mountain View's existing park system while advancing the community's vision for resilient, inclusive, and high-performing public spaces.

The cost of typical update projects ranges from:

- **$1.0M–$1.5M** per acre for mini parks
- **$1.25M–$1.75M** per acre for neighborhood parks
- **$1.5M-$2.0M** per acre for community parks

For example, **updating a 5-acre neighborhood park at an average cost of $1.5 million per acre would cost approximately $7.5 million**, not including any specialized features. The magnitude of these figures shows that even **reinvesting in existing parks requires major capital funding**, and that balancing improvements to existing parks with the development of new ones will require strategic prioritization. Similar to building new parks, the cost of updating and enhancing parks are anticipated to change over time.



7.4 Areas of Focus for Park Improvement and Expansion

The following potential focus areas identify where the City could prioritize investment in park improvement and expansion over the next decade. These focus areas were developed through a comprehensive analysis of community input, the park and amenity assessment, LOS analysis (including by Planning Area), equity mapping, transportation availability and barriers, and school site accessibility. Together these inputs highlight where strategic reinvestment or new park development would most effectively enhance community access, equity, and recreation opportunities.

7.4.1 NEIGHBORHOOD PARK INVESTMENT

A consistent theme throughout the planning process was the need to improve access to neighborhood parks, particularly within certain Planning Areas, and to diversify recreational opportunities for all age groups. This includes both active uses, such as additional sports fields and courts, and passive uses, such as shaded gathering areas, walking paths, and naturalized play spaces.

Investment in Neighborhood Parks is suggested as a focus for both new park development and park updates:



New Park Development: New Neighborhood Parks should be prioritized in the **Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio Planning Areas**, which currently fall below 2 acres per 1,000 residents and are considered underserved Planning Areas. Particular neighborhoods that have advocated for additional park land include Monta Loma, Terra Bella and Rex-Manor. The cost to develop six new parks ranging between one-acre to five-acres each in these areas is estimated at **$13.5 million to $67.5 million per park depending on park size, or approximately $81 million to $400 million in total**, reflecting the combined cost of land acquisition, design, and construction.



Update Projects: Focus on repairs and updates to existing Neighborhood Parks, including **Cooper, Whisman, and San Veron Parks**, at an estimated cost of approximately $1.4 million per acre. To invest in these three parks at a total of 11.78 combined acres, **the estimated cost would be approximately $16.5 million**. Trail improvements to Stevens Creek Trail are also a priority, with cost estimates to be developed as the project scope is refined.

7.4.2 ENHANCEMENT PROJECTS AND SPECIAL PARK OPPORTUNITIES

In addition to foundational investment in existing Neighborhood Parks, several locations present opportunities for strategic enhancements and new amenity development. These projects aim to elevate the quality and diversity of recreational experiences across the system by improving well-used parks, modernizing amenities, and exploring new park amenities that address emerging community needs.



Enhancement Projects: Staff suggests prioritizing investments in Klein Park, with an estimated cost of $3.9 million for the 1.30-acre site. The City could also explore opportunities for enhancements at Cuesta Park in the future and explore community interest for improvements at Bubb Park.



Special Park Opportunities: As opportunities arise, the City may also pursue the creation of new community parks, mini parks, or an indoor sports complex to address gaps in access and respond to population growth and recreational demand. These opportunities could be pursued as appropriate conditions arise.

7.4.3 AMENITY INVESTMENT PRIORITIES

In addition to park expansion, several systemwide amenity priorities emerged from community engagement and the park assessment. These features should be considered for integration into both existing park improvements and new park designs, as well as through public-private partnership opportunities such as the pursuit of expanding pickleball courts in Mountain View.

Key amenity focus areas include:

- Sports fields and courts
- Public restrooms
- Increased tree canopy and other natural elements
- Shade
- Adult fitness equipment
- Skate and/or Bike Parks
- Dog parks
- Active Transportation connections to parks – which would be guided by the Active Transportation Plan in coordination with the Parks and Recreation Strategic Plan.

As future projects advance, specific amenities and design features should be determined through community-driven park design processes to ensure each investment reflects the unique needs, character, and priorities of Mountain View's diverse neighborhoods.

CHAPTER 8

GOALS, STRATEGIES AND ACTIONS



Staff reflected on the community engagement and analysis conducted throughout the planning process to shape the Department's mission, goals and values, and to identify strategies and actions to achieve the Plan's objectives over the next 10 to 15 years.

The Community Services Department is proud to share its new mission statement: Building Community. Enriching Lives. This concise and purpose-driven statement reflects a meaningful shift toward a more authentic and department-specific expression of the Department's commitment to the community.

Grounded in this new mission, the following vision statement, values, and strategic goals provide a clear framework for advancing the City's work over the next decade. The vision and goals reflect community priorities, staff input, and a shared commitment to building a more inclusive, resilient, and high-quality parks and recreation system for all.

8.1 Vision Statement

Mountain View is an inclusive and resilient community where a rich network of parks, natural open spaces, and recreation opportunities builds community, enhances physical and emotional well-being, and inspires care for our natural environment.

8.2 Goals

The Plan identifies five goals for the City to prioritize in the years ahead for parks and recreation.

01 **Expand and enhance safe, equitable and convenient access to parks, open spaces, and trails.** Ensure that all community members, regardless of location, income, age, or ability, can safely and conveniently access high-quality parks, open spaces, and trail systems. Prioritize park development and enhancements in underserved Planning Areas and preserve natural spaces for future generations and alignment with the Biodiversity and Urban Forest Plan.

02 **Advance biodiversity, habitat protection, and natural elements as essential components of a resilient and inclusive park and open space system.** Incorporate biodiversity, habitat protection, and urban forest strategies into parks to support climate resilience, enhance environmental education, and provide everyday access to nature. Ensure natural elements are thoughtfully designed and managed to balance ecological health with inclusive public use.

03 **Increase community participation.** Foster inclusive, meaningful engagement in recreation programs, park use, planning efforts, and volunteer opportunities for residents of all ages and backgrounds. Strengthen partnerships with local organizations and build trust through ongoing, transparent, and responsive communication.

04 **Foster a positive staff culture and ensure well-maintained operations.** Cultivate an organizational culture that supports staff well-being, development, and collaboration. Maintain high standards for cleanliness, safety, and functionality of parks and facilities through effective maintenance and operations.

05 **Develop new funding sources and strengthen existing financial strategies to support a sustainable parks and recreation system.**

Build on existing financial mechanisms to ensure long-term sustainability. Explore new funding opportunities to achieve ambitious park land goals, enhance cost-recovery strategies, and align resources with community needs to maintain and improve parks, programs, and facilities.

A Strategy and Action Plan to support the accomplishment of these goals are outlined in the following sections.

8.3 Core Values

A core a set of values has been established to guide The Action Plan. The values reflect the City's ongoing commitment to equitable service delivery, strategic foresight, collaborative engagement, responsible resource management, and excellence in all aspects of parks and recreation.



Inclusion - We are committed to creating welcoming and accessible spaces where all community members feel valued, respected, and engaged in recreation opportunities.

Future Focus - We embrace innovation and forward-thinking strategies to ensure that our parks and recreation services meet the evolving needs of our community for generations to come.

Collaboration - We believe in the power of partnerships and community engagement, working together with residents, organizations, and stakeholders to enhance our programs and spaces.

Stewardship - We are dedicated to responsible management of our natural and recreational resources, ensuring sustainability, conservation, and environmental protection for future enjoyment.

Quality - We strive for excellence in all that we do, providing high-quality facilities, programs, and services that enrich the lives of our community members.

8.4 Strategies

The strategies translate the City's Core Values into clear direction for parks, trails and open space, recreation programs and facilities, operations and maintenance, and funding and marketing. They guide the way that resources, projects, and partnerships advance equitable access, quality, and long-term sustainability.

These strategies were developed from community and stakeholder input, equity mapping and level-of-service analysis, benchmarking, and staff expertise. Together, they provide a consistent framework to guide decisions, align budgets, and evaluate results.

In the pages that follow, the strategies are organized by category. As described in the Framework, the strategies are supported by concrete actions.

I GOAL 1: Parks, Trails and Open Space

Expand and enhance safe, equitable and convenient access to parks, open spaces, and trails.

- Provide connected and inclusive access to parks and trails through land acquisition, development of new parks, and alignment with the Vision Zero Action Plan /Local Road Safety Plan and Active Transportation Plan.
- Provide park improvements and amenities that reflect community needs and address needed updates.

II GOAL 2: Biodiversity

Advance biodiversity, habitat protection, and natural elements as essential components of a resilient and inclusive park and open space system.

- Strengthen ecological function and habitat value within parks, open spaces, and trail corridors in alignment with the Biodiversity and Urban Forest Plan.
- Integrate long-term biodiversity stewardship into park planning, design, and asset management, guided by the Biodiversity and Urban Forest Plan.

III GOAL 3: RECREATION PROGRAMS AND FACILITIES

Increase community participation.

- Deliver inclusive program offerings that serve diverse community needs.
- Expand partnerships for program delivery, awareness and use.

GOAL 4: Operations and Maintenance

Foster a positive staff culture and ensure well-maintained operations.

- Build organizational capacity and a future-ready workforce to sustain high-quality parks and recreation services.
- Enhance preventative and responsive maintenance practices.

GOAL 5: Funding and Marketing

Develop new funding sources and strengthen existing financial strategies to support a sustainable parks and recreation system.

- Diversify and expand revenue streams.
- Share meaningful stories to maximize community engagement and connections.

8.5 Action Plan Development and Framework

8.5.1 HOW THE ACTION PLAN WAS DEVELOPED

The Action Plan identifies clear, trackable work items to accomplish each of the strategies outlined in Section 8.4. The actions were developed by carefully reviewing the needs and priorities expressed through the many methods of public engagement described in Chapter 4 – *Public Input* and Appendix C, the assessments and analysis presented in Chapter 5 - *Analysis*, and the experience and expertise of City staff who plan, implement, and maintain Mountain View's park system and recreation programs on a daily basis.

As shown in Sections 5.1 – *Recreation Program Assessment* and 5.2 – *Operations Assessment*, the predominant perspective is that the City's recreation programs and operations are strong, well-utilized, and

meeting the needs of the community. Areas of improvement have been identified and 22 associated action items are listed in Sections 8.6.3 and 8.6.4.

As highlighted in community feedback, the expansion and improvement of the park system is essential. Chapters 4 and 5 provide the building blocks for the park design guidelines in Chapter 6 – *Guidelines for New Park Design and Park Improvements*. These guidelines apply to the development of new parks as well as the enhancement and update of existing parks. The guidelines are presented both by park assessment criteria (access/connectivity, condition, functionality, and safety/comfort) and by park type (community, neighborhood and mini parks). Guidelines are also provided for integrating biodiversity into the City's park system.

The inclusion of a goal focused on biodiversity demonstrates the importance of habitat protection, and natural elements as essential components of the City's parks and trail system. The Action Plan advances ecological outcomes alongside recreational and community goals. Actions identified in Section 8.6.2 are aligned with the Biodiversity and Urban Forest Plan and reflect the biodiversity guidance outlined in Section 6.3 – *Integration of Biodiversity into Park Design* of this Plan. Together, these sections translate high-level ecological objectives into implementable actions related to habitat enhancement, tree canopy expansion, California native, regional native and near-native and climate-resilient planting, and long-term stewardship. This communicates the City's intent to promote environmental resilience and ecosystem health within the parks and recreation system.

Sections 5.3.2 – Park Access Overview and 5.4.4 – Calculating Planning Area Level of Service, identify access to parks and amenities and the Level of Service by Planning Area, including the location of parks and amenities, whether they are City-owned, whether there are transportation barriers that impact the ease and comfort of walking to the park, and population density. The analysis in these sections informed the identification of needed amenities and priority Planning Areas for park expansion.

Chapter 6 is, in turn, the foundation for Chapter 7 – *Framework for Prioritizing New Park Planning and Park Improvements*, which describes the three priority categories to Develop New Parks and to Enhance or Update Existing Parks. There are 15 actions related to park expansion and improvement in Section 8.6.1.

Throughout the Plan as a whole, and especially in Chapters 4, 5, and 6, key findings that result in action items are highlighted in **bold text**. The intent of the highlighted findings is to indicate a tie to action items in the Parks and Recreation Strategic Plan. However, some findings are consistent with analysis and planned actions associated with other City strategies and plans, including the Vision Zero Action Plan and Local Road Safety Plan, Biodiversity

and Urban Forest Plan, the Active Transportation Plan, and the Americans with Disabilities Act (ADA) Transition Plan. (The latter three of these plans are still under development as of this writing.) These plans are referenced, as appropriate, throughout this document.

To provide transparency and accountability regarding the accomplishment of the Parks and Recreation Strategic Plan Action Plan, action items are stated in as specific terms as possible. In addition, where appropriate, milestones have been added to action items to enable the tracking of progress. While some action items can be accomplished within existing staff resources and with moderate funding, some will require resources beyond the current operational and capital budgets. Sections 8.6.7, 8.6.8 and 8.6.9 provide information about criteria for prioritizing expenditures, a funding strategy for the Action Plan, and a land acquisition strategy, respectively.

The timelines associated with action items reflect the anticipated duration to fully implement each effort, rather than when work will begin. In general, milestones are expected to be achieved earlier within each timeframe, with the identified timeline representing when staff anticipates the action to be fully completed. For example, in many cases - particularly for park expansion and land acquisition - actions are identified as long-term due to the complexity of securing funding, acquiring land, completing design, and constructing new facilities. However, work on these actions will begin as opportunities arise, and meaningful early milestones, such as site identification, partnerships, or initial funding, may be achieved well in advance of the overall timeframe.

Progress will be monitored through service levels, participation and user experience measures, asset condition, and equity outcomes, with annual check-ins to adjust course as needed. The framework is designed to be adaptable so the City can respond to changing needs while maintaining accountability.

8.5.2 HOW THE ACTION PLAN IS ORGANIZED

There are a total of 52 actions grouped into five categories that reflect the major elements of the park and recreation system.

GOALS	ACTIONS
Parks, Trails and Open Space	15 actions
Biodiversity	5 actions
Recreation Programs and Facilities	9 actions
Operations and Maintenance	13 actions
Funding and Marketing	10 actions

The framework is designed to be adaptable so the City can respond to changing needs while maintaining accountability

Timelines

The Plan horizon is 10 to 15 years. Actions are characterized by timeline as stated below:

TIMEFRAMES	ACTIONS
Immediate: less than 2 years	13 actions
Short-term: 3–5 years	19 actions
Mid-term: 6–10 years	14 actions
Long-term: 10+ years	6 actions

Relative Cost (planning-level order of magnitude)

These ranges support scoping and priority setting. Actual budgets will be refined during project development.

RELATIVE COST	ACTIONS
Ø = Existing staff time only	17 actions
$ = Up to $250,000	10 actions
$$ = $250,000–$1,000,000	9 actions
$$$ = $1,000,000–$5,000,000	7 actions
$$$$ = $5,000,000+	9 actions

8.5.3 A LIVING, ACTION-ORIENTED PLAN

The Parks and Recreation Strategic Plan is designed to be a living, action-oriented document that guides decision-making over a 10 to 15 timeframe, while adapting to changing community needs and opportunities. Implementation will be ongoing, with staff tracking progress on action items and performance measures and sharing updates through a public-facing dashboard on the City's website. This dashboard will highlight milestones, completed projects, and measurable outcomes, providing transparency and accountability to the community. Progress updates will also be communicated annually, such as through annual reports or presentations to the Parks and Recreation Commission and City Council. (See Action 5.2.2).

To ensure the plan remains relevant and responsive, staff will regularly review progress and emerging trends and adjust implementation priorities as needed. Community members will be invited to provide feedback throughout the plan's lifecycle through the dashboard, annual updates, and engagement opportunities tied to specific projects so that lived experience continues to inform implementation.

A comprehensive update to the Strategic Plan is recommended to begin in 2036, approximately 10 years after adoption. This update will document achievements realized through this plan, re-evaluate existing conditions and levels of service, confirm that the City's parks, facilities and recreation programs continue

to reflect the community's evolving needs and priorities, and set priorities and actions for the next 10 years.

To support effective implementation and maintain alignment with changing conditions, an update is recommended approximately five years after adoption. This interim update will focus on tracking progress, updating key data and assumptions, and refining strategies or action items as needed, while maintaining the overall vision, goals, and framework of the Plan.

8.5.4 IDENTIFYING AND RESPONDING TO RISKS

Like any planning process, the Parks and Recreation Strategic Plan was developed using the information available at the time. Over the 10–15-year timeframe of the Plan, circumstances may change, impacting the City's ability to accomplish the identified action items and/or resulting in a different set of park and recreation priorities. It is not possible to fully anticipate or plan for every eventuality. The main categories of potential change are briefly addressed below.



Population Growth

The Community Profile in **Chapter 3** includes Mountain View population growth projections, based on the Environmental Systems Research Institute's (ESRI) geographic information system. Starting with the 2020 Census population of 82,376 and increasing to 103,765 in 2040. **Section 5.4.5** provides a higher population growth estimate based on the potential development of housing in Mountain View consistent with City code and long-term plans and policies. According to analysis in the Housing Element, a population of 148,200 is projected for 2040. **Section 5.4.5** also describes the potential impact of new state legislation, including SB 79.

As the population grows, it will be more challenging for the City to make progress toward the goal of 3 ac/1,000, due to constraints in funding and available land. In response, the City may choose to seek new revenue sources, de-prioritize other capital improvements, or adjust expectations regarding the pace of progress toward the 3 ac/1,000 goal. In addition, the City may change the relative priority of which Planning Areas to focus on for development of new parks, if certain Planning Areas grow more significantly than others.



Regulations and Mandates

The City is subject to many state and federal regulations and mandates that impact City funding, operations, and priorities. New legislation is passed on a regular basis, creating change and uncertainty impacting City services, including parks and recreation. Recent and potential state legislation and action has sought to increase housing development to address the statewide housing crisis. Examples include more ambitious and strictly enforced

Housing Element requirements; a Mountain View Housing Element policy calling for a reduction in residential park-in-lieu fees; SB 79, which became law in 2025 and mandates cities to allow for denser, mid-rise housing developments near major public transit stops; and SB 315, proposed legislation that, if passed, may reduce or waive Quimby Act park fees for housing development. As of the writing of this Plan, a nexus study is being developed to revise valuation methodologies and other factors to support the adoption of lower residential park in-lieu fees. Staff is also analyzing the impacts of and options for addressing the requirements of SB 79.

If such regulations and mandates result in the development of more housing, this could increase population growth above the 2040 projection of 148,200 in the Housing Element, which would exacerbate the challenges noted above in the section on population growth. The response options would be similar.



Financial Constraints, Escalating Costs, and Tradeoffs

As discussed in **Sections 7.3, 7.4, and 8.6.8**, the cost to expand, enhance, and update parks is considerable. For example, developing five new neighborhood parks (10 acres total) as called for in the Action Plan, would cost $130 million to $160 million for land acquisition, design, and construction. Potential opportunities for acquisition or access of land include developer contributions of land, privately owned publicly accessible (POPA) open space, in lieu fees, and occasionally the Strategic Property Acquisition Reserve (SPAR). Potential funding sources for design and construction include in lieu fees, the Capital Improvement Program (CIP) reserve, the Construction Fund, and the Conveyance Fund.

Potential constraints on development fees are described in the section above on regulations and mandates. The CIP reserve funds a broad range of capital projects to maintain, enhance, or develop City facilities, structures, and systems. For many of the ongoing needs to maintain the City's large infrastructure, there is no dedicated funding source and the CIP reserve, construction fund, and conveyance fund are the only funding sources available. As new plans are adopted, for example the Vision Zero Action Plan and Local Road Safety Plan, the Active Transportation Plan, and the Biodiversity and Urban Forest Plan, the need for new capital projects is identified. The CIP is funded through a variety of sources, including the CIP reserve, which the City augments as feasible through the contribution of unallocated reserve balance, which is one-time, limited period funding. Similarly, the City contributes one-time funds to the SPAR as feasible.

The CIP funding streams and reserve are not sufficient to fund all of the City's capital needs. Consequently, trade-offs must be made between different types of projects, such as street repairs to maintain pavement quality, building repairs to maintain City facilities in good working order, addition of bike and pedestrian safety and connectivity

improvements, and development of parks and recreation facilities. Cost escalations for park and other capital projects, driven by tariffs, supply chain disruptions, and other economic factors, impact how far limited capital funding can go in accomplishing planned projects. In addition, contributions to reserves are also dependent on the economy and the City's overall fiscal condition. Looking at projected revenues and costs, the City anticipates potential deficits in the next few years. This limits the extent to which there is limited period funding from the year-end balance available to contribute to either the CIP reserve or SPAR.

Even under the best economic conditions, meeting ambitious goals to increase and improve the City's park and recreation system will require new revenue sources to fund projects and likely additional staff capacity to execute the projects and maintain new facilities. As mentioned in Section 8.6.8, as of this writing, the City is exploring placing a revenue measure on the 2026 ballot to support community priorities for the Mountain View of Tomorrow, including a top priority to expand parks.



Natural Physical and Public Health Disasters

Mountain View, like the rest of the region and the state, is subject to potential extreme weather and geological events, such as flooding and earthquake. Such events can cause significant damage to City infrastructure and facilities. While federal and state disaster response funding may become available, this is uncertain and likely insufficient. Thus, repair of damages from natural disasters to City streets, facilities, and parks could place further demands on CIP funding sources and result in more challenging trade-offs.

Public health events, such as a pandemic, could result in a need to redirect staff resources from the Community Services, Public Works, and other departments. This was the case during the COVID-19 pandemic, when parks and recreation staff quickly shifted gears and City facilities and parks were set up to offer COVID-19 testing and vaccinations. In addition, staff needed to redesign programs and operations to provide services in new ways, safely and in compliance with public health orders. Were such a public health event to occur again, progress on the Parks and Recreation Strategic Plan could be expected to slow down, perhaps resulting in an extension of the Plan's timeframe.



Emerging Community Needs

Changes in population age and other demographics, as well as a change in community interests and preferences could result in new needs or a shift in the priority for different recreation programs and amenities. The growth in the popularity of pickleball is an example of this. The Action Plan, informed by public input and program analysis, has already identified the need for expanded programs in fitness, wellness, and aquatics for adults and older

adults. In the event of unanticipated trends and community needs, the City could assess the Plan for possible modification/reprioritization through the checkpoints identified in **Section 8.5.3**.



Changes in School Field Access

As shown in **Section 5.4.3**, the Level of Service in several Planning Areas is heavily dependent on access to school fields, which are available to the public and maintained and programmed by the City through a Joint Use Agreement with MVWSD. (A new joint use agreement with the Los Altos School District is expected to provide four acres of recreation space in the San Antonio Planning Area in 2027.) As further described in **Section 5.4.5**, reliance on school fields is also a key consideration in identifying underserved Planning Areas, as these areas may have limitations in access, availability, and long-term certainty compared to City-owned park land. If the MVWSD Joint Use Agreement were to be terminated, which is allowed for with notice in the JUA, MVWSD would still be required through the Civic Center Act to make playgrounds and fields available for community use after school hours. However, this use would no longer be supported by the City. Even within the Joint Use Agreement, the District retains authority to set the hours of school use and to reprogram school site space, for example for portable classroom buildings, if needed. Were something like this to happen at Monta Loma School, the Monta Loma Planning Area, for example, would only have access to the 0.7-acre Thaddeus Park.

If some or all of the MVWSD school sites were to become unavailable, this would change the access to parks and the Level of Service (acres per 1,000 residents). Depending on the location of any such changes, the relative priority of Planning Area park expansion could shift. Additionally, without access to school fields, the City would need to move programs held on school fields to City-owned parks, which would intensify wear on existing fields and limit the range and frequency of programming that could be accommodated.

As described in **Section 8.5.3** above, the current timeframe calls for the process to develop the next parks and recreation strategic plan to begin in year 10 of this plan, with regular tracking and reporting along the way. These interim checkpoints will provide opportunities to assess the impacts of changing circumstances and the need for mid-plan adjustments.

8.6 Action Plan

The Action Plan is organized by Strategy. Each action indicates resource needs and anticipated completion timeframes as show in the legend below.

Legend:

Ø = staff time only
$ = <$250k
$$ = $250k–$1M
$$$ = $1M–$5M
$$$$ = $5M+

Immediate: less than 2 years;
Short-term: 3–5 years;
Mid-term: 6–10 years;
Long-term: 10+ years

Milestones are identified within actions as appropriate. For each action, a reference is provided to a performance metric, as listed in **Section 8.7**.

8.6.1 PARKS, TRAILS AND OPEN SPACE

Goal 1:
Expand and enhance safe, equitable and convenient access to parks, open spaces, and trails.

Ensure that all community members, regardless of location, income, age, or ability, can safely and conveniently access high-quality parks, open spaces, and trail systems. Prioritize park development and enhancements in underserved Planning Areas and preserve natural spaces for future generations and alignment with the Biodiversity and Urban Forest Plan.



STRATEGY 1.1

Provide connected and inclusive access to parks and trails through land acquisition, development of new parks, and alignment with the Vision Zero Action Plan/Local Road Safety Plan and Active Transportation Plan.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
1.1.1	Acquire land and develop two new Neighborhood Parks, prioritizing underserved Planning Areas where access is lowest (including Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio Planning Areas, including the Monta Loma, Terra Bella, and Rex-Manor neighborhoods).	Long-term	$$$$	• Identify opportunities for new parks and facilities in underserved Planning Areas with limited access to parks. • Monitor and pursue land acquisition opportunities through on-market and off-market strategies, and advance viable sites through appraisal and Council approval. • Plan, design, and construct new parks or facilities on acquired sites through community engagement, feasibility analysis, and funding coordination.	1
1.1.2	Design and develop 11.24 acres of park land already acquired by the City or planned through joint use agreements.	Long-term	$$$$	Open the following park sites: • 909, 917, 939 San Rafael (CIP 24-36) • California/Pacchetti (CIP 25-40) • Joint Use Open Space at LASD "10th School Site" (CIP 27-xx) • 555 W. Middlefield (CIP 29-xx) • Villa-Chiquita Park (CIP 21-61) • 2231 W. Middlefield and 538 Thompson (Thompson Park, CIP 26-35) • 711 Calderon (CIP 27-xx)	1

Action #	Action	Timeline	Cost	Milestones	Performance Metric
1.1.3	Assess, design, and develop City-maintained open space parcels over 0.50 acres for potential repurposing or enhancement as mini or special use parks.	Long-term	$$$$	Focus on the following properties: • Sleeper/Franklin Trail Entrance (1.03 acres). • Shoreline Boulevard and Church Street (0.80 acres). • Shoreline Boulevard between California and Mercy Streets (0.51 acres).	1
1.1.4	Acquire land and develop new Community Parks, Mini Parks, and/or an indoor sports complex as site opportunities arise and depending on funding availability.	Long-term	$$$$	• Identify opportunities for new parks and facilities both citywide and in underserved Planning Areas with limited access to parks. • Monitor and pursue land acquisition opportunities through on-market and off-market strategies, and advance viable sites through appraisal and Council approval. • Plan, design, and construct new parks or facilities on acquired sites through community engagement, feasibility analysis, and funding coordination.	1
1.1.5	Expand the Stevens Creek Trail by completing a trail extension from Dale/Heatherstone to Remington, and ultimately to Fremont Ave.	Mid-term	$$$	• Complete extension from Dale/Heatherstone to Remington (CIP 20-50).	2
1.1.6	Coordinate with the City's Active Transportation Plan to review and assess safe and convenient multimodal connections to parks, open spaces, and recreation facilities, prioritizing pedestrian, bicycle, and transit access.	Mid-term	$$$$	• In concert with the City's Active Transportation Plan, identify park access gaps. • When parks are physically proximate, include park access and connectivity needs as part of identified priority projects in the Active Transportation Plan. • Include language in the Active Transportation Plan to recognize Parks and Open Space as important destinations.	1

STRATEGY 1.2

Provide park improvements and amenities that reflect community needs and address needed updates.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
1.2.1	Design and implement Update Improvements to Neighborhood Parks based on park assessment, with a potential focus on Cooper, Whisman, and San Veron Parks.	Mid-term	$$$$	• Complete update improvements to Cooper Park. • Complete update improvements at Whisman Park. • Complete update improvements at San Veron Park.	3
1.2.2	Design and implement Update Improvements to Mini Parks based on park assessment, with a potential focus on Rex Manor Park which includes negotiating with SFPUC regarding permitted improvements, and Thaddeus and Varsity Parks.	Mid-term	$$$	• Complete update improvements to Rex Manor Park. • Complete update improvements to Thaddeus Park. • Complete update improvements to Varsity Park.	3
1.2.3	Design and implement Update Improvements to Community Parks based on park assessment, with a potential focus on Sylvan Park.	Short-term	$$	• Complete update improvements to Sylvan Park (CIP 26-32). • Complete Eagle Park Pool Improvements (CIP 25-38). • Complete Callahan Field Lighting Upgrade (CIP 27-xx).	3
1.2.4	Design and implement Enhancement Improvements to Mini Parks, with a potential focus on Chetwood Park.	Mid-term	$$$	• Complete enhancements to Chetwood Park.	3
1.2.5	Prioritize Park Enhancement Improvements to Neighborhood Parks with a potential focus on Klein and Bubb Parks.	Mid-term	$$$$	• Complete Monta Loma School Playground enhancements (CIP 25-37) • Complete enhancements to Klein Park. • Complete enhancements to Bubb Park.	3

Action #	Action	Timeline	Cost	Milestones	Performance Metric
1.2.6	Identify and advance Enhancement Improvements for Community Parks with potential focus on Cuesta Park, guided by community input.	Long-term	$$$$	• Complete enhancements to Cuesta Park (CIP 26-34), which includes new design elements, pathway renovations, playground replacement and landscape improvements (see **Section 7.2** for more information).	3
1.2.7	Integrate priority amenities – such as sports fields and courts, public restrooms, tree canopy and other natural elements, shade, adult fitness equipment, skate/bike parks, and dog parks – into existing park improvements, new park development, and public-private partnership opportunities to expand recreational access and variety.	Long-term	$$$$	The following existing CIPs will be completed prior to the Long-term timeline associated with this item: • Complete Pickleball Feasibility Study, Design and Construction project (CIP 23-36), including the in-progress site selection. • Working with LASD, complete the 4-acre Joint-use open space (CIP 27-xx).	3
1.2.8	Complete Update Improvements along Stevens Creek Trail by upgrading amenities, including, but not limited to, hydration stations, benches, and wayfinding, where appropriate.	Mid-term	$$$	• Identify priority segments and amenity needs. • Design and coordinate trail amenity upgrades. • Implement phased improvements along the trail, accomplishing quick action projects as feasible.	2
1.2.9	Incorporate inclusive design improvements in existing parks to enhance accessibility, usability, and comfort for people of all abilities, guided by the City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan.	Mid-term	$$$	• Review the City's ADA Self-Evaluation and Transition Plan to identify priority accessibility and inclusive design improvements for existing parks. • Assess existing park amenities and circulation to identify opportunities to enhance inclusive design beyond minimum ADA compliance (e.g., paths, seating, play, shade, and wayfinding). • Prioritize and integrate inclusive design improvements into maintenance projects, renovations, and capital improvement planning	3

8.6.2 BIODIVERSITY

Goal 2:

Advance biodiversity, habitat protection, and natural elements as essential components of a resilient and inclusive park and open space system.

Incorporate biodiversity, habitat protection, and urban forest strategies into parks to support climate resilience, enhance environmental education, and provide everyday access to nature. Ensure natural elements are thoughtfully designed and managed to balance ecological health with inclusive public use.

STRATEGY 2.1

Strengthen ecological function and habitat value within parks, open spaces, and trail corridors in alignment with the Biodiversity and Urban Forest Plan.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
2.1.1	Expand tree canopy in parks, gathering areas, and along trail and park pathways, prioritizing shade tree planting in the BUFP Cooling Zone, mapped in Guide A: Urban Planting of the BUFP, to protect against heat and improve walkability (BUFP Action 17).	Immediate	$$$	• Identify and prioritize planting areas across all City parks, gathering areas, and along trails and park pathways for California native, regional native, and near-native tree canopy expansion, including opportunities for arboretums or bosques that enhance shade and urban cooling. • Coordinate with local nonprofit partners (e.g., Canopy) to support collaborative tree planting and canopy expansion efforts. • Develop and implement phased tree planting plan.	3, 4
2.1.2	Establish and enhance native habitat, pollinator gardens, and climate-resilient landscaping in parks and trails, where appropriate, in accordance with California native, regional native, and near-native and climate-resilient planting guidance from the BUFP (BUFP Action 5).	Immediate	$	• Identify priority sites and habitat opportunities in all City parks. • Implement landscaping enhancements based on guidance from the BUFP.	3, 4

Action #	Action	Timeline	Cost	Milestones	Performance Metric
2.1.3	Maximize biodiversity support within City parks and trail corridors while continuing to meet community needs (BUFP Action 10).	Short-term	$$$	• In high-activity recreational spaces, implement biodiversity-friendly lighting and incorporate native landscaping around the perimeter or in underutilized spaces. • Incorporate native landscaping in low-intensity recreational spaces. • Add design elements to promote respite, enjoyment, and awareness of nature, such as benches and signage. • Incorporate habitat enhancement and restoration goals into trail and recreational facility improvement projects.	4

STRATEGY 2.2

Integrate long-term biodiversity stewardship into park planning, design, and asset management, guided by the Biodiversity and Urban Forest Plan.

Action #	Action	Timeline	Cost	Priority	Performance Metric
2.2.1	Develop lifecycle-based replacement schedule guidelines for park and trail trees and landscape plantings to ensure proactive management, habitat protection, long-term ecological health, and predictable maintenance planning.	Short-term	∅	• Assess existing tree and landscape lifecycles and condition. • Develop and implement replacement schedules.	4
2.2.2	When reviewing or updating existing City landscaping and planting guidelines, implement design standards for City parks, trails, facilities, and streetscapes where feasible (BUFP Action 4).	Short-term	$	• Incorporate updated design standards during routine updates to existing landscaping. • Apply standards in review of City park, facility, and streetscape projects.	4

8.6.3 RECREATION PROGRAMS AND FACILITIES

Goal 3:
Increase community participation.

Foster inclusive, meaningful engagement in recreation programs, park use, planning efforts, and volunteer opportunities for residents of all ages and backgrounds. Strengthen partnerships with local organizations and build trust through ongoing, transparent, and responsive communication.

STRATEGY 3.1
Deliver inclusive program offerings that serve diverse community needs.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
3.1.1	Update Council Policy H-5, Use of City Facilities, to include recently added venues and revise user group definitions to recommend fees based on group type.	Immediate	∅	• Review and revise existing policy to include new venues and updated user categories. • Present the draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption	6
3.1.2	Review and update the Recreation Financial Assistance Program (FAP) to ensure the program is meeting current community needs.	Immediate	∅	• Conduct a review of the existing FAP and develop recommended updates. • Present recommended updates to the Parks and Recreation Commission. • Include recommended updates to the FAP through the City's annual budget process.	5
3.1.3	Revise Council Policy H-7, Athletic Field Use Policy, to define recognition criteria, distinguish between organization types, establish formal agreements to guide field use and responsibilities, and recommend fees based on group type and benefit to residents.	Immediate	∅	• Review and revise existing policy. • Seek input on revisions from the City's Recognized Youth Sports Organizations. • Present draft policy amendments to the Parks and Recreation Commission. • Present draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption.	6

Action #	Action	Timeline	Cost	Milestones	Performance Metric
3.1.4	Enhance adult programming (18+) through diverse offerings in fitness, wellness, and enrichment to meet evolving community interests.	Short-term	$	• Seek instructors to offer adult programming and pilot five to 10 new adult class offerings.	5
3.1.5	Enhance programs for adults 55+ by increasing fitness, wellness, and social opportunities, including evening offerings, that support active and connected aging.	Short-term	$	• Seek instructors to offer programs for adults 55+ and pilot three to six new 55+ fitness, wellness, and social programs annually, with a focus on evening programs.	5
3.1.6	Expand water fitness opportunities for adults by increasing class offerings and exploring new formats that support wellness, mobility, and active aging.	Short-term	$	• Recruit a water exercise instructor or a vendor to provide additional water exercise classes.	5
3.1.7	Continue to expand access to learn-to-swim and recreation swim opportunities, with an emphasis on youth water safety.	Immediate	∅	• Assess current learn-to-swim and recreation swim capacity, participation trends, and access barriers to identify gaps by age group, season, skill level, and time of day. • Adjust schedules, class mix, and open swim availability to prioritize beginner and youth water-safety classes and recreation swim. • Explore strategies to increase access to recreation swim, such as extended hours, additional swim sessions, or targeted programming for families and underserved populations. • Monitor enrollment, waitlists, attendance, and participation trends annually to inform ongoing refinements and seasonal adjustments.	5

STRATEGY 3.2
Expand partnerships for program delivery, awareness, and use.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
3.2.1	Create a clear, accessible process for volunteer organizations to partner with the City (aligned with the FY 2025-27 Council Work Plan).	Immediate	∅	• Conduct outreach to partner/ volunteer organizations for streamlining ideas. • Conduct a legal review on risk management. • Evaluate how opportunities to work with Friends of Parks–style groups could be included within the volunteer partnership framework. • Develop a draft policy to present to the Council Policy and Procedures Committee. • Present draft policy for City Council for adoption.	9
3.2.2	Pursue additional joint-use opportunities with public/ private partners to expand access to recreation space, such as indoor sports complex and sports fields and courts.	Mid-term	∅	• Identify and evaluate potential public and private joint-use partners and sites. • Initiate one to two new joint-use agreements or pilots to expand access to recreation space.	9

8.6.4 OPERATIONS AND MAINTENANCE

Goal 4:
Foster a positive staff culture and ensure well-maintained operations.

Cultivate an organizational culture that supports staff well-being, development, and collaboration. Maintain high standards for cleanliness, safety, and functionality of parks and facilities through effective maintenance and operations.

STRATEGY 4.1
Build organizational capacity and a future-ready workforce to sustain high-quality parks and recreation services.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
4.1.1	Conduct a staffing audit to assess the department's structure comparing to other agencies' staffing levels and provide recommendations that align with service goals.	Immediate	$$	• Complete staffing and workload analysis. • Develop phased staffing recommendations aligned with service goals. • Propose resource allocations, as feasible, through the City's annual budget process	7
4.1.2	Develop a department-wide written succession plan to ensure leadership continuity, retain institutional knowledge, and support long-term workforce development.	Short-term	∅	• Identify critical roles, skill gaps, and succession risks. • Develop a written department-wide succession plan.	7
4.1.3	Establish dedicated biodiversity expertise to support implementation of the Biodiversity and Urban Forest Plan across park planning, capital projects, and maintenance.	Immediate	$$	• Identify an approach to provide dedicated biodiversity expertise. • Propose resource allocations, as feasible, through the City's annual budget process. • Integrate biodiversity expertise into park planning, capital projects, and maintenance.	4, 7

Action #	Action	Timeline	Cost	Milestones	Performance Metric
4.1.4	Evaluate and add project management capacity within the Public Works Department to support new park development and major park enhancement projects.	Short-term	$$	• Evaluate project management capacity and workload demands. • Propose resource allocations, as feasible, through the City's annual budget process. • Assign project management resources to support park projects.	1, 2, 3, 7
4.1.5	Assess transportation planning and engineering capacity within the Public Works Department to evaluate, advance, and deliver safe pedestrian, bike, and mobility connections to parks, particularly in areas with access barriers.	Short-term	$$	• Evaluate transportation planning and engineering capacity and workload demands. • Propose resource allocations, as feasible, through the City's annual budget process. • Assign transportation staff to evaluate, advance, and deliver on transportation projects that provide access to parks.	1, 7
4.1.6	Identify staff capacity—or add staffing—to create a dedicated Special Events Team to provide consistent planning, coordination, and staffing for City events.	Short-term	$$	• Review special event staffing needs as part of the staffing audit. • Propose resource allocations, as feasible, through the City's annual budget process. • Establish a dedicated Special Events Team through staffing or reallocation.	7
4.1.7	Identify staff capacity—or add staffing—to centralize and coordinate exploration and development of grants, sponsorships, and strategic partnerships that support parks, recreation, and performing arts programming.	Short-term	$$	• Review staffing needs as part of the staffing audit. • Establish a position through a budget request, as feasible, or reallocation of existing staff.	7, 9
4.1.8	Identify staff capacity, add staffing specializing in inclusion, or establish a partnership with an agency, to provide accessibility and inclusion support across programs.	Mid-term	$	• Determine an approach to provide inclusion support following the staffing audit. • Propose resource allocations, as feasible, through the City's annual budget process	7

Action #	Action	Timeline	Cost	Milestones	Performance Metric
4.1.9	Identify staff capacity—or add staffing—to establish a centralized communications and marketing role to support consistent, department-wide outreach and engagement.	Mid-term	$	• Review staffing needs as part of the staffing audit. • Establish a position through a budget request, as feasible, or reallocation of existing staff.	7, 10
4.1.10	Evaluate current software and hardware systems and identify opportunities to enhance functionality, integration, and user experience to improve operational efficiency and service delivery.	Short-term	$$	• Complete implementation of a Computerized Maintenance Management System for Parks. • Implement new or upgraded Recreation Registration and Reservation Software • Implement new or upgraded Performing Arts Ticketing Software	

STRATEGY 4.2
Enhance preventative and responsive maintenance practices.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
4.2.1	Establish lifecycle-based replacement schedules for parks, recreation facilities, equipment, and furniture to guide proactive maintenance, ensure safety, and inform future capital planning.	Short-term	∅	• Inventory assets and assess condition and replacement cycles in coordination with the City's implementation of the Computerized Maintenance Management System. • Develop and apply lifecycle-based replacement schedules.	8
4.2.2	Update the existing Parks Maintenance Standards document to enhance service expectations, guide daily operations, and ensure consistency, best practices and quality across all park sites.	Immediate	$	• Update Parks Maintenance Standards to define service levels and expectations. • Use updated standards to inform staffing and workload analysis.	8
4.2.3	Develop and implement staff training for biodiversity-friendly landscape installation and maintenance (BUFP Action 21).	Short-term	$	• Identify training needs and biodiversity topics to focus on. • Develop and deliver biodiversity-focused training.	8

8.6.5 FUNDING AND MARKETING

Goal 5:
Develop new funding sources and strengthen existing financial strategies to support a sustainable parks and recreation system.

Build on existing financial mechanisms to ensure long-term sustainability. Explore new funding opportunities to achieve ambitious park land goals, enhance cost-recovery strategies, and align resources with community needs to maintain and improve parks, programs, and facilities.ongoing, transparent, and responsive communication.

STRATEGY 5.1
Diversify and expand revenue streams.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
5.1.1	Assess the feasibility of a voter approved revenue measure through community polling and analysis of public funding opportunities to support City needs such as major parks, open space, and recreation facility improvements for placement on the 2026 ballot (aligned with the FY 2025-27 Council Work Plan).	Immediate	$$	• Conduct community polling and analysis for a potential 2026 ballot measure. • City Council reviews and determines whether to include a ballot measure for the 2026 election. • If approved by Council, the ballot measure is placed on the ballot for the 2026 General Election.	1, 2, 3
5.1.2	Utilize the park impact fee nexus study process to evaluate and update Chapter 41 of the City Code, including new or revised park land dedication requirements, POPA standards, and fee structures.	Immediate	∅	• Present the Nexus Study and recommended fee updates to City Council for potential direction to amend Chapter 41 (Q2 2026). • Return to City Council with an ordinance amending Chapter 41 to adopt updated parkland fees and review recommended changes to park land dedication requirements (Q2–Q3 2026). • Explore updates to POPA standards and implementation requirements and return to Council for direction (Q3–Q4 2026).	1, 2, 3

Action #	Action	Timeline	Cost	Milestones	Performance Metric
5.1.3	Conduct a comprehensive review of the City's existing sponsorship program—including sponsorship levels, benefits, and dollar amounts—compared to best practices in the Plan to identify opportunities for enhancement and long-term growth.	Immediate	∅	• Review existing sponsorship program and benchmark against best practices. • Identify enhancements to sponsorship levels, benefits, and revenue potential. • Implement sponsorship program updates.	9
5.1.4	Revise Council Policy J-2, Recreation Cost Recovery Policy, to align with current program offerings, equity goals, and evolving community and market conditions.	Short-term	$	• Review and revise existing policy. • Present draft policy amendments to the Parks and Recreation Commission. • Present draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption.	6
5.1.5	Identify and pursue competitive grant opportunities to fund priority park and recreation facility improvements, program expansion, and strategic initiatives.	Short-term	∅	• Designate staff capacity to focus on identifying and administering grants consistent with park and recreation priorities. • Monitor and evaluate competitive grant opportunities. • Pursue and implement grant-funded projects and programs.	9
5.1.6	Evaluate and develop a framework for establishing capital reserve fees through facility rentals to support long-term maintenance and capital improvements.	Mid-term	∅	• Evaluate feasibility and best practices for capital reserve fees. • If feasible, develop and implement a capital reserve fee framework.	6

Action #	Action	Timeline	Cost	Milestones	Performance Metric
5.1.7	Evaluate and advance the potential establishment of a nonprofit foundation to support City parks and recreation programs through fundraising, partnerships, and community engagement.	Mid-term	∅	• Evaluate feasibility, governance models, and legal considerations. • Engage stakeholders and identify fundraising and partnership opportunities. • Explore the feasibility of a "Friends of Parks" or similar nonprofit support model, including potential roles and alignment with City priorities. • Determine next steps toward potential nonprofit foundation formation.	9
5.1.8	Develop a Corporate Social Responsibility (CSR) sponsorship package to engage local employers in supporting parks, recreation, and cultural initiatives through funding and volunteerism.	Mid-term	∅	• Designate staff capacity to focus on strategic partnerships. • Develop a CSR sponsorship framework and package. • Launch and pilot CSR partnerships with local employers.	9

STRATEGY 5.2

Share meaningful stories to maximize community engagement and connections.

Action #	Action	Timeline	Cost	Milestones	Performance Metric
5.2.1	Develop standardized value messaging that communicates the economic, health, environmental, and social benefits of parks and recreation for use in funding proposals, outreach, and advocacy.	Short-term	∅	• Develop standardized impact messages and supporting data points. • Apply messaging across funding proposals, outreach, and advocacy efforts.	10
5.2.2	Develop an annual report and public-facing dashboard that tracks progress toward the Parks and Recreation Strategic Plan goals, including implementation milestones, performance metrics, and how funding supports improvements in parks, programs, and facilities.	Immediate	∅	• Designate staff capacity to focus on strategic partnerships. • Develop a CSR sponsorship framework and package. • Launch and pilot CSR partnerships with local employers.	10

8.6.6 ACTION ITEMS BY IMPLEMENTATION TIMELINE

This section reorganizes all action items by their anticipated implementation timeline to provide a clear view of when each initiative is expected to take place.

Immediate Actions

Immediate action items represent initiatives to be launched within the first two years following plan adoption.

Action #	Action	Cost	Milestones	Performance Metric
2.1.1	Expand tree canopy in parks, gathering areas, and along trail and park pathways, prioritizing shade tree planting in the BUFP Cooling Zone, mapped in Guide A: Urban Planting of the BUFP, to protect against heat and improve walkability (BUFP Action 17).	$$$	• Identify and prioritize planting areas across all City parks, gathering areas, and along trails and park pathways for California native, regional native, and near-native tree canopy expansion, including opportunities for arbore-tums or bosques that enhance shade and urban cooling. • Coordinate with local nonprofit partners (e.g., Canopy) to support collaborative tree planting and canopy expansion efforts. • Develop and implement phased tree planting plan.	3, 4
2.1.2	Establish and enhance native habitat, pollinator gardens, and climate-resilient landscaping in parks and trails, where appropriate, in accordance with California native, regional native, and near-native and climate-resilient planting guidance from the BUFP (BUFP Action 5).	$	• Identify priority sites and habitat opportunities. • Implement landscaping enhance-ments based on guidance from the BUFP.	3, 4
3.1.1	Update Council Policy H-5, Use of City Facilities, to include recently added venues and revise user group definitions to recommend fees based on group type.	∅	• Review and revise existing policy to include new venues and updated user categories. • Present the draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption.	6

Action #	Action	Cost	Milestones	Performance Metric
3.1.2	Review and update the Recreation Financial Assistance Program (FAP) to ensure the program is meeting current community needs.	∅	• Conduct a review of the existing FAP and develop recommended updates. • Present recommended updates to the Parks and Recreation Commission. • Include recommended updates to the FAP through the City's annual budget process.	5
3.1.3	Revise Council Policy H-7, Athletic Field Use Policy, to define recognition criteria, distinguish between organization types, establish formal agreements to guide field use and responsibilities, and recommend fees based on group type and benefit to residents.	∅	• Review and revise existing policy. • Seek input on revisions from the City's Recognized Youth Sports Organizations. • Present draft policy amendments to the Parks and Recreation Commission. • Present draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption.	6
3.1.7	Continue to expand access to learn-to-swim and recreation swim opportunities, with an emphasis on youth water safety.	∅	• Assess current learn-to-swim and recreation swim capacity, participation trends, and access barriers to identify gaps by age group, season, skill level, and time of day. • Adjust schedules, class mix, and open swim availability to prioritize beginner and youth water-safety classes and recreation swim. • Explore strategies to increase access to recreation swim, such as extended hours, additional swim sessions, or targeted programming for families and underserved populations. • Monitor enrollment, waitlists, attendance, and participation trends annually to inform ongoing refinements and seasonal adjustments.	5

Action #	Action	Cost	Milestones	Performance Metric
3.2.1	Create a clear, accessible process for volunteer organizations to partner with the City (aligned with the FY 2025-27 Council Work Plan).	∅	• Conduct outreach to partner/volunteer organizations for streamlining ideas. • Conduct a legal review on risk management. • Evaluate how opportunities to work with Friends of Parks–style groups could be included within the volunteer partnership framework. • Develop a draft policy to present to the Council Policy and Procedures Committee. • Present draft policy for City Council for adoption.	9
4.1.1	Conduct a staffing audit to assess the department's structure comparing to other agencies' staffing levels and provide recommendations that align with service goals.	$$	• Complete staffing and workload analysis. • Develop phased staffing recommendations aligned with service goals. • Propose resource allocations, as feasible, through the City's annual budget process.	7
4.1.3	Establish dedicated biodiversity expertise to support implementation of the Biodiversity and Urban Forest Plan across park planning, capital projects, and maintenance.	$$	• Identify an approach to provide dedicated biodiversity expertise. • Propose resource allocations, as feasible, through the City's annual budget process. • Integrate biodiversity expertise into park planning, capital projects, and maintenance.	4, 7
4.2.2	Update the existing Parks Maintenance Standards document to enhance service expectations, guide daily operations, and ensure consistency, best practices and quality across all park sites.	$	• Update Parks Maintenance Standards to define service levels and expectations. • Use updated standards to inform staffing and workload analysis.	8

Action #	Action	Cost	Milestones	Performance Metric
5.1.1	Assess the feasibility of a voter approved revenue measure through community polling and analysis of public funding opportunities to support City needs such as major parks, open space, and recreation facility improvements for placement on the 2026 ballot (aligned with the FY 2025-27 Council Work Plan).	$$	• Conduct community polling and analysis for a potential 2026 ballot measure. • City Council reviews and determines whether to include a ballot measure for the 2026 election. • If approved by Council, the ballot measure is placed on the ballot for the 2026 General Election.	1, 2, 3
5.1.2	Utilize the park impact fee nexus study process to evaluate and update Chapter 41 of the City Code, including new or revised park land dedication requirements, POPA standards, and fee structures.	∅	• Present the Nexus Study and recommended fee updates to City Council for potential direction to amend Chapter 41 (Q2 2026). • Return to City Council with an ordinance amending Chapter 41 to adopt updated parkland fees and review recommended changes to park land dedication requirements (Q2–Q3 2026). • Explore updates to POPA standards and implementation requirements and return to Council for direction (Q3–Q4 2026).	1, 2, 3
5.1.3	Conduct a comprehensive review of the City's existing sponsorship program—including sponsorship levels, benefits, and dollar amounts—compared to best practices in the Plan to identify opportunities for enhancement and long-term growth.	∅	• Review existing sponsorship program and benchmark against best practices. • Identify enhancements to sponsorship levels, benefits, and revenue potential. • Implement sponsorship program updates.	9
5.2.2	Develop an annual report and public-facing dashboard that tracks progress toward the Parks and Recreation Strategic Plan goals, including implementation milestones, performance metrics, and how funding supports improvements in parks, programs, and facilities.	∅	• Produce a public-facing dashboard or annual report. • Conduct public outreach to increase community awareness of progress on the Parks and Recreation Strategic Plan	10

Short-term Actions

Short-term action items are planned for implementation within three to five years after plan adoption, building on early progress and setting the foundation for mid-term initiatives..

Action #	Action	Cost	Milestones	Performance Metric
1.2.3	Design and implement Update Improvements to Community Parks based on park assessment, with a potential focus on Sylvan Park.	$$	• Complete update improvements to Sylvan Park (CIP 26-32). • Complete Eagle Park Pool Improvements (CIP 25-38). • Complete Callahan Field Lighting Upgrade (CIP 27-xx).	3
2.1.3	Maximize biodiversity support within City parks and trail corridors while continuing to meet community needs (BUFP Action 10).	$$$	• In high-activity recreational spaces, implement biodiversity-friendly lighting and incorporate native landscaping around the perimeter or in underutilized spaces. • Incorporate native landscaping in low-intensity recreational spaces. • Add design elements to promote respite, enjoyment, and awareness of nature, such as benches and signage. • Incorporate habitat enhancement and restoration goals into trail and recreational facility improvement projects.	4
2.2.1	Develop lifecycle-based replacement schedule guidelines for park and trail trees and landscape plantings to ensure proactive management, habitat protection, long-term ecological health, and predictable maintenance planning.	∅	• Assess existing tree and landscape lifecycles and condition. • Develop and implement replacement schedules.	4
2.2.2	When reviewing or updating existing City landscaping and planting guidelines, implement design standards for City parks, trails, facilities, and streetscapes where feasible (BUFP Action 4).	$	• Incorporate updated design standards during routine updates to existing landscaping. • Apply standards in review of City park, facility, and streetscape projects.	4

Action #	Action	Cost	Milestones	Performance Metric
3.1.4	Enhance adult programming (18+) through diverse offerings in fitness, wellness, and enrichment to meet evolving community interests.	$	• Seek instructors to offer adult programming and pilot five to 10 new adult class offerings.	5
3.1.5	Enhance programs for adults 55+ by increasing fitness, wellness, and social opportunities, including evening offerings, that support active and connected aging.	$	• Seek instructors to offer programs for adults 55+ and pilot three to six new 55+ fitness, wellness, and social programs annually, with a focus on evening programs.	5
3.1.6	Expand water fitness opportunities for adults by increasing class offerings and exploring new formats that support wellness, mobility, and active aging.	$	• Recruit a water exercise instructor or a vendor to provide additional water exercise classes.	5
4.1.2	Develop a department-wide written succession plan to ensure leadership continuity, retain institutional knowledge, and support long-term workforce development.	∅	• Identify critical roles, skill gaps, and succession risks. • Develop a written department-wide succession plan.	7
4.1.4	Evaluate and add project management capacity within the Public Works Department to support new park development and major park enhancement projects.	$$	• Evaluate project management capacity and workload demands. • Propose resource allocations, as feasible, through the City's annual budget process. • Assign project management resources to support park projects.	1, 2, 3, 7

Action #	Action	Cost	Milestones	Performance Metric
4.1.5	Assess transportation planning and engineering capacity within the Public Works Department to evaluate, advance, and deliver safe pedestrian, bike, and mobility connections to parks, particularly in areas with access barriers.	$$	• Evaluate transportation planning and engineering capacity and workload demands. • Propose resource allocations, as feasible, through the City's annual budget process. • Assign transportation staff to evaluate, advance, and deliver on transportation projects that provide access to parks.	1, 7
4.1.6	Identify staff capacity—or add staffing—to create a dedicated Special Events Team to provide consistent planning, coordination, and staffing for City events.	$$	• Review special event staffing needs as part of the staffing audit. • Propose resource allocations, as feasible, through the City's annual budget process. • Establish a dedicated Special Events Team through staffing or reallocation.	7
4.1.7	Identify staff capacity—or add staffing—to centralize and coordinate exploration and development of grants, sponsorships, and strategic partnerships that support parks, recreation, and performing arts programming.	$$	• Review staffing needs as part of the staffing audit. • Establish a position through a budget request, as feasible, or reallocation of existing staff.	7, 9
4.1.10	Evaluate current software and hardware systems and identify opportunities to enhance functionality, integration, and user experience to improve operational efficiency and service delivery.	$$	• Complete implementation of a Computerized Maintenance Management System for Parks. • Implement new or upgraded Recreation Registration and Reservation Software • Implement new or upgraded Performing Arts Ticketing Software	

Action #	Action	Cost	Milestones	Performance Metric
4.2.1	Establish lifecycle-based replacement schedules for parks, recreation facilities, equipment, and furniture to guide proactive maintenance, ensure safety, and inform future capital planning.	∅	• Inventory assets and assess condition and replacement cycles in coordination with the City's implementation of the Computerized Maintenance Management System. • Develop and apply lifecycle-based replacement schedules.	8
4.2.3	Develop and implement staff training for biodiversity-friendly landscape installation and maintenance (BUFP Action 21).	$	• Identify training needs and biodiversity topics to focus on. • Develop and deliver biodiversity-focused training.	8
5.1.4	Revise Council Policy J-2, Recreation Cost Recovery Policy, to align with current program offerings, equity goals, and evolving community and market conditions.	$	• Review and revise existing policy. • Present draft policy amendments to the Parks and Recreation Commission. • Present draft policy amendments to the Council Policy and Procedures Committee. • Present the draft policy amendments to City Council for adoption.	6
5.1.5	Identify and pursue competitive grant opportunities to fund priority park and recreation facility improvements, program expansion, and strategic initiatives.	∅	• Designate staff capacity to focus on identifying and administering grants consistent with park and recreation priorities. • Monitor and evaluate competitive grant opportunities. • Pursue and implement grant-funded projects and programs.	9
5.2.1	Develop standardized value messaging that communicates the economic, health, environmental, and social benefits of parks and recreation for use in funding proposals, outreach, and advocacy.	∅	• Develop standardized impact messages and supporting data points. • Apply messaging across funding proposals, outreach, and advocacy efforts.	10

Mid-term Actions

Mid-term action items are intended for implementation within six to 10 years, advancing longer-range improvements that require additional planning, coordination, or resources.

Action #	Action	Cost	Milestones	Performance Metric
1.1.5	Expand the Stevens Creek Trail by completing a trail extension from Dale/ Heatherstone to Remington, and ultimately to Fremont Ave.	$$$	• Complete extension from Dale/ Heatherstone to Remington (CIP 20-50).	2
1.1.6	Coordinate with the City's Active Transportation Plan to review and assess safe and convenient multimodal connections to parks, open spaces, and recreation facilities, prioritizing pedestrian, bicycle, and transit access.	$$$$	• In concert with the Active Transportation Plan, identify park access gaps. • When parks are physically proximate, include park access and connectivity needs as part of identified priority projects in the Active Transportation Plan. • Include language in the Active Transportation Plan to recognize Parks and Open Space as important destinations.	1
1.2.1	Design and implement Update Improvements to Neighborhood Parks based on park assessment, with a potential focus on Cooper, Whisman, and San Veron Parks.	$$$$	• Complete update improvements to Cooper Park. • Complete update improvements at Whisman Park. • Complete update improvements at San Veron Park.	3
1.2.2	Design and implement Update Improvements to Mini Parks based on park assessment, with a potential focus on Rex Manor Park which includes negotiating with SFPUC regarding permitted improvements, and Thaddeus and Varsity Parks.	$$$	• Complete update improvements to Rex Manor Park. • Complete update improvements to Thaddeus Park. • Complete update improvements to Varsity Park.	3
1.2.4	Design and implement Enhancement Improvements to Mini Parks, with a potential focus on Chetwood Park.	$$$	• Complete enhancements to Chetwood Park.	3

Action #	Action	Cost	Milestones	Performance Metric
1.2.5	Prioritize Park Enhancement Improvements to Neighborhood Parks with a potential focus on Klein and Bubb Parks.	$$$$	• Complete Monta Loma School Playground enhancements (CIP 25-37) • Complete enhancements to Klein Park. • Complete enhancements to Bubb Park.	3
1.2.8	Complete Update Improvements along Stevens Creek Trail by upgrading amenities, including, but not limited to, hydration stations, benches, and wayfinding, where appropriate.	$$$	• Identify priority segments and amenity needs. • Design and coordinate trail amenity upgrades. • Implement phased improvements along the trail, accomplishing quick action projects as feasible.	2
1.2.9	Incorporate inclusive design improvements in existing parks to enhance accessibility, usability, and comfort for people of all abilities, guided by the City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan.	$$$	• Review the City's ADA Self-Evaluation and Transition Plan to identify priority accessibility and inclusive design improvements for existing parks. • Assess existing park amenities and circulation to identify opportunities to enhance inclusive design beyond minimum ADA compliance (e.g., paths, seating, play, shade, and wayfinding). • Prioritize and integrate inclusive design improvements into maintenance projects, renovations, and capital improvement planning.	3
3.2.2	Pursue additional joint-use opportunities with public/private partners to expand access to recreation space, such as indoor sports complex and sports fields and courts.	∅	• Identify and evaluate potential public and private joint-use partners and sites. • Initiate one to two new joint-use agreements or pilots to expand access to recreation space.	9

Action #	Action	Cost	Milestones	Performance Metric
4.1.8	Identify staff capacity, add staffing specializing in inclusion, or establish a partnership with an agency, to provide accessibility and inclusion support across programs.	$	• Determine an approach to provide inclusion support following the staffing audit. • Propose resource allocations, as feasible, through the City's annual budget process.	7
4.1.9	Identify staff capacity—or add staffing—to establish a centralized communications and marketing role to support consistent, department-wide outreach and engagement.	$	• Review staffing needs as part of the staffing audit. • Establish a position through a budget request, as feasible, or reallocation of existing staff.	7, 10
5.1.6	Evaluate and develop a framework for establishing capital reserve fees through facility rentals to support long-term maintenance and capital improvements.	∅	• Evaluate feasibility and best practices for capital reserve fees. • If feasible, develop and implement a capital reserve fee framework.	6
5.1.7	Evaluate and advance the potential establishment of a nonprofit foundation to support City parks and recreation programs through fundraising, partnerships, and community engagement.	∅	• Evaluate feasibility, governance models, and legal considerations. • Engage stakeholders and identify fundraising and partnership opportunities. • Explore the feasibility of a "Friends of Parks" or similar nonprofit support model, including potential roles and alignment with City priorities. • Determine next steps toward potential nonprofit foundation formation.	9
5.1.8	Develop a Corporate Social Responsibility (CSR) sponsorship package to engage local employers in supporting parks, recreation, and cultural initiatives through funding and volunteerism.	∅	• Designate staff capacity to focus on strategic partnerships. • Develop a CSR sponsorship framework and package. • Launch and pilot CSR partnerships with local employers.	9

Long-term Actions

Long-term action items are envisioned for implementation 10 or more years after plan adoption, reflecting initiatives that depend on future opportunities, funding, or broader system-wide progress.

Action #	Action	Cost	Milestones	Performance Metric
1.1.1	Acquire land and develop two new Neighborhood Parks, prioritizing underserved Planning Areas where access is lowest (including Rengstorff, Thompson, Sylvan-Dale, Stierlin, Central, and San Antonio Planning Areas, including the Monta Loma, Terra Bella, and Rex-Manor neighborhoods).	$$$$	• Identify opportunities for new parks and facilities in underserved Planning Areas with limited access to parks. • Monitor and pursue land acquisition opportunities through on-market and off-market strategies, and advance viable sites through appraisal and Council approval. • Plan, design, and construct new parks or facilities on acquired sites through community engagement, feasibility analysis, and funding coordination.	1
1.1.2	Design and develop 11.24 acres of park land already acquired by the City or planned through joint use agreements.	$$$$	Open the following park sites: • 909-939 San Rafael (CIP 24-36) • California/Pacchetti (CIP 25-40) • Joint Use Open Space at LASD "10th School Site" (CIP 27-xx) • 555 W. Middlefield (CIP 29-xx) • Villa-Chiquita Park (CIP 21-61) • 2231 Middlefield and 538 Thompson (Thompson Park, CIP 26-35) • 711 Calderon (CIP 27-xx)	1
1.1.3	Assess, design, and develop City-maintained open space parcels over 0.50 acres for potential repurposing or enhancement as mini or special use parks.	$$$$	Focus on the following properties: • Sleeper/Franklin Trail Entrance (1.03 acres). • Shoreline Boulevard and Church Street (0.80 acres). • Shoreline Boulevard between California and Mercy Streets (0.51 acres).	1

Action #	Action	Cost	Milestones	Performance Metric
1.1.4	Acquire land and develop new Community Parks, Mini Parks, and/or an indoor sports complex as site opportunities arise and depending on funding availability.	$$$$	• Identify opportunities for new parks and facilities both citywide and in underserved Planning Areas with limited access to parks. • Monitor and pursue land acquisition opportunities through on-market and off-market strategies, and advance viable sites through appraisal and Council approval. • Plan, design, and construct new parks or facilities on acquired sites through community engagement, feasibility analysis, and funding coordination.	1
1.2.6	Identify and advance Enhancement Improvements for Community Parks with potential focus on Cuesta Park, guided by community input.	$$$$	• Complete enhancements to Cuesta Park (CIP 26-34), which includes new design elements, pathway renovations, playground replacement and landscape improvements (see **Section 7.2** for more information).	3
1.2.7	Integrate priority amenities – such as sports fields and courts, public restrooms, tree canopy and other natural elements, shade, adult fitness equipment, skate/bike parks, and dog parks – into existing park improvements, new park development, and public-private partnership opportunities to expand recreational access and variety.	$$$$	The following existing CIPs will be completed prior to the Long-term timeline associated with this item: • Complete Pickleball Feasibility Study, Design and Construction project (CIP 23-36), including the in-progress site selection. • Working with LASD, complete the 4-acre Joint-use open space (CIP 27-xx).	3

8.6.7 PRIORITIZATION CRITERIA



Highest priority will be given to projects that **expand parks** and **open space** and projects that **increase tree canopy** and **native plantings**

Over the next ten years, the City will pursue implementation of this Plan's action items through strategic, proactive efforts, within the context of emerging opportunities and constraints. Because funding, staff capacity, and land availability are limited, the City will use the criteria below, aligned with the Plan's goals and strategies, to guide decisions about when to move forward on different actions. **These criteria reflect a range of considerations. However, the highest priority will be given to projects that expand parks and open space in Planning Areas identified as underserved and projects that can be implemented relatively quickly to increase tree canopy and native plantings in all City parks.** Beyond that, projects that advance multiple goals or strategies will typically be considered higher priorities.

Prioritization Criteria Aligned to Plan Goals and Strategies

- Does the action expand park land in underserved Planning Areas with low access (defined as those with under 2 acres/1,000 residents, reliance on school fields, and limitations to walkable access)?
- Does the action increase tree canopy, protect or expand habitat, enhance biodiversity, integrate nature-based solutions, or otherwise align with the Biodiversity and Urban Forest Plan, and can it be implemented in most, if not all, City parks?
- Does the action improve access to existing parks in Planning Areas with low access (under 2 acres/1,000 residents)?
- Does the action act on a rare or time-sensitive opportunity, such as the opportunity to purchase land?
- Does the action address aging or end-of-life infrastructure, safety needs, ADA compliance, or improved long-term maintenance?
- Does the action modernize amenities to meet evolving community expectations and support higher use?
- Does the action deliver near-term/immediate improvements to habitat, biodiversity, or ecological function?
- Does the action improve climate resilience through shade, cooling, stormwater management, or biodiverse landscape practices?
- Does the action improve environmental performance, water use efficiency, and resilience of landscapes, trees, and natural areas?
- Does the action expand or maintain quality facilities for high-demand recreation programs, sports facilities, and community gathering spaces?

- Does the action enhance multigenerational use, inclusion, and culturally relevant experiences?
- Does the action have demonstrated, strong community support or respond to identified unmet needs?
- Does the action reduce maintenance burdens, improve staff efficiency, streamline operations, or improve the life-cycle value of City assets?
- Does the action leverage grants, philanthropy, sponsorships, partnerships, or private development contributions?
- Does the action support another City priority, plan, or project, especially as aligned with the Biodiversity and Urban Forest Plan, Active Transportation Plan, Vision Zero Action Plan and Local Road Safety Plan, General Plan, Housing Element, or climate and sustainability goals?
- Does the action deliver high value for the cost relative to other actions?
- Is funding available for the action within the proposed timeline?
- Is staff capacity available to accomplish the action and maintain/operate any new facilities?
- Can the action be taken quickly and easily? Have any necessary planning, feasibility studies, and permitting already been completed?

Integrating New Projects with the Action Plan

New capital projects, land acquisition opportunities, and program initiatives will continue to emerge during the life of this Plan. When they do, staff will:

01 Evaluate the new project using the same criteria listed above – ensuring consistency with the Plan's goals and strategies.

02 Place the project into the appropriate implementation timeline (immediate, short-, mid-, or long-term) and reflect it in future Action Plan updates.

03 Review significant changes with the Parks and Recreation Commission and City Council, providing opportunities for community engagement and transparency.

04 Update prioritization as part of the annual work plans, the Capital Improvement Program process, and future Plan updates to ensure alignment with changing conditions, needs, funding, and opportunities.

8.6.8 THE COST OF IMPLEMENTING THE ACTION PLAN AND POTENTIAL FUNDING OPTIONS

Mountain View's parks and recreation system is supported by a combination of funding sources that serve different purposes. Some funds are intended for ongoing operations, staffing, and routine maintenance, while others support one-time capital investments, such as land acquisition, new park development or major facility improvements. Together, these funding sources allow the City to maintain its existing system and make incremental progress. However, they are not sufficient to address the scale of unmet park needs identified through this Strategic Plan, particularly in neighborhoods with lower access to parks.

This section outlines the City's current funding structure, the magnitude of the funding gap, and the considerations and options associated with implementing the Action Plan.

Current Funding Sources

The General Fund supports the day-to-day operations of the parks and recreation system, including staffing, utilities, and routine maintenance. It is funded primarily through property tax, sales tax, and fees for service. While relatively stable from year to year, General Fund resources are limited and must be balanced against competing City priorities. General Fund appropriations to the Community Services Department are relatively consistent over time, with incremental increases recommended through the annual budget cycle and approved by the City Council.

The Capital Improvement Program (CIP) is used to fund the design and construction of parks, the development of new facilities, and substantial improvements to existing parks and facilities. Funding sources for the CIP include the CIP Reserve Fund, Construction Fund, and Conveyance Fund. The City augments the CIP Reserve Fund through contributions of annual unallocated reserve balance if available. The CIP Reserve funds a broad range of capital projects City-wide to maintain, enhance, or develop City facilities, structures, and systems. For many of the ongoing needs to maintain the City's large infrastructure, there is no dedicated funding source, and the CIP reserve, construction fund, and conveyance fund are the only funding sources available. There are more projects identified than can be funded through the CIP each year, and projects are prioritized and reviewed annually. The funding available in the CIP varies year to year and is approved by City Council through the annual budget process.

The City also uses unallocated fund balance, when possible, to fund the Strategic Property Acquisition Reserve (SPAR), which can be used to some extent to help fund the acquisition of properties for future parks but cannot be relied on as an ongoing funding source.

Park Land Dedication "in-lieu" fees paid by residential developers, help offset the



impact of new residents on existing parks. Fees are used within the Planning Area of the development. In some cases, developers dedicate land for the purpose of new public parks, or they can meet their park land requirement through a combination of dedicating land and paying in-Lieu fees. In-Lieu Fee funds have also enabled key investments—such as acquiring future park sites and improving facilities like the Rengstorff Park Aquatics Center and the Community Center—but this funding source has critical limitations. Park Land Dedication fees are not intended to be used to address existing park land deficits—only to mitigate the impacts of new development. As a result, the City currently lacks a dedicated revenue stream to close historic park deficiencies.

The City is currently completing a Park Land Nexus Study to update Chapter 41 of the City Code, which will establish the legal basis for updating the park land dedication fees tied to new development. The adopted Housing Element suggests lowering the existing fees to make new housing more affordable to construct. City Council will ultimately determine whether and how fees are adjusted from the current fee levels.

The parks and recreation system also collects revenue through fees. The fees received are typically for services provided, such as program registration costs (camps, aquatics programs), picnic or facility rentals, sponsorships and similar programs. While some programs and services require a fee, the City provides programs and events

at no cost. For example, the City's Teen Center and Senior Center offer a variety of programs with no associated costs. The City's special events are held throughout the year with no admission fee required. The fees collected help offset operational costs, but do not cover all expenses.

Magnitude of the Park Land Gap

As noted throughout the Plan, the City meets the 3 ac/1,000 goal for the city as a whole, but not at the Planning Area level. The following illustrates the park acreage shortfall at the time of the Plan and how this shortfall would increase based on the Housing Element's projected 2040 population.

Mountain View currently has 390.51 acres of park land and trail acres citywide. With a 2020 population of 82,376, 247.13 acres of park land would be needed to achieve the 3 ac/1,000 goal. Citywide, there are 390.51 acres, which exceeds the goal. However, if the acres associated with North Bayshore are excluded, there are 193.63 acres of neighborhood-serving parks and trails, creating an estimated shortfall of approximately 53.5 acres.

The Housing Element projects a population of 148,200 residents in 2040. Using this potential future population and the same calculation process as above, a total of 444.5 acres of parks would be needed to achieve the 3 ac/1,000 goal. Including the 11.24 acres of land currently to be developed, the City would have 401.75 total acres. Excluding North Bayshore, there would be 204.87 acres. If no additional park acres were developed, the City would have an estimated shortfall of approximately 247.62 acres. This analysis highlights that the park land gap is not static; without new investments, it will continue to grow over time.

Cost of Closing the Gap

The financial implications of closing the park land gap are substantial. Land acquisition in Mountain View averages approximately $10 million per acre, with an additional $3–$6 million per acre required for park design and construction, depending on park size and amenities. At current costs, and an estimated average cost per acre of $13.5 million, acquiring and developing the 53.5 acres needed to address today's shortfall would cost approximately $722 million, excluding the additional acreage required to serve future population growth. To address the shortfall passed on the Housing Element's 2040 population projection, developing the 247.62 acres needed would cost approximately $3.3 billion using current costs. These figures demonstrate that fully closing the parkland gap is not achievable within a single 10–15 year planning cycle and will require long-term, sustained investment.

Even reinvesting in existing parks carries significant cost. Renovating a five-acre neighborhood park typically requires $6-8 million, depending on the scope of improvements and amenities included.

The Cost of Implementing the Action Plan

The Action Plan provides 52 actions that support the five goals of the Plan. Actions with the highest costs can be categorized into four groups and summarized below. It will not be possible to allocate funding for all items in the Action Plan at once, and the funding for each action must be considered based on the type and availability of the funding source.



DEVELOPING NEW PARKS

It is recognized that meeting the existing park deficit is not attainable in the Plan's 10 – 15 year cycle.

Using an incremental approach to increase park acreage, the Action Plan has identified specific actions to make progress toward developing new parks. (**see Actions 1.1.1, 1.1.2, 1.1.4**)

The cost of typical new park projects range from:

- **$16 million per acre** for mini parks
- **$13.5 million per acre** for neighborhood parks
- **$13 million per acre** for community parks

At an average cost of $13.5 million, developing two 5-acre neighborhood parks, as included in the Action Plan, would cost an estimated $135 million.



IMPROVING EXISTING PARKS

A number of actions relate to update improvements and enhancements to existing City parks. (**see Actions 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6**)

The cost of typical update projects ranges from:

- **$1.0M–$1.5M per acre** for mini parks
- **$1.25M–$1.75M per acre** for neighborhood parks
- **$1.5M-$2.0M per acre** for community parks

For example, updating a 5-acre neighborhood park at an average cost of $1.5 million per acre would cost approximately $7.5 million, not including any specialized features.

STAFFING RESOURCES

Actions have been identified that support reviewing the staffing structure and exploring possible opportunities to add staff or contract resources as resources permit, thereby creating staff efficiencies. (see Actions 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7, 4.1.8, 4.1.9) Additional resources could be considered on an annual basis as part of the budget process, phased in as the City's fiscal condition allows.

New and Enhanced Funding Sources

Development of the Plan included research of practices in other jurisdictions to fund parks and recreation. This research is summarized in Appendix H. Most of these examples do not provide significant revenue for one-time capital costs or ongoing revenue for operating needs.

The City is currently using some of these revenue strategies and could assess additional opportunities within these strategies, as well as the implementation of new revenue strategies. Such opportunities are identified in the Action Plan under Strategy 4.1.

While most of these strategies can provide incremental financial support, none is sufficient on its own to close the park land gap or fully fund the scale of improvements identified in this Plan. Instead, they should be viewed as complementary tools that can help advance specific actions, leverage other investments, and improve the overall resilience of the City's funding framework. The strategies that may have the most potential to make a meaningful contribution include establishing a relationship with a new or existing foundation and seeking grant funding.

Ultimately, achieving the Plan's long-term goals—particularly those related to park acquisition, development, and major facility improvements—will require larger, more sustainable funding solutions, in combination with these enhanced strategies.

The City is evaluating the feasibility of a voter-approved revenue measure for the 2026 General Election, consistent with the FY 2025–27 Council Work Plan.

While no decisions have been made regarding whether to pursue this measure or how funds would be allocated, a revenue measure represents one of the few funding tools capable of generating significant, dedicated capital funding to address long-term infrastructure needs, including parks and recreation.

If pursued and approved by voters, a revenue measure could provide flexible, long-term funding to support major park improvements, acquisition of new park land, renovation of aging facilities, and completion of large-scale projects that are not achievable through existing funding sources alone. Importantly, revenue measure funding could help accelerate progress toward addressing long-standing park land deficits and improving access to parks in underserved Planning Areas.

Any future bond proposal would be shaped by community priorities, City Council direction, and the results of ongoing analysis. This Strategic Plan helps establish the policy framework and identify needs that could inform future funding discussions, should a bond measure move forward.

8.6.9 LAND ACQUISITION STRATEGY

Land acquisition is a critical tool for addressing gaps in park access and advancing the City's long-term goal of equitably distributed park land across all Planning Areas. This strategy outlines the City's established, disciplined approach to identifying and securing opportunities for new park land when a park-deficient area is identified, balancing flexibility, discretion, and fiscal responsibility while remaining responsive to market conditions and community needs.

When the City identifies a park-deficient area and establishes the approximate acreage needed, the City's Real Estate Division staff conducts a targeted search to identify viable sites.

The process begins with a review of properties currently on the market, followed by discreet off-market outreach with local brokers, developers, and property owners to identify opportunities that may not be publicly listed. Where a specific service area is required, Real Estate may also conduct targeted owner outreach, such as mailed inquiries, to gauge voluntary interest without signaling acquisition urgency or commitment.

Multiple sites are evaluated in parallel, and any potential acquisition is subject to independent appraisal and approval by the Council, ensuring pricing discipline and the protection of public funds. Outside consultants or brokers are not typically required, but may be used selectively where added discretion, independent outreach, or specialized coordination would best support the City's objectives.



8.7 Performance Metrics

8.7.1 MEASURING PROGRESS

Performance metrics provide a framework for measuring progress toward the goals and objectives of the Parks and Recreation Strategic Plan. These metrics translate the Plan's vision and action items into measurable outcomes that demonstrate how the City is building community and enriching lives through its parks, facilities and programs.

Each metric reflects a key performance area, such as park access, program participation, sustainability, and financial stewardship, and is designed to show tangible improvement over the 10- to 15-year life of the Plan. Together, they create a data-driven approach to accountability, transparency, and continuous improvement.

The metrics are not intended to capture every operational detail; rather, they highlight the most meaningful indicators of system-wide progress. Some measures will be tracked annually, while others will be evaluated on a multi-year basis as data becomes available.

By regularly monitoring and reporting these performance metrics, the City will be able to:



Evaluate the effectiveness of actions taken under this Plan;



Identify emerging needs or gaps;



Support informed decision-making for capital investment and resource allocation; and



Communicate the value and impact of parks and recreation services to the community.

These metrics may evolve over time as conditions, technologies, and community priorities change, ensuring that the City remains adaptive and focused on long-term outcomes that matter most to Mountain View residents.

8.7.2 PERFORMANCE METRICS

Below in **Table 29** are Performance Metrics that will measure the success of the Plan. Each metric includes related action items, suggested data sources, targets and tracking frequency.

Table 29: Strategic Plan Performance Metrics

#	Performance Metric	Purpose / What It Measures	Related Action Items	Data Source(s)	Target Metric	Tracking Frequency
1	Park Access and Land Expansion	1.a. - Park acres by Planning Area 1.b. - Total acres added through new park development.	1.1.1 - 1.1.4, 1.1.6, 4.1.4, 4.1.5, 5.1.1, 5.1.2	GIS / Park Service Area Maps; Park Acreage Database, Park Acres by Planning Area	Increase park acres per 1,000 residents in Planning Areas currently below 2 acres per 1,000 and 10-15 total acres added citywide by 2036.	Every 5 years
2	Stevens Creek Trail and Connectivity Improvements	2.a. - Track progress toward completing the Stevens Creek Trail extension 2.b. - Improving trail amenities to enhance user comfort, safety, and park connectivity.	1.1.5, 1.2.8, 4.1.4, 5.1.1, 5.1.2	Public Works project data; GIS trail inventory; trail amenity audit	Complete the Stevens Creek Trail extension from Dale/Heatherstone to Remington by 2036 and install upgraded amenities along the Stevens Creek Trail.	Every 5 years
3	Park Renewal and Improvements	3.a. - # of parks completing update improvements. 3.b. - # of parks completing enhancement improvements.	1.2.1 - 1.2.7, 1.2.9, 2.1.1, 2.1.2, 4.1.4, 5.1.1, 5.1.2	CIP / Project Completion Reports	Complete update or enhancement improvements at an average of 1-2 parks per year.	Every 5 years
4	Sustainable Park Design and Landscaping	4.a. - # of parks incorporating California native, regional native, or near-native, pollinator-friendly, or drought-resilient landscape features. 4.b. - # of trees planted in parks and open spaces.	2.1.1-2.1.3, 2.2.1, 2.2.2, 4.1.3	Project close-out reports; planting records	Acres of landscaping converted from unprogrammed and underutilized turf or impervious surface to ecologically functioning landscaping.	Annual

#	Performance Metric	Purpose / What It Measures	Related Action Items	Data Source(s)	Target Metric	Tracking Frequency
5	Program Participation and Inclusion	5.a - % change in total recreation participation. 5.b - Number of Financial Assistance recipients served.	3.1.2, 3.1.4 – 3.1.7	Registration Data; Financial Assistance Program Records	Increase total program participation by 10% and serve 10% more Financial Assistance recipients by 2031.	Annual
6	Fee Equity and Cost Recovery	6.a - % of program areas meeting updated cost-recovery targets. 6.b - Policy updates completed.	3.1.1, 3.1.3, 5.1.4, 5.1.6	Financial Reports; Policy Update	Complete a review and update of Council Policy J-2 by 2031. Once implemented, achieve at least 85% compliance with updated cost-recovery targets by 2033, with biennial policy reviews thereafter.	Annual
7	Workforce Structure and Succession Planning	7.a - Completion of a staffing audit and actions taken to strengthen departmental structure and capacity. 7.b - Completion or update of the Department's written succession plan.	4.1.1 - 4.1.9	HR and Budget Reports; Department Succession Plan	Complete the staffing and performance audit by 2028, implement priority recommendations within 3 years of audit completion, and adopt the Department's first written Succession Plan by 2031.	Every 5 years
8	Preventive Maintenance and Asset Management	8.a - % of parks and facilities with current lifecycle replacement schedules. 8.b - Adopted maintenance standards.	4.2.1 – 4.2.3	Asset Management System; Maintenance Standards Audit	Maintain current lifecycle schedules for 80% of parks and facilities and adopt updated maintenance standards by 2031.	Annual
9	Partnerships and External Funding	9.a - # of active partnerships, sponsorships, and grants secured annually. 9.b - Total external funding or in-kind value.	3.2.1, 3.2.2, 4.1.7, 5.1.3, 5.1.5, 5.1.7, 5.1.8	Partnership Agreements; Sponsorship Logs; Grant Tracking	Increase sponsorship revenue by 10–15% each year through 2031. Once staffing capacity is established, add a target metric to secure at least 1–2 new partnerships or grants annually.	Annual
10	Public Transparency and Reporting	10.a - Publication of an annual dashboard or report showing park investments, participation, and funding outcomes.	4.1.9, 5.2.1, 5.2.2	Annual Report; City Website Analytics	Publish an annual "State of Parks and Recreation" dashboard by September 30 each year.	Annual

CHAPTER 9

APPENDICES



9.1 APPENDIX A - 2014 Parks and Open Space Plan Outcomes

Appendix A documents progress made since the City adopted the 2014 Parks and Open Space Plan. The table summarizes the original recommendations from the 2014 Plan, shows their current status, and highlights key achievements and actions completed over time. In addition to tracking direct implementation, the appendix also notes other accomplishments that advanced the intent of the original recommendations, even when approaches or priorities changed. This information provides transparency, accountability, and context for how past planning efforts have informed and shaped the City's parks and open space system today.

9.1.1 INCREASE OPEN SPACE

Priority Order	Recommendation	Current Status
City-wide Priority 1	Acquire open space for a community park north of Central Expressway and south of Highway 101.	Not completed and ongoing. Land has not been acquired for a community park (5-40 acres) in this area. Staff continues to look for opportunities.
City-wide Priority 2	Acquire open space throughout the City for neighborhood parks and mini parks, especially in neighborhoods deemed most deficient in open space by Planning Area:	See specific Planning Areas below for current status.
	Planning Area Priority – San Antonio: Acquire land in the midsection of the San Antonio Planning Area for the development of a mini park, preferably on the north side of California Street between Showers Drive, Central Expressway and Rengstorff Avenue.	Completed. Land acquired for 4-acre shared fields at the future LASD school site and an additional two acres for a future City park along California Street.
	Planning Area Priority – San Antonio: Acquire land for the development of a mini park bordered by El Camino Real, Del Medio Avenue, Fayette Drive and San Antonio Road.	Completed. Acquired and opened Fayette Greenway (1.30 acres) in 2021 and Fayette Park (0.52 acres) in October 2023. Other accomplishments: Opened Mora Park (0.43 acres) in June 2022.
	Planning Area Priority – Sylvan-Dale: Acquire land south of El Camino Real for development of a mini park.	Completed. Opened Evelyn Park (0.68 acres) in May 2025.
	Planning Area Priority – Rengstorff: Acquire land in the area bounded by Highway 101, Rengstorff Avenue, San Antonio Road, and Middlefield Road (preferably adjacent to the City-owned parcel at the corner of Wyandotte Street and Reinert Road) for development of a mini park.	Completed. Opened Wyandotte Park (0.90 acres) in October 2020 and Heritage Park (1.21 acres) in December 2016.
	Planning Area Priority – Stierlin: Acquire land in the area bounded by Central Expressway, Moffett Boulevard, Middlefield Road, and Highway 85 for development of a mini park.	Completed. Purchased two adjacent properties in 2022 and a third adjacent property in 2024 for the purpose of developing a new 2.45-acre park along San Rafael Avenue near the recommended area.
	Planning Area Priority – Thompson: Acquire land for the development of a mini park.	Completed. Two parcels have been acquired, totaling 0.43 acres, for a future mini-park.
	Planning Area Priority – Whisman: Acquire land for development of a neighborhood park as part of the South Whisman development process.	Completed. Opened Pyramid Park (2.76-acres) in September 2022.

Priority Order	Recommendation	Current Status
City-wide Priority 3	Work with owners of open space not currently available for acquisition to enable shared use of these resources (by means of joint use, easements, or other cooperative mechanisms).	Completed. Through agreement with SFPUC, City designed and constructed Fayette Greenway on SFPUC land. City entered into a funding and joint use agreement for the use of the future LASD school fields on California Avenue.
	Explore the feasibility of acquiring land adjacent to the Hetch-Hetchy right-of-way, Stevens Creek Trail, and Permanente Creek Trail.	Not completed and ongoing. No land has been acquired to date in the identified areas.
City-wide Priority 4	Acquire a portion or all of Mountain View's agricultural lands, if they become available, in an effort to preserve the City's agricultural heritage.	Not completed and ongoing. Agricultural land has not been acquired. Staff continues to look for opportunities and communicates interest to these property owners.
	Acquire land for a garden space that is available to the public. Consider various types of gardens. (e.g. urban gardens, demonstration gardens, edible landscaping, etc.)	Completed. Opened Heritage Park (1.21 acres) in December 2016 and entered into an agreement with Soil and Water to utilize part of the park for a demonstration garden.
City-wide Priority 5	Acquire land adjacent to Hetch-Hetchy right of way, Stevens Creek Trail, and Permanente Creek Trail.	Not completed.

9.1.2 IMPROVE EXISTING OPEN SPACE

Priority Order	Recommendation	Current Status
City-wide Priority 1	Develop open spaces for community use, especially in neighborhoods that are deficient in open spaces. Encourage maximum community input in all stages of development.	See "Increase Open Space" category above and Planning Area Priority below.
	Planning Area Priority – North Bayshore: Design and construct the Shoreline Sports Complex at Shoreline at Mountain View Regional Park.	Completed. Opened the Shoreline Athletic Fields (12 acres) in November 2015.
City-wide Priority 2	Preserve and enhance the City's urban forest and canopy.	See status updates below.
	Review and update the Urban Forest Management Plan.	In progress. Developing a new Biodiversity and Urban Forest Plan. Plan adoption scheduled for June 2026.
	Develop public spaces as visual open space (e.g. through landscaping of parking lots, vacant lots, street medians, etc).	In progress. Specific goals related to this recommendation are included within the draft Biodiversity and Urban Forest Plan.



City-wide Priority 3	Improve and renovate existing parks. Be creative in the design of park elements and play structures.	See specific Planning Areas below for current status. Other accomplishments: Restroom Upgrades completed at: Sylvan Park, Monta Loma School Fields, Cooper Park, Whisman Park, Crittenden School Fields, Stevenson School Fields.
	Planning Area Priority – San Antonio: Continue the renovation of Rengstorff Park consistent with the Rengstorff Park Master Plan.	Completed. Renovated and reopened the Community Center in 2018, built a state-of-the-art Rengstorff Park Aquatics Center opened in March 2025, moved the park maintenance building closer to the barbecue area, and included new restrooms (fall 2025). Installed new restroom facilities adjacent to the tennis facilities (January 2025). While not specifically part of the Master Plan, a Magical Bridge all-inclusive playground was added to the park (January 2025).
	Planning Area Priority – Stierlin: Work with Mountain View Whisman School District and Youth Sports Organizations to explore the possibility of converting Crittenden Field to synthetic turf.	Completed. Opened in June 2023.
	Planning Area Priority – Central: Work with Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Castro School Fields.	Completed. Opened in fall 2025.
	Planning Area Priority – Miramonte: Work with Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Landels School Fields.	Completed. Opened in fall 2025.
	Planning Area Priority – Miramonte: Continue to work with the Santa Clara Valley Water District on the development of McKelvey Field and mini park as part of the Permanente Creek flood protection project.	Completed. Opened in February 2020.
	Planning Area Priority – Grant: Work with Mountain View Whisman School District and Youth Sports Organizations to design and construct a joint-use restroom at Huff (now Imai) School Fields.	Completed. Opened in fall 2025.
City-wide Priority 4	Look for opportunities to add garden space to existing open space.	Completed. Opened Latham Community Garden (0.81 acres) in August 2019. Other accomplishments: Entered into an agreement to incorporate a volunteer pollinator garden within Cuesta and Mariposa Parks.
	Explore alternative public garden models, such as demonstration gardens, edible landscape, and youth/school gardens.	Completed. Agreement with Soil and Water at Heritage Park to create a public demonstration garden.
City-wide Priority 5	Look for opportunities to add off-leash dog areas to existing open space. Explore a variety of options, including fenced and unfenced areas.	Completed. Created an "Off-Leash Dog Area" program at specific parks, created a fenced dog area at Rengstorff Park and included a fenced dog area in Pyramid Park's design.

9.1.3 PRESERVE EXISTING OPEN SPACE

Priority Order	Recommendation	Current Status
City-wide Priority 1	Work with school districts, utility companies, private owners, governmental agencies, etc. to ensure that no current open space is lost. To accomplish this, the City Should:	See status updates and specific Planning Area recommendations below.
	Strengthen existing and future City/school joint-use agreements to provide additional methods to ensure preservation of school open space areas.	Partially completed. City entered into a new joint-use agreement with the Mountain View Whisman School District in February 2024. Field inventory, maps, and maintenance responsibilities were updated. City continues to have access to school fields during non-school hours. School District continues to control ultimate use of its land.
	Continue to maintain all joint-use agreements with the school district for use of open space at public middle and elementary schools.	Completed.
	Develop new joint use agreements where they currently do not exist.	Completed. Entered into a new Joint Use Agreement for LASD's new 10th school site on California Avenue.
	Explore the possibility of developing an agreement with the school district for joint use of garden space as a shared community benefit.	Completed. Through discussions with school district staff, it was determined that it would not be feasible as a shared community program.
	Planning Area Priority – Miramonte: Explore the possibility of developing an agreement with the Los Altos School District for joint use of open space for public use at Springer Elementary School and future school developments in Mountain View.	Completed. Entered into a Joint Use and Funding Agreement for LASD's new 10th school site on California Avenue.
	Planning Area Priority – Grant: Explore the possibility of developing an agreement with Mountain View Los Altos High School District for joint use of open space for public use at Mountain View High School.	Completed. Mountain View High School uses its outdoor recreational facilities frequently. Not enough hours are available to enter into an agreement. The previously calculated open space at this facility has been deleted from the City's open space calculations.
	Strengthen and formalize current partnerships to provide safe custodianship of land in Mountain View that is owned by other agencies, such as the San Francisco Public Utilities Commission (Hetch-Hetchy), Santa Clara County Water District, Santa Clara County, and PG&E.	Partially completed. City entered into a new long-term agreement for existing uses and incorporated Fayette Greenway into agreement located on SFPUC land.

City-wide Priority 2	Preserve the City's urban forest and canopy in accordance with the City's Urban Forestry Management Plan in order to retain neighborhood character and ensure the greening of the increasingly urbanized environment.	In progress. The Biodiversity and Urban Forest Plan will provide updates regarding this action. The City has entered into an agreement with the non-profit Canopy to assist with tree plantings, public education programs and resources to support these efforts.
	Planning Area Priority – Central: Develop a conceptual use plan for development of the City-owned parcels on South Shoreline Boulevard and California Street as Open Space.	Completed. City used an existing parcel to design and construct the Latham Community Garden along Shoreline Boulevard.
City-wide Priority 3	Support efforts by other agencies, private organizations, and or nonprofits to preserve a portion of all of Mountain View's agricultural lands as permanent open space, if they become available.	In progress. City staff continue to communicate with property owners of agricultural lands to determine if future use as open space is feasible.
City-wide Priority 4	Work with other agencies to preserve all Bay-front land.	In progress. City is working with the South Bay Salt Pond Restoration Project to preserve and improve the bayfront land for future sea level rise and to include enhancements for wildlife.
	Planning Area Priority - North Bayshore: Maintain Charleston Slough and creeks within Shoreline at Mountain View Regional Park.	Completed. Other accomplishments: Vegetation improvements surrounding Charleston Retention Basin. Adoption of Shoreline Wildlife Management Plan.

9.1.4 PROVIDE ACCESS TO OPEN SPACE

Priority Order	Recommendation	Current Status
City-wide Priority 1	Work cooperatively within the City and with other governmental agencies to ensure that access to open space resources is enhanced (e.g., traffic safety, attractiveness to users, etc.). Evaluate all City parks to ensure safe crossings.	See specific Planning Areas below for current status.
	Planning Area Priority – San Antonio: Improve pedestrian and bicycle access to Rengstorff Park consistent with the Rengstorff Park Master Plan.	Completed. New entrance to Rengstorff Park in alignment with Stanford Avenue, with intersection improvements for pedestrians and bicycles.
	Planning Area Priority – Rengstorff: Improve access to Thaddeus Park through safe street crossings and other techniques.	Completed.
	Planning Area Priority – Rengstorff: Improve access across Central Expressway to Rengstorff Park from the Rengstorff Planning Area.	In progress through design of grade separation project.
	Planning Area Priority – Rengstorff: Provide access to Permanente Creek Trail from Colony Street.	Completed.
	Planning Area Priority – Central: Improve access to Mariposa Park through safe street crossings and other techniques.	Not completed.
	Planning Area Priority – Miramonte: Improve access to Graham Middle School and Sports Complex, through safe street crossings and other techniques.	Completed.
	Planning Area Priority – Grant: Extend Stevens Creek Trail from the current terminus at Dale Avenue/Heatherstone Way south to provide access to the approximately 20 acres of City-owned open space east of Highway 85.	In progress. This project is in design and in collaboration with the City of Sunnyvale.

City-wide Priority 2	Work cooperatively within the City to build mini-trails to facilitate pedestrian and bicycle access to trails from neighborhoods, especially from neighborhoods that are underserved in open space.	Ongoing: Fayette Greenway is a new trail to access the neighborhood. Improved Bonny/Beatrice with a new path and vegetation on SFPUC land. Continue to look for opportunities.
	Identify locations where new or improved access to trails and bicycle routes would improve safe, continuous non-auto routes throughout the City. Implementation of such improvements should be given priority in those Planning Areas that are underserved by park and open space resources.	The Trailhead at Crittenden Lane has been improved, the Fayette Greenway has created new access from El Camino Real to Fayette Park and the adjacent neighborhood, protected bicycle lanes have been added near Graham Middle School, the Permanente Creek Trail has been extended adjacent to Crittenden Middle School, providing improved and safer access. See Section 5.3.1 for current projects listed in the Capital Improvement Projects that support this recommendation.
	Explore the feasibility of a trail along the Permanente Creek right-of-way across Central Expressway, connecting Crisanto Avenue and Escuela Avenue with the Hetch-Hetchy right-of-way.	Completed. In 2016, a "Permanente Creek Trail Extension – Feasibility Study" was completed and presented to the Parks and Recreation Commission. The study concluded the proposed alignment was not feasible.

9.1.5 DEVELOP TRAIL SYSTEMS

Priority Order	Recommendation	Current Status
City-wide Priority 1	Continue development of the City's trail system for walking, biking, hiking, wildlife preservation, and other recreational opportunities in accordance with Mountain View City Code. Enhance and preserve native plantings and protect wildlife along trails and in open space areas.	Ongoing. Enhancements along the Charleston Retention Basin have been completed. Planting projects along Permanente Creek Trail continue within Shoreline at Mountain View Park.
	Explore the possibility of connecting the Stevens Creek, Permanente Creek, and Hetch-Hetchy Trails to each other via trails and rights-of-way.	Not completed.
	Look for opportunities to add hydration systems and drinking fountains along trails and pathways.	Ongoing. Hydration stations have been added to various parks and trail locations. Bottle fillers are now a standard addition for new water fountains when they are replaced.
	Trail System Priorities – Stevens Creek Trail: Continue construction of Stevens Creek Trail from Dale/Heatherstone to Mountain View High School.	In progress. Design has been initiated and in coordination with the City of Sunnyvale.
	Trail System Priorities – Stevens Creek Trail: Explore the feasibility of improving the Stevens Creek Trail access point at Crittenden Lane to establish a more accessible and formal trailhead.	Completed.
	Trail System Priorities – Hetch Hetchy Trail: Improve the landscaping at Bonny/Beatrice Streets along the Hetch-Hetchy corridor.	Completed.
	Trail System Priorities – Hetch Hetchy Trail: Develop the Hetch-Hetchy corridor from El Camino Real to Fayette Drive.	Completed.
	Trail System Priorities – Hetch Hetchy Trail: Explore the feasibility of maintaining the Hetch-Hetchy right-of-way as pedestrian-accessible space.	Ongoing. City inquired and SFPUC is not prepared to permit this use at the time of this Plan development.

Priority Order	Recommendation	Current Status
City-wide Priority 1	**Trail System Priorities – Hetch Hetchy Trail:** Update the Hetch-Hetchy Trail Feasibility Study.	Not completed.
	Trail System Priorities – Permanente Creek Trail: Explore the possibility of a safer crossing (potentially underground) at Charleston Road.	Completed. A new signalized at-grade crossing has been installed.
	Trail System Priorities – Permanente Creek Trail: Work with the Mountain View Whisman School District to extend the Permanente Creek Trail from Rock Street to West Middlefield Road.	Completed.
	Trail System Priorities – Permanente Creek Trail: Explore the feasibility of maintaining the Permanente Creek right-of-way as a trail.	Ongoing. City inquired about this and SFPUC has not approved to date. Staff will continue to request a review of this request.
	Trail System Priorities – Permanente Creek Trail: Conduct a feasibility study for extending the Permanente Creek Trail to the southern border of Mountain View.	Not complete.
	Trail System Priorities – Charleston Retention Basin: Explore the feasibility of connecting the Charleston Retention Basin to the Stevens Creek Trail.	Completed. Found to not be feasible at this time due to existing use of land between the trail and retention basin.
	Trail System Priorities – Caltrain Corridor: Explore the feasibility of an east-west trail corridor from Sunnyvale to Palo Alto, south of the Central Expressway and north of El Camino Real, to include consideration of the Caltrain corridor as a possible option.	Ongoing. Right-of-way is required for the Caltrain corridor to facilitate the integration of the bullet train. A CIP is anticipated to be funded next fiscal year for "Evelyn Avenue Bikeway" to connect Evelyn Avenue improvements being made in Sunnyvale and integrating those improvements into Mountain View from Bernardo Avenue to Mountain View Transit Center.
	Trail System Priorities – Bay Trail: Explore the feasibility of improving the Bay Trail connection between the western and eastern sides of the Stevens Creek Corridor.	Ongoing. The eastern side of the Bay Trail was significantly improved into the City of Sunnyvale. The western side may be improved through the South Bay Salt Pond Restoration Project.

City-wide Priority 2	Work with other cities and governmental agencies to develop regional trails connecting Mountain View with other regional trails and open spaces.	Completed. City staff were active members of the "Four Cities Coordinated Stevens Creek Trail Feasibility Study" which included Sunnyvale, Los Altos, Cupertino and other agencies that have the Stevens Creek within their jurisdiction. This effort has led to the design of the last segment of the trail in Mountain View. The Study also looked at potential options and identified obstacles to extend the trail from Mountain View to Stevens Creek Reservoir.
	Explore all opportunities to connect the City's regional open space areas to the former Cargill Salt Ponds as they are returned to their natural state.	Ongoing and under construction. As part of the South Bay Salt Pond Restoration Project, additional public access along the former salt ponds will be constructed.
	Work with other cities and agencies to develop Stevens Creek Trail and the Bay Trail for the purposes of developing a regional network of interlinked trail systems.	Ongoing. The City has worked with the Friends of Stevens Creek Trail to incorporate a united signage system to identify the Stevens Creek trail in all the agencies that have completed segments. The City continues to work with the Association of Bay Area Governments (ABAG) related to the coordination of Bay Trail improvements, extensions and signage.
City-wide Priority 3	Develop trails and pathways to provide safe connections between transit centers and parks and open space areas.	Capital Improvement Projects have been identified to connect the Castro Transit Center to the North Bayshore Planning Area. This will also help connect to other parks along the route and to connect with other bicycle and pedestrian improvements.

9.2 APPENDIX B – Related Plans

In addition to this Strategic Plan, the City has developed a number of complementary plans and policy documents that collectively guide long-term decision-making, resource allocation, and community development. These related plans provide context, alignment, and support for the goals and initiatives outlined here, ensuring a cohesive approach to citywide planning. Together, they reflect the City's commitment to creating a vibrant, inclusive, and well-connected community. Below is a list of relevant plans that support and align with this Strategic Plan; however, this list may not be exhaustive and is intended to represent the most directly related and currently available documents.

Biodiversity and Urban Forest Plan

The City of Mountain View is partnering with the San Francisco Estuary Institute (SFEI) to develop a city-wide Biodiversity and Urban Forest Plan built on science-based guidance and community needs, values, and priorities. This Plan will be the first of its kind in the Bay Area to provide a clear set of priorities, goals, and objectives for increasing and supporting biodiversity for the long-term future. The Biodiversity and Urban Forest Plan will inform and influence the vegetation, habitats and trees in projects, development, and ordinances for maximum environmental sustainability, climate resiliency, and health benefits. The Plan will integrate and update the 2015 Community Tree Master Plan into a broader vision and blueprint for managing and enhancing the urban forest in Mountain View. This plan is anticipated to be adopted in 2026. The Parks and Recreation Strategic Plan is intended to complement and be informed by the Biodiversity and Urban Forest Plan, ensuring that future park and recreation investments advance shared goals for habitat connectivity, species diversity, and climate-resilient landscapes across Mountain View.

2023-2031 Housing Element

The Housing Element identifies the City's current housing conditions and future housing needs while outlining initiatives to improve available housing for populations with various income levels within the city. The current plan covers the 2023 to 2031 period and is updated every 8 years as mandated by the State Department of Housing and Community Development (HCD).

2030 General Plan

The 2030 General Plan is the guiding document for the city's physical development and preservation. It includes goals, policies and graphics that convey a long-term vision and guide local decision-making to achieve that vision. The General Plan is the foundation for zoning regulations, subdivisions, and public works

plans. It also addresses other issues related to the city's physical environment, such as noise, open space, and safety.

With respect to parks and open space, the General Plan emphasizes the importance of a well-distributed system of parks, trails, and recreational facilities that support community health, environmental sustainability, and quality of life. It includes policies to expand park access in underserved areas, integrate open space into new development, and enhance connectivity through trails and green corridors. While the General Plan provides broad policy direction for parks and open space, it does not establish a specific level of service standard for park land or amenities. The Plan also promotes environmental stewardship through the protection of natural resources, enhancement of habitat and ecological functions, expansion of the urban forest, and use of sustainable landscaping practices that support long-term environmental health and climate resilience. Additionally, it recognizes the role of parks and recreation facilities in supporting active lifestyles, community gathering, and inclusive programming for residents of all ages and abilities.

Active Transportation Plan

The City is developing an Active Transportation Plan (ATP), which will provide a roadmap of projects and policies to support walking, rolling, and biking in the City of Mountain View. The ATP aims to update and bring together the previously completed Pedestrian Master Plan and the Bicycle Transportation Plan and will also incorporate green treatments as much as possible. This plan is anticipated to be adopted in 2026.

Americans with Disabilities Act Self-Evaluation and Transition Plan

In compliance with Title II of the Americans with Disabilities Act (ADA), the City has prepared a self-evaluation and transition plan to identify and make a plan to remove potential barriers to accessing City facilities, infrastructure, policies, programs, and services for disabled community members. The City is working on an update to the 2002 ADA Self-Evaluation Plan that includes evaluation of the City's parks, recreation facilities, and recreation programming and strategies for improving their accessibility.

Economic Vitality Strategy

The City of Mountain View has developed an Economic Vitality Strategy that recognizes the unique character of Mountain View's businesses and community as well as identifies and addresses the opportunities and challenges. The Economic Vitality Strategy is a guiding document that aligns the City's vision for a welcoming, vibrant city that plans intentionally and leads regionally to create livable, sustainable neighborhoods, access to nature and open spaces, and a strong innovation-driven local economy. The strategy identifies 25 implementation strategies and 164 actions the City and its partners can focus on for the next 10 years.

Precise Plans

Precise Plans are a tool for coordinating future public and private improvements on specific properties where special conditions of size, shape, land ownership, or existing or desired development require particular attention.

Race, Equity, and Inclusion Action Plan

The City is implementing a Race, Equity and Inclusion Action Plan focused on policing practices, policies and accountability, celebration and recognition of community diversity, and review of City operations and policies, with opportunities for community engagement throughout.

Shoreline Wildlife Management Plan

The Shoreline Wildlife Management Plan focuses on the distinctive environmental aspects that make Shoreline at Mountain View a special place in the city and South Bay Area. The plan addresses the diversity of species, vegetation, and habitats that are currently found at Shoreline, a wildlife and recreation area. The plan reviews and consolidates the various regulations and codes for wildlife and habitats that govern Shoreline as well as provides recommendations for future habitat enhancement projects and best practices for maintenance operations

Sustainability Plans and Policies

The City has adopted several ordinances, resolutions, and policies that complement statewide legislation and help achieve its sustainability goals. In addition, the City has a variety of sustainability strategic and action plans to work towards achieving the City's sustainability goals.

Vision Zero Action Plan/Local Road Safety Plan

The City developed an integrated Vision Zero Action Plan and Local Road Safety Plan. This Plan is focused on eliminating fatal traffic crashes that affect everyone, including motorists, pedestrians, bicyclists and transit riders. The action plan analyzes historic crash data, compiles proven countermeasures, identifies and prioritizes projects, and recommends safety projects for implementation.

9.3 APPENDIX C - Public Input

This appendix provides a detailed summary of the public engagement process conducted throughout the development of the Parks and Recreation Strategic Plan. It includes an overview of outreach methods, participation levels, and key themes that emerged from community surveys, pop-up events, stakeholder meetings, and public workshops. The findings in this appendix reflect the community's priorities, values, and aspirations, which directly informed the plan's goals, strategies, and action items.

9.3.1 STAKEHOLDER FOCUS GROUPS AND KEY LEADER INTERVIEWS

The Stakeholder Input Summary reflects valuable feedback gathered through both community-based and internal engagement efforts. External Focus Groups were held on August 22, 2023, with additional sessions conducted in Spanish and Mandarin on August 29 and 30, 2023, to ensure inclusivity across Mountain View's diverse population. These discussions brought together stakeholders from a range of organizations, backgrounds, and perspectives, helping ensure that community voices were fully represented in the planning process.

To complement this community input with internal expertise and strategic insight, Key Leader Interviews were conducted with members of the City's Executive Team, City staff, and individual City Councilmembers. Additional feedback was collected during the September 2023 Parks and Recreation Commission meeting, which provided an important opportunity for advisory body discussion and direction.

Together, these engagement efforts provided a comprehensive understanding of the community's strengths, opportunities, and priorities—from both those who live and work in Mountain View and those responsible for guiding its future. The following section summarizes the most common themes identified across all stakeholder input.



STRENGTHS

Community and key stakeholder input reflected strong appreciation for the City's parks, programs, staff, and overall responsiveness to community needs. The following represent the most common themes identified through both external focus groups and key leader interviews:

High-Quality Parks, Facilities, and Natural Assets - Mountain View's parks are widely viewed as well-maintained, accessible, and beautiful. Trails such as the Stevens Creek Trail, mature oak trees, and the city's tree canopy were frequently cited as defining community assets. The Shoreline area—including its trails, amphitheater, and natural features—was described as a "unique jewel."

Exceptional Staff and Leadership - Staff were consistently described as professional, friendly, caring, and responsive. Stakeholders highlighted strong departmental leadership, a willingness to adapt and innovate, and genuine pride in serving the community. The City's collaborative relationships, both internally and with community partners, were also identified as a key strength.

Variety and Quality of Programs and Services - The City offers a broad and diverse range of recreation opportunities for all ages and interests, from youth and teen programs to senior services and community events. Programs such as The View Teen Center, community events, and adult recreation offerings were frequently praised for their accessibility, quality, and creativity.

Community Connection and Engagement - Stakeholders recognized Mountain View's strong culture of community engagement and outreach, including efforts to reach diverse and marginalized groups. The City's ability to listen to residents, celebrate community history, and foster citywide participation through events and volunteer opportunities was cited as a defining trait.

Strategic and Sustainable Approach - The City's planning, maintenance, and operational standards were viewed as proactive and forward-thinking. Stakeholders noted the City's emphasis on sustainability, its biodiversity goals, and long-term financial stability. Major planning initiatives were recognized as examples of effective coordination and future-focused investment.



OPPORTUNITIES

Stakeholders and community leaders identified a variety of opportunities to enhance Mountain View's park system, programs, and operational capacity. While overall satisfaction with existing facilities and services is high, participants noted several areas where continued investment, innovation, and coordination could strengthen the City's impact.

Expand Park Access and Acreage - Many participants emphasized the need for additional parks, open spaces, and natural areas to serve the city's growing population. Suggestions included adding new neighborhood and community parks, expanding community gardens, and increasing shade, trees, and restrooms. Stakeholders also encouraged greater equity in park distribution and more intentional access planning to ensure all residents can easily reach green spaces.

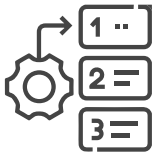
Improve Connectivity and Accessibility - Connectivity across the city's parks and trail network was a common theme. Participants recommended improving bike and pedestrian access, widening and maintaining trails, and designing better connections between neighborhoods, schools, and major park destinations such as Shoreline. Opportunities include multimodal trail planning, ADA accessibility improvements, and better wayfinding and signage.

Enhance and Modernize Existing Facilities - Stakeholders noted that several facilities are aging or in need of reinvestment.

Opportunities include upgrading park lighting, irrigation systems, and restrooms; developing additional indoor recreation space; improving athletic fields and maintenance standards; and exploring creative reuse of underutilized buildings for recreation purposes. Maintenance consistency and resource allocation were also identified as priorities.

Strengthen Community Engagement and Partnerships - Participants expressed a desire for more inclusive, transparent, and ongoing communication between the City and residents during park design and development processes. There is also interest in expanding volunteer opportunities, simplifying partnership processes for community groups, and engaging youth and underrepresented populations more intentionally.

Address Staffing, Capacity, and Process Improvements - Operational capacity emerged as a recurring challenge. Stakeholders cited the need for additional maintenance and recreation staff, streamlined administrative processes, and improved project management systems. Investing in technology, asset management tools, and interdepartmental coordination were identified as key steps to improve efficiency and sustainability.



PRIORITIES

Stakeholders and key leaders identified a shared set of priorities focused on sustainability, accessibility, and community connection. The following themes highlight where participants believe the City should direct attention and investment over the next decade:

Long-Term Park Funding, Access, and Expansion - Participants emphasized the importance of securing sustainable, long-term funding mechanisms to maintain, preserve, and expand park spaces. Many expressed a desire for new park land and equitable access across neighborhoods, ensuring all residents can easily reach a park or trail. Stakeholders also noted the need to define clear rules for park development and to preserve existing park land amidst continued urban growth.

Facility and Field Improvements - Enhancing the quality and availability of athletic fields, gym spaces, and recreation facilities was a high priority. Stakeholders advocated for more lit sports fields, additional gym and racquet facilities, and indoor swimming options for year-round use. There was also support for creating a third pool, additional dog parks, and dedicated teen and senior spaces that reflect community needs and interests.

Connectivity, Safety, and Environmental Resilience - Improving citywide connectivity through walkable, bikeable, and multi-use trail networks remains a key goal.



Participants also called for enhanced lighting, tree canopy expansion, and park designs that balance ecological preservation with recreational access. A climate-resilient park system, supported by native landscaping, biodiversity, and sustainable infrastructure, was identified as a guiding principle for the future.

Community Engagement and Program Accessibility - Stakeholders encouraged expanded community outreach and engagement to ensure decisions reflect broad input. Suggestions included more cultural events, concerts, and neighborhood gatherings; improved communication about available programs; and better alignment of offerings with demographic and income diversity. Providing affordable and inclusive recreation opportunities was seen as essential to maintaining equitable access for all residents.

Organizational Capacity and Implementation - Internally, participants highlighted the need for continued investment in staffing, workload balance, and operational efficiency. Priorities included developing a maintenance management plan, strengthening interdepartmental collaboration, and improving project delivery timelines. Many emphasized the importance of a unified organizational culture guided by shared goals, clear communication, and a sense of pride and purpose among staff.

9.3.2 COMMUNITY FOCUS GROUPS



The following community groups were invited to participate in the public input process as Stakeholders. While not all groups were able to attend a Stakeholder meeting, each was offered the opportunity to be involved.

AYSO Soccer	Bicycle and Pedestrian Advisory Committee	Canopy	Community Services Agency	Downtown Committee	Environmental Planning Commission
Friends of "R" House	Friends of Deer Hollow Farm	Friends of Mountain View Parks	Friends of Stevens Creek Trail	German International School	Greenspaces Mountain View
Human Relations Commission	Khan Lab School	Kiwanis Club of Mountain View	League of Women Voters of Los Altos-Mountain View	Library Board of Trustees	Livable Mountain View
Live Nation - Shoreline Amphitheatre	Los Altos Mountain View Aquatic Club	Los Altos School District	Los Altos-Mountain View PONY Baseball	Midpeninsula Regional Open Space District	Mountain View Academy
Mountain View Babe Ruth	Mountain View Chamber of Commerce	Mountain View Coalition for Sustainable Planning	Mountain View Historical Association	Mountain View Little League	Mountain View Los Altos Girls Softball League
Mountain View Los Altos Soccer Club	Mountain View Los Altos Union High School District	Mountain View Masters	Mountain View Pickleball Club	Mountain View Tennis Academy	Mountain View Tennis Club
Mountain View Whisman School District	Mountain View YIMBY	Palo Alto Preparatory School	Performing Arts Committee	Public Safety Advisory Board	Red Star Soccer Academy
Rental Housing Committee	Rotary Club of Mountain View	Santa Clara Valley Audubon Society	Senior Advisory Committee	Silicon Shores	St. Francis High School
St. Joseph Mountain View	Tennis Advisory Board	Touchstone Golf	Visual Arts Committee Chair	Waldorf School of the Peninsula	Yew Chung International School
		Youth Advisory Committee			

9.3.3 PUBLIC INPUT MEETINGS

In this segment, we showcase feedback from four Public Input Meetings held in August 2023. Four public meeting opportunities were available, with two of these meetings held in-person, while the other two were virtual. To ensure inclusivity, each session provided translation services in Mandarin, Russian, and Spanish, engaging with a collective of over 190 participants. Attendees actively shared their views using live polling, promoting immediate interaction and response. This method ensured a broad spectrum of voices was captured, enriching the community engagement process.

Key Takeaways

Frequency of Use:

- A significant majority (86%) of respondents use parks, trails, or recreation facilities in Mountain View at least weekly.
- No respondents indicated that they do not use these facilities at all.

Most Visited Parks:

- Rengstorff Park (37%) and Shoreline at Mountain View Regional Park (36%) are the top two most visited parks.

Quality Rating:

- Most respondents rate the quality of parks and facilities as "Good" (60%) or "Excellent" (24%).
- None of the respondents rated the quality as "Poor".

Proximity to Parks:

- A high percentage (88%) of respondents live within a 10-minute walk to a park or trail. However, when excluding parks at school sites, this percentage drops to 70%.

Mode of Travel to Parks:

- Walking (46%) is the most common mode of travel to parks, followed by driving (26%) and biking (24%).

Preferred Information Channels:

- Email (79%) is the most preferred way to learn about programs, parks and facilities, followed by the Activity Guide (51%) and the City Website (45%).

Barriers to Using Parks:

- The top three barriers preventing respondents from using parks and facilities are:
  - Lack of amenities in parks and centers (32%).
  - Lack of restrooms (30%).
  - Being too busy (25%).

Facility Interests:

- Trails/Walking Paths (48%), Aquatic Features (33%), and Open Space (31%) are the top three facilities that respondents are most interested in.

Program Interests:

- Fitness (45%), Sports (33%), and Aquatics (30%) are the top three programs of interest.

- Top three desired improvements for the next 10 years
  - Expand and connect the trail system (49%).
  - Build new or upgrade existing sports courts (41%).
  - More shade structures (39%).

Satisfaction with Community Services Department:

- A majority of respondents are either "Very Satisfied" (24%) or "Somewhat Satisfied" (42%) with the overall value they receive from the Community Services Department.

These takeaways provide a comprehensive understanding of the public's preferences, usage patterns, and feedback regarding parks and recreational facilities in Mountain View.

9.3.4 POP-UP EVENTS SUMMARY

As part of the public engagement process, the City hosted a series of pop-up events in fall and winter 2023 to gather ideas directly from community members in festive, family-friendly settings. More than 500 responses were collected across three events:

- 40th Anniversary Celebration at Shoreline at Mountain View Regional Park (October 15, 2023)
- Monster Bash at Rengstorff Park (October 28, 2023)
- Community Tree Lighting Celebration at Civic Center Plaza (December 4, 2023)

At each event, residents were invited to contribute feedback using interactive dot boards and open-ended prompts to respond to four questions. Participants identified their priorities and vision for the future of Mountain View parks and recreation as noted in the following section.

Key Findings

Features You Want to See in Mountain View

Community members shared their priorities through a dot-voting activity, highlighting the amenities and features they most want to see in Mountain View's parks and public spaces. Based on over 500 responses, the most requested features included:

- **Aquatics**: The most popular feature, showing strong demand for pools or splash pad facilities.
- **Multi-use Sports Courts and Fields**: A need for versatile, shared athletic spaces.
- **Community Gardens and Natural Play Areas:** Interest in hands-on, nature-rich environments.
- **Shade and Comfort:** Tree canopy, shade, and restrooms were top comfort priorities.
- **Trail Connectivity and Active Transportation:** Support for walking and biking paths, a connected trail system, and safe, shaded routes.

- **Environmental and Access Features:** Residents also emphasized native plants, accessible play, green infrastructure, and bike parking.

What Key Issues Should the Parks and Recreation Strategic Plan Address?

- **Bike Infrastructure and Trail Improvements:** A high priority for mobility and recreation.
- **Fenced Dog Parks:** Many residents want secure, off-leash spaces across the city.
- **Biodiversity and Ecology:** Strong interest in preserving trees, planting natives, and enhancing habitats.
- **Waste and Facility Access:** Additional lighting, signage, water fountains, and waste bins were frequently requested.
- **Youth and Equity-Focused Features:** Youth programming, accessible design, and safe, inclusive spaces were common themes.

What Is Your Vision for Parks and Recreation in Mountain View?

Responses to this question painted a picture of an inclusive, sustainable, and connected park system. Residents envisioned:

- **Community-Oriented Spaces**: Parks as welcoming "third spaces" that support food security, climate resilience, and active lifestyles.
- **Accessibility and Inclusion:** Multicultural support, family-friendly spaces, and sensory-friendly design for people of all abilities and ages.
- **Expanded Trails and Connections:** Strengthened access to and between parks, including extended bike lanes and tree-lined trails.
- **Ecological Health:** Priorities included light pollution reduction, habitat protection, and use of native plants.
- **Creative Programming and Amenities:** Public art, games, events, a mix of active and relaxing areas, and features like BMX tracks, climbing walls, and pickleball courts.
- **Maintenance and Operations:** Residents also voiced interest in doggie bag stations, smoke-free areas, and improved trail lighting.

Where Would You Like to Have More Parks and Open Space?

In 20 responses, residents suggested underserved neighborhoods—particularly those farther from Downtown—and recommended reclaiming underused sites for green space. Some also emphasized the need to ensure future housing developments include nearby parks and trails.

9.3.5 STATISTICALLY VALID SURVEY

Overview

ETC Institute administered a parks and recreation needs assessment survey for the City of Mountain View during the months of February and March 2024. This survey, and the community-wide survey, were used to gather input to help determine park, facility, and recreation priorities for the community.

Methodology

ETC Institute mailed a survey packet to a random sample of households in Mountain View. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at MountainViewSurvey.org.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. **To prevent people who were not residents of Mountain View from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey.** ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 450 surveys from residents. The goal was met with 450 surveys collected. The overall results for the sample of 450 surveys has a precision of at least +/- 4.6 at the 95% level of confidence.

The major findings of the survey are summarized in the following sections.

Mountain View Parks and Facilities

- **Use of Parks and Facilities.** Most respondents (96%) report visiting City of Mountain View parks/recreation facilities in the past year. The highest percentage of these respondents (29%) report visiting parks/facilities two to four times per week. Most (89%) rated the overall physical condition of facilities and parks as either "excellent" (28%) or "good" (61%).
- **Barriers to Use.** Respondents were asked to select all the reasons that prevent their household from using City of Mountain View parks and facilities more often. Respondents most often selected lack of shade (22%), lack of restrooms (20%), and lack of amenities they want to use (17%).
- **Communication Methods.** Respondents most often reported learning about Mountain View parks, recreation facilities, programs, and events via the recreation activity guide (63%), word of mouth (53%),

and the City website (36%). The top three ways respondents prefer to learn about Mountain View parks, recreation facilities, programs, and events is via the recreation activity guide (52%), emails/ eNewsletter (49%), and the City website (42%).

Mountain View Recreation Programs and Events

- **Organizations Used.** Respondents were asked to select all the organizations their household has used for recreation and sports activities over the past year. City of Mountain View (80%) was selected most often followed by neighboring cities (59%) and public schools (33%).

- **Program/Event Participation.** Forty-one percent (41%) of respondents report participating in programs/events offered by the City of Mountain View over the past year. Of those who did participate, the highest percentage (42%) participated in two to three programs followed by one program (31%). Most of these respondents (94%) rated the overall quality of programs as either "good" (59%) or "excellent" (35%).

- **Barriers to Participation.** Respondents were asked to select all the reasons their household does not participate in City of Mountain View Community Services Department programs more often. Too busy/lack of interest (34%) was selected most often followed by not knowing what is offered (23%) and inconvenient program times (22%).

Importance, Funding, and Benefits of Recreation

- **Benefits of Parks, Facilities, Recreation Programs, and Events.** Respondents were asked to rate their level of agreement with 12 statements regarding potential benefits of parks, facilities, recreation programs, and events. Respondents most often agreed (selecting "agree" or "strongly agree") that these items make Mountain View a more desirable place to live (97%), provide access to gathering and open spaces (93%), and improves mental health and reduces stress (86%).

- **Additional Taxes.** Respondents were asked to indicate the maximum amount of additional tax revenue they would be willing to pay to improve the City's system with parks trails, recreation facilities, and programs. The highest percentage of respondents (31%) said $9 per month or more followed by 21% saying "nothing" and 20% said between $5-6 per month.

- **Funding Allocation.** Respondents were asked to disburse a hypothetical $100 for parks and recreation improvements. The highest amount of funding (on average) went towards improvements to existing parks, pools, and recreation facilities ($25.26), followed by $24.51 towards the acquisition and construction of new park land and open space and $21.21 for adding amenities to existing parks, pools, and recreation facilities.

- **Importance and Perception**. Most respondents (86%) say it is "very important" for the City of Mountain View to provide high quality parks,

recreation facilities, and programs. Given the COVID-19 Pandemic, most respondents (72%) say their household's perception of value of parks, trails, open spaces, and recreation has "significantly increased" (45%) or "somewhat increased" (27%). Based on their perception of value, over half of respondents (56%) think funding should increase and 43% think funding should stay the same.

RECREATION FACILITIES/AMENITIES NEEDS AND PRIORITIES

Amenity/Facility Needs: Respondents were asked to identify if their household had a need for 35 facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various facilities/amenities.

The three amenities/facilities with the highest percentage of households that have an unmet need:



Restrooms
15,813 households



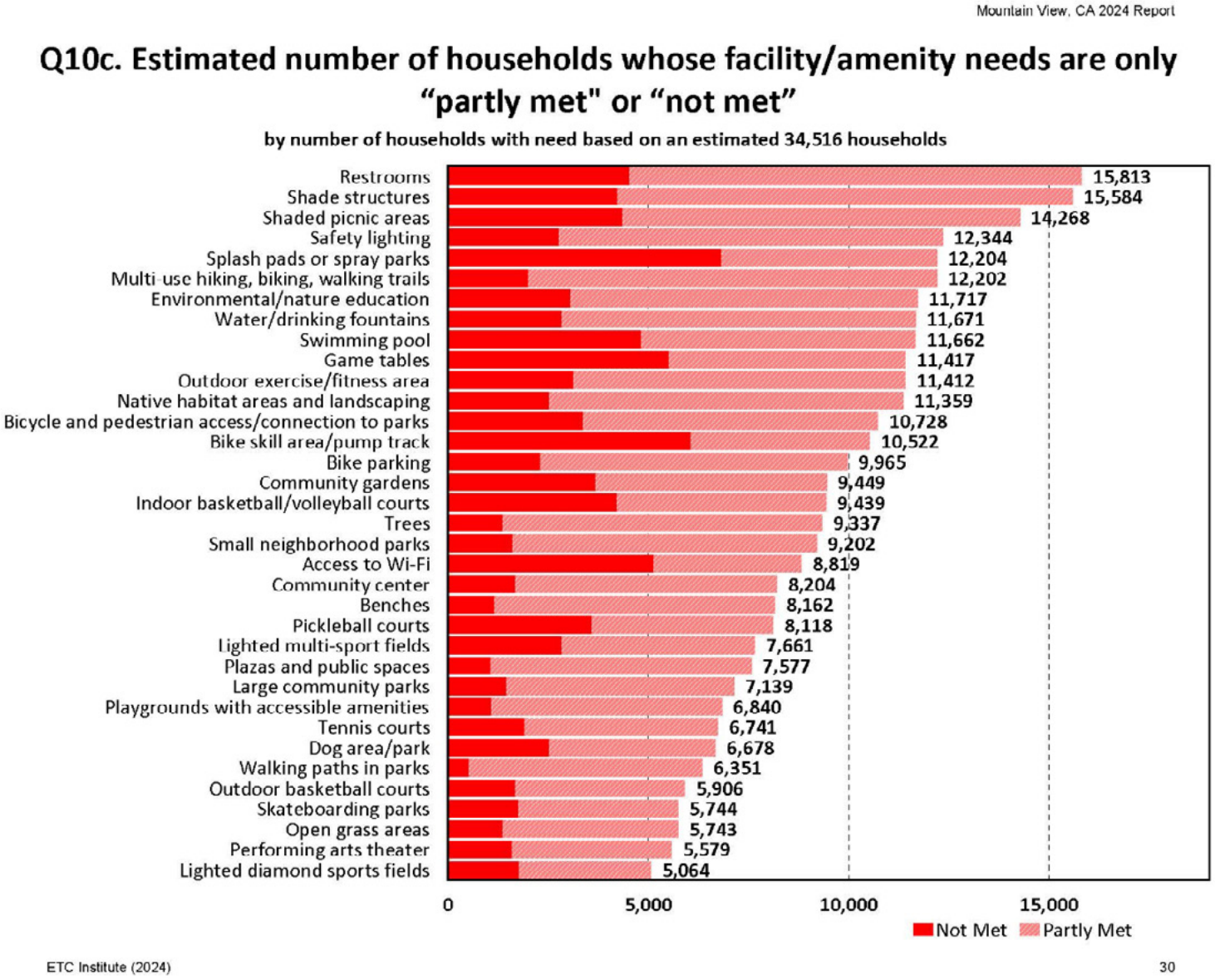
Shade structures
15,584 households



Shaded picnic areas
14,268 households

The estimated number of households that have unmet needs for each of the 35 facilities/amenities assessed is shown in the chart below.

Figure 24: Estimated Households with Unmet or Partly Met Facility and Amenity Needs



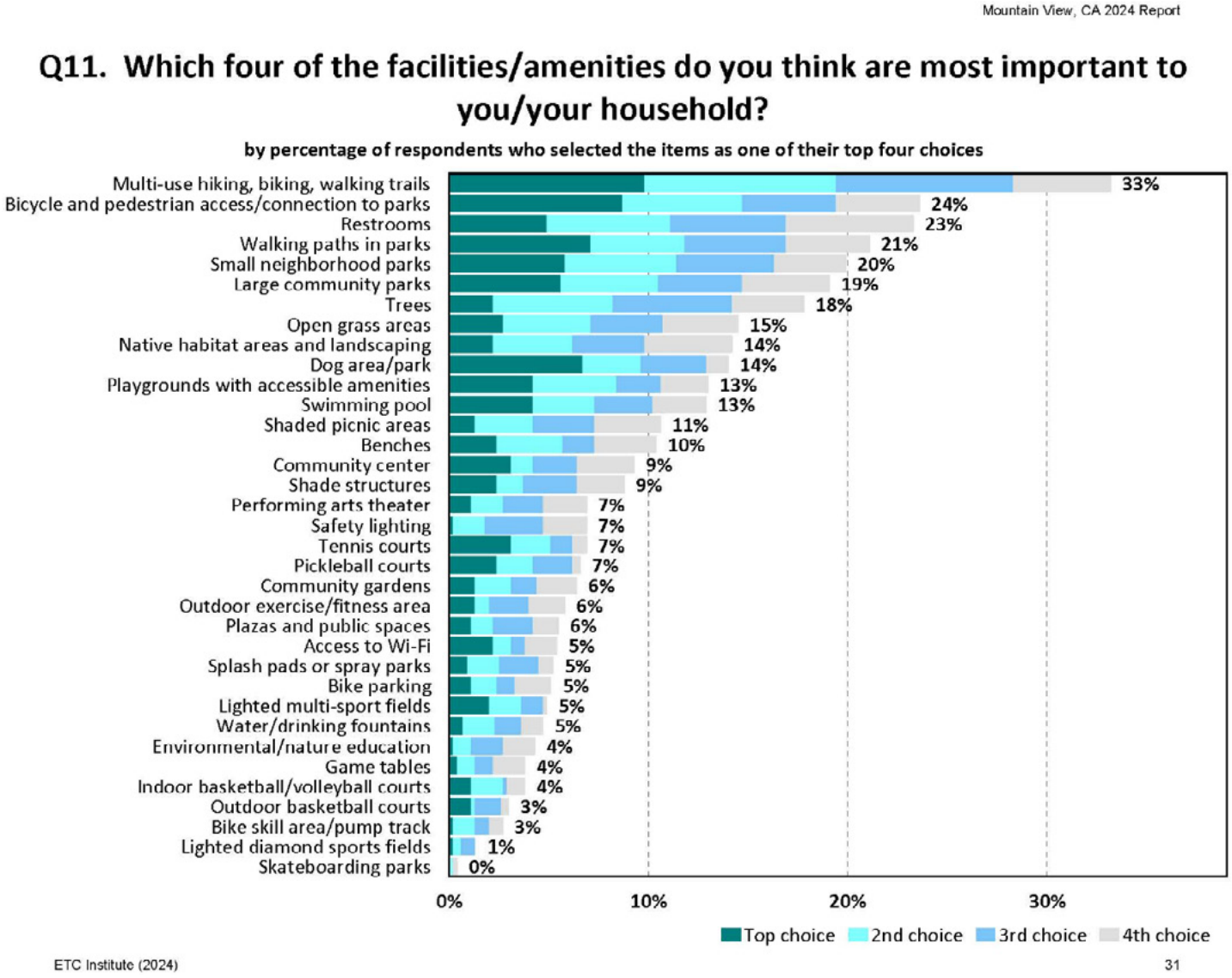
Amenities/Facilities Importance:

In addition to assessing the needs for each amenity/facility, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four amenities/facilities ranked most important to residents:

1. Multi-use hiking, biking, and walking trails (33%)
2. Bicycle and pedestrian access/ connection to parks (24%)
3. Restrooms (23%)
4. Walking paths in parks (21%)

The percentage of residents who selected each amenity/facility as one of their top four choices is shown in the chart below.

Figure 25: Facilities and Amenities Rated Most Important by Households



Priorities for Facility Investments:

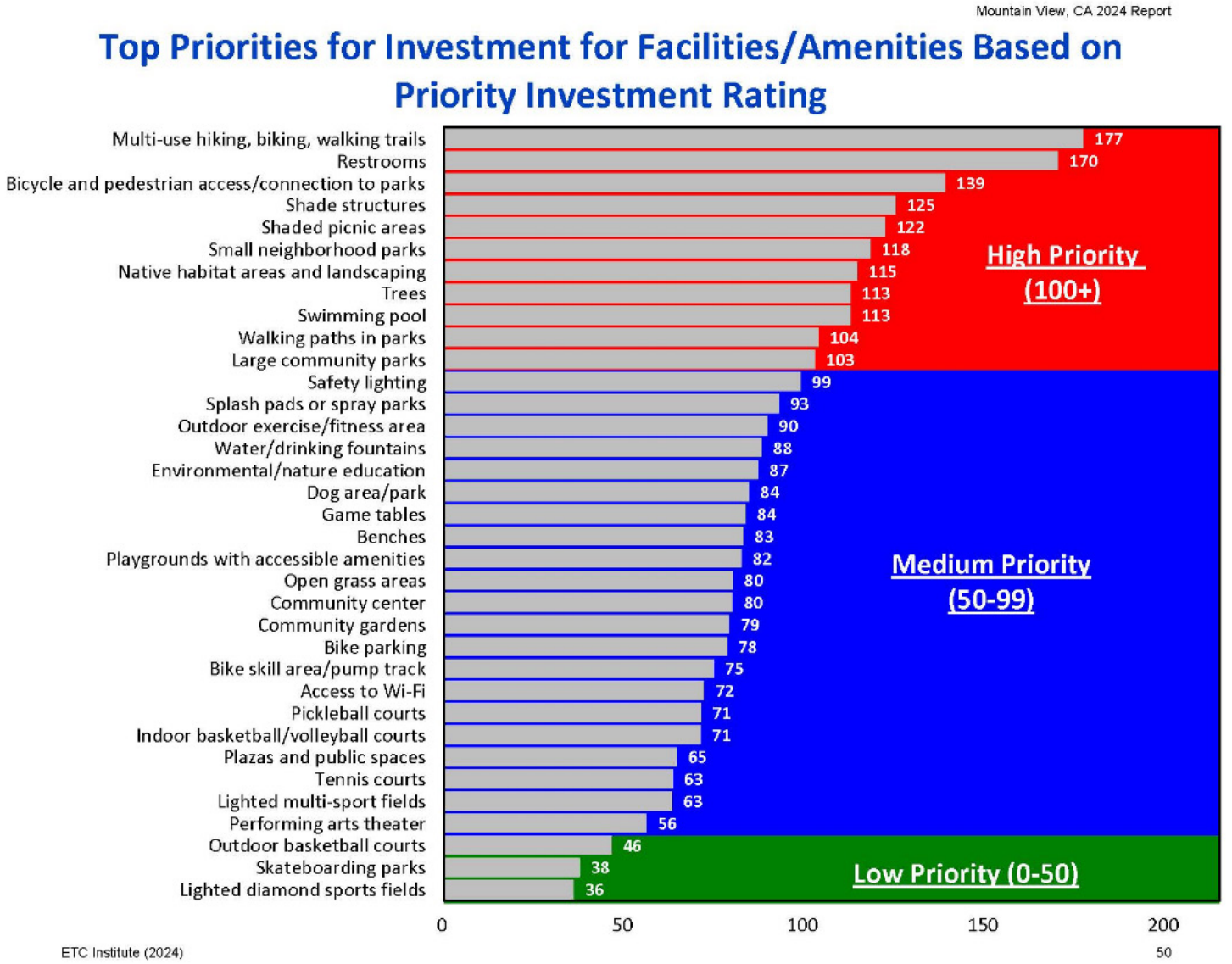
The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The PIR equally weighs (1) the importance that residents place on amenities/facilities and (2) how many residents have unmet needs for the amenity/facility.

Based on the PIR, the following amenities/facilities were rated as high priorities for investment:

- Multi-use hiking, biking, walking trails (PIR=177)
- Restrooms (PIR=170)
- Bicycle and pedestrian access/connection to parks (PIR=139)
- Shade structures (PIR=125)
- Shaded picnic areas (PIR=122)
- Small neighborhood parks (PIR=118)
- Native habitat areas and landscaping (PIR=115)
- Trees (PIR=113)
- Swimming pool (PIR=113)
- Walking paths in parks (PIR=104)
- Large community parks (PIR=103)

The chart below shows the Priority Investment Rating for each of the 35 amenities/facilities assessed on the survey.

Figure 26: Top Facility and Amenity Priorities for Future Investment



RECREATION PROGRAM NEEDS AND PRIORITIES

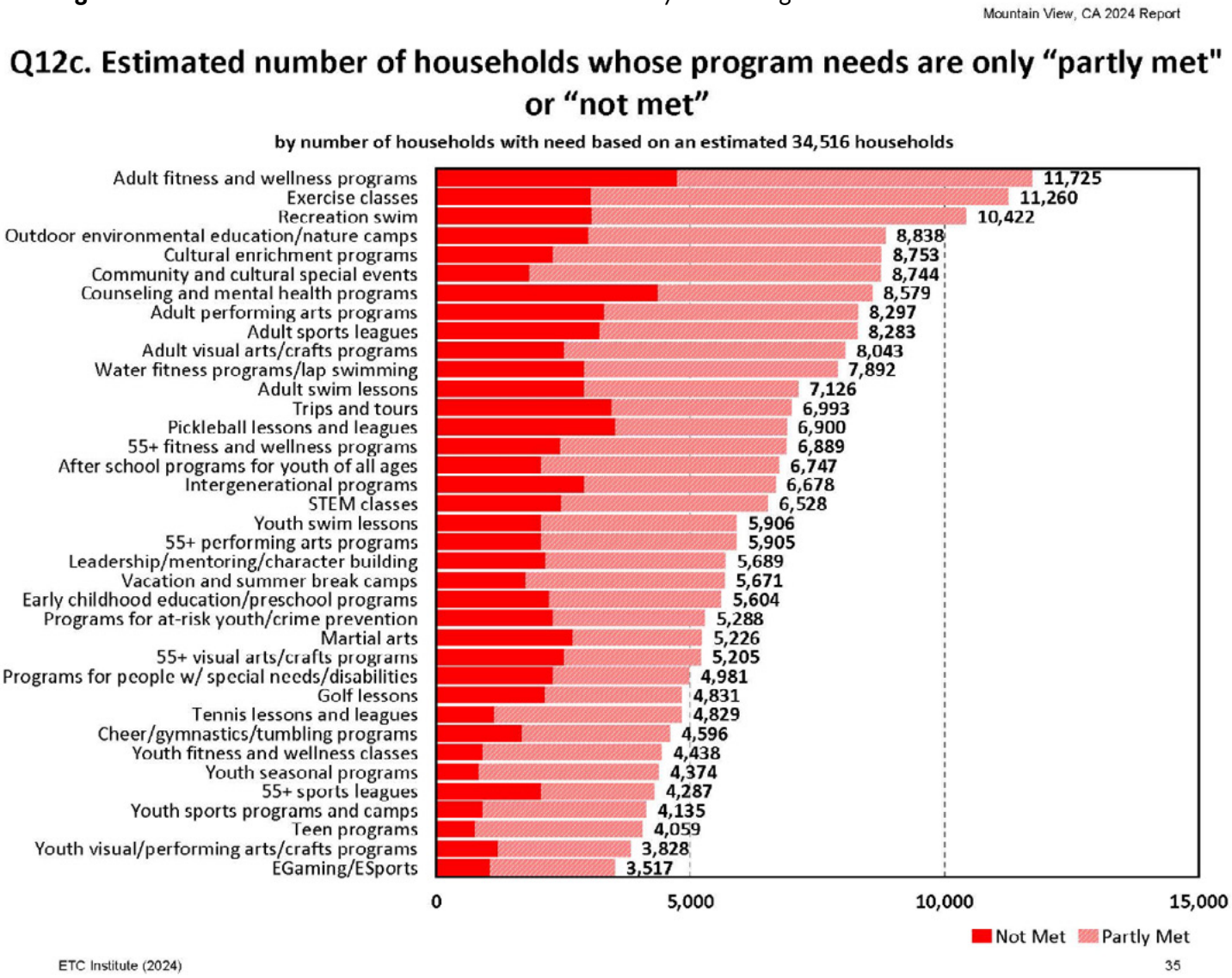
Program Needs: Respondents were asked to identify if their household had a need for 37 recreation programs and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest "unmet" need for various programs.

The three programs with the highest number of households that have an unmet need:

1. Adult fitness and wellness programs – 11,725 households
2. Exercise programs – 11,260 households
3. Recreation swim – 10,422 households

The estimated number of households that have unmet needs for each of the 37 programs assessed is shown in the chart below.

Figure 27: Estimated Households with Unmet or Partly Met Program Needs

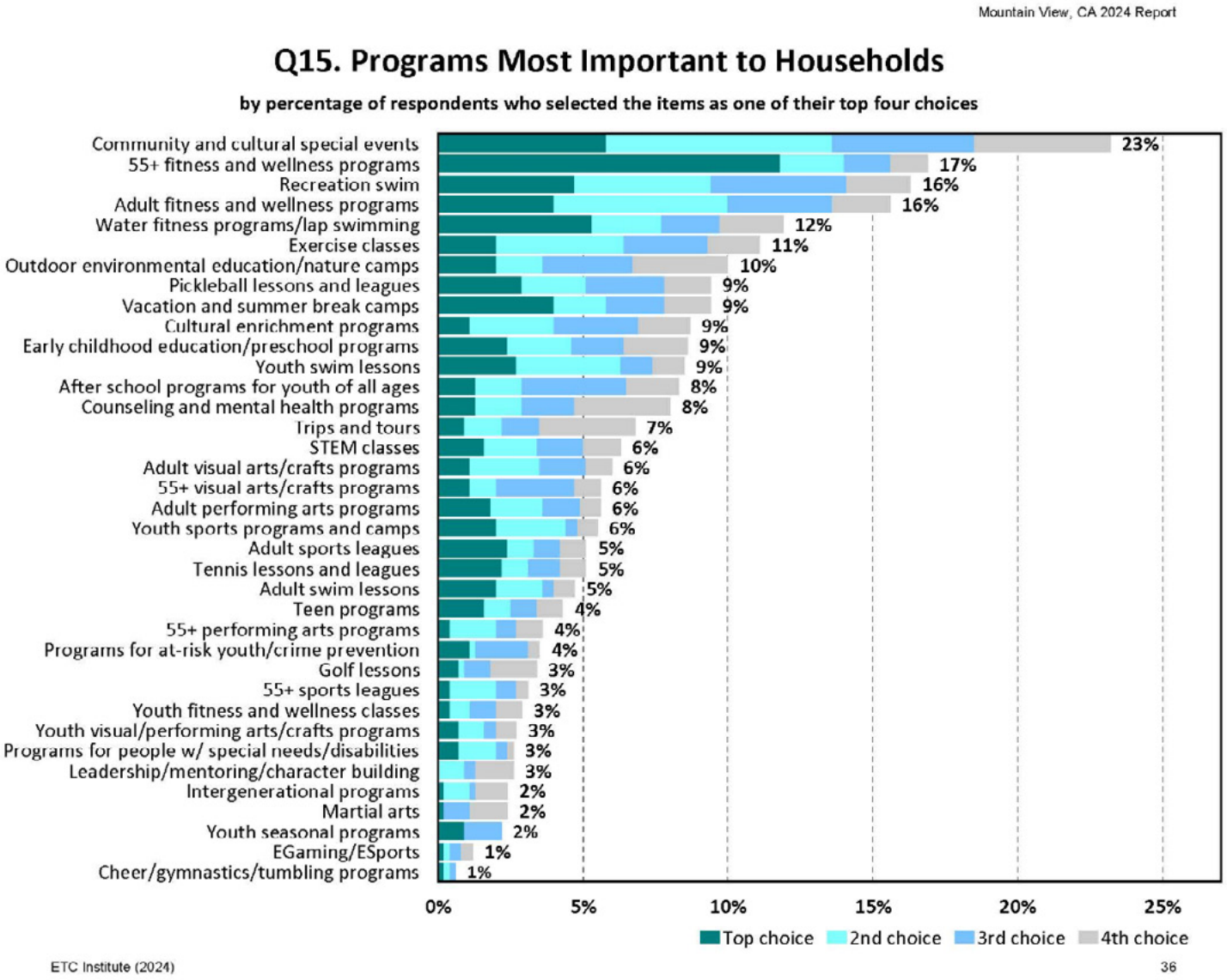


Programs Importance: In addition to assessing the needs for each program, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the five programs ranked most important to residents:

1. Community and cultural special events (23%)
2. 55+ fitness and wellness programs (17%)
3. Recreation swim (16%)
4. Adult fitness and wellness programs (16%)
5. Water fitness programs/lap swimming (12%)

The percentage of residents who selected each program as one of their top four choices is shown in the chart below.

Figure 28: Programs Rated Most Important by Households





Priorities for Program Investments: The PIR was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The PIR equally weighs (1) the importance that residents place on programs and (2) how many residents have unmet needs for the program.

Based on the PIR, the following activities/ programs were rated as high priorities for investment:

- Community and cultural special events (PIR=175)
- Adult fitness and wellness programs (PIR=167)
- Recreation swim (PIR=159)
- Exercise classes (PIR=144)
- 55+ fitness and wellness classes (PIR=132)
- Water fitness programs/lap swimming (PIR=119)
- Outdoor environmental education/ nature camps (PIR=119)
- Cultural enrichment programs (PIR=112)
- Counseling and mental health programs (PIR=108)

The chart below shows the Priority Investment Rating for each of the 37 programs assessed on the survey.

Figure 29: Top Program Priorities for Future Investment

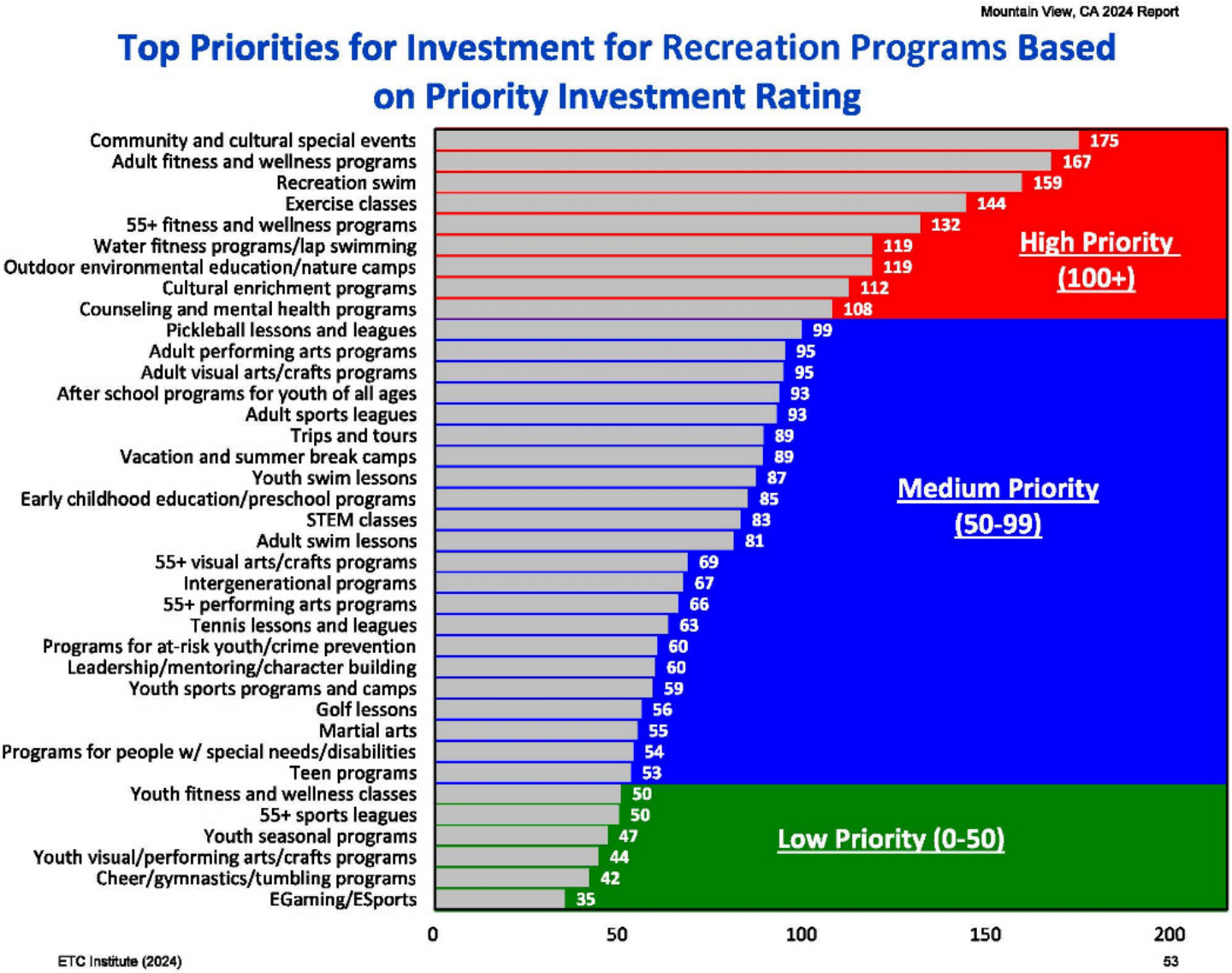


Figure 30: Household Composition by Age Group

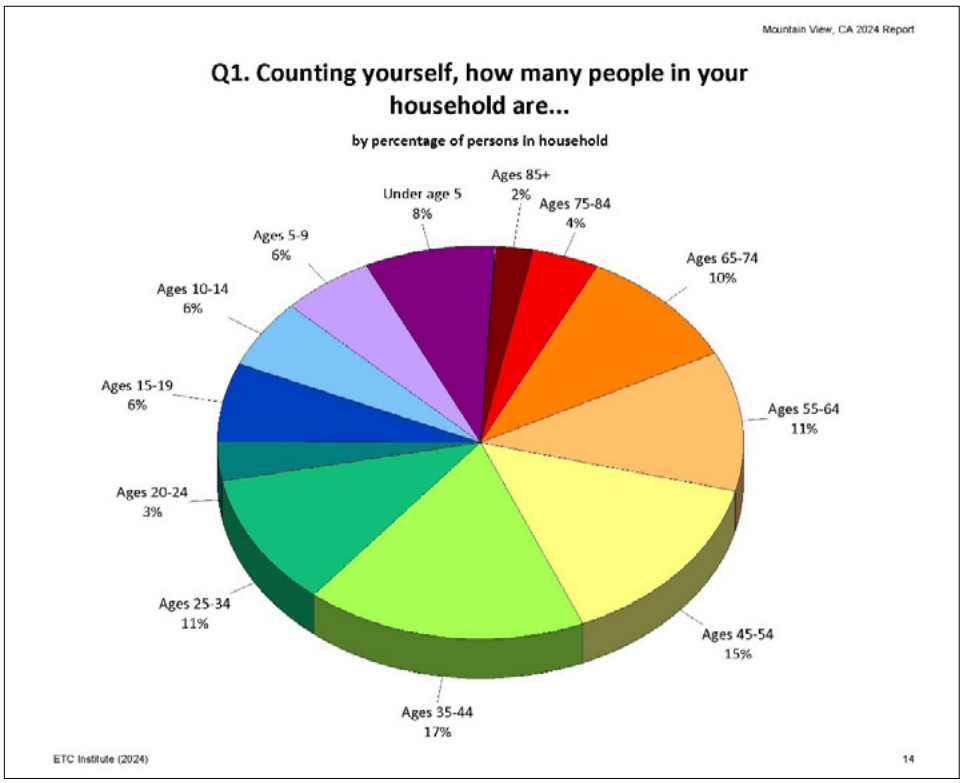


Figure 31: Households Visiting City Parks and Recreation Facilities (Past 12 Months)

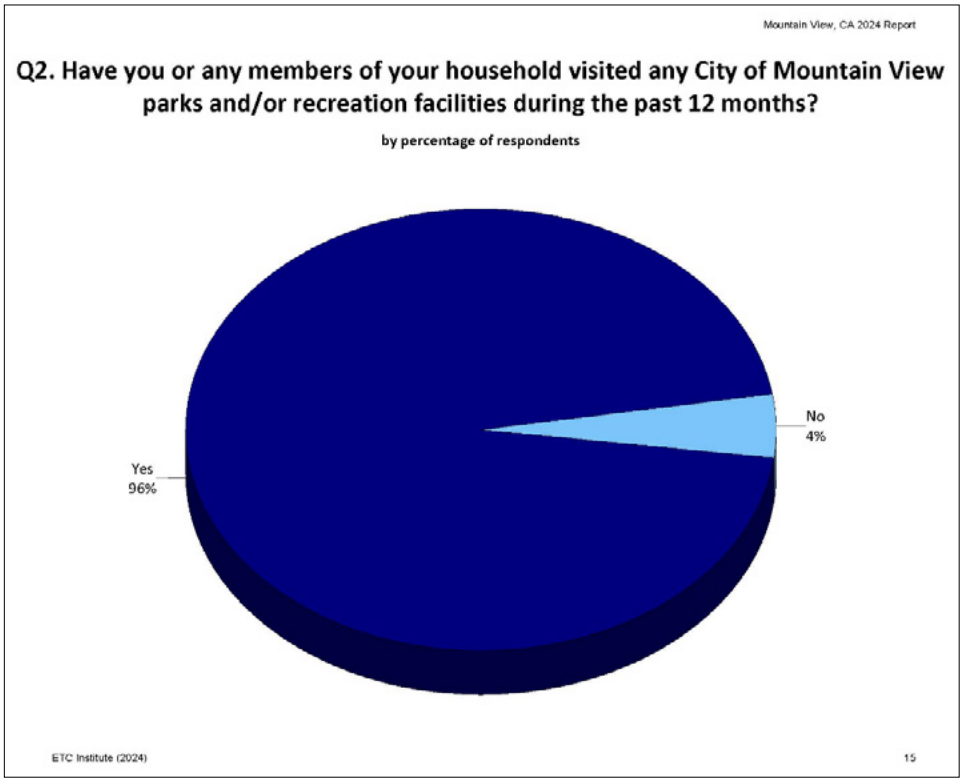


Figure 32: Frequency of Visits to City Parks and Recreation Facilities (Past 12 Months)

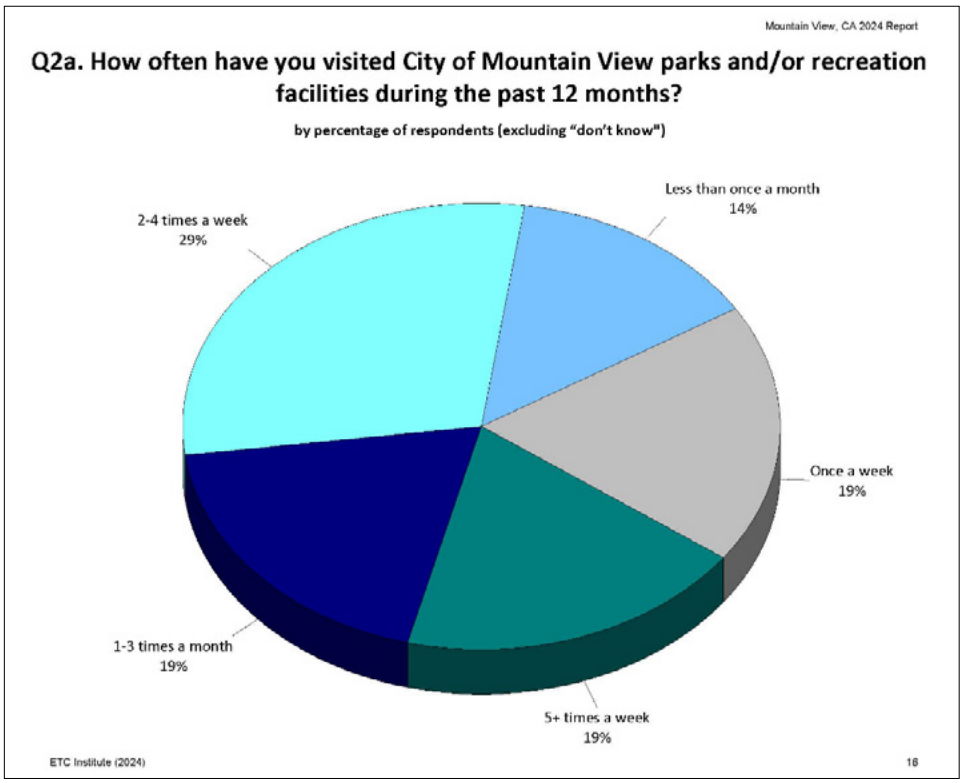


Figure 33: Overall Ratings of City Park and Recreation Facility Conditions

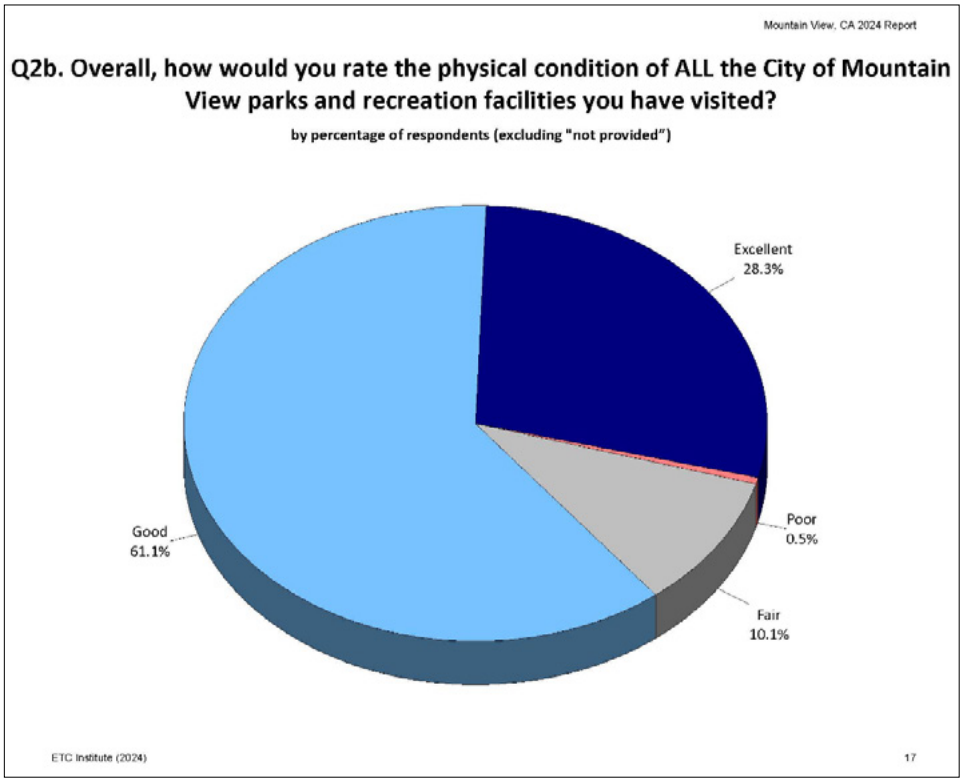
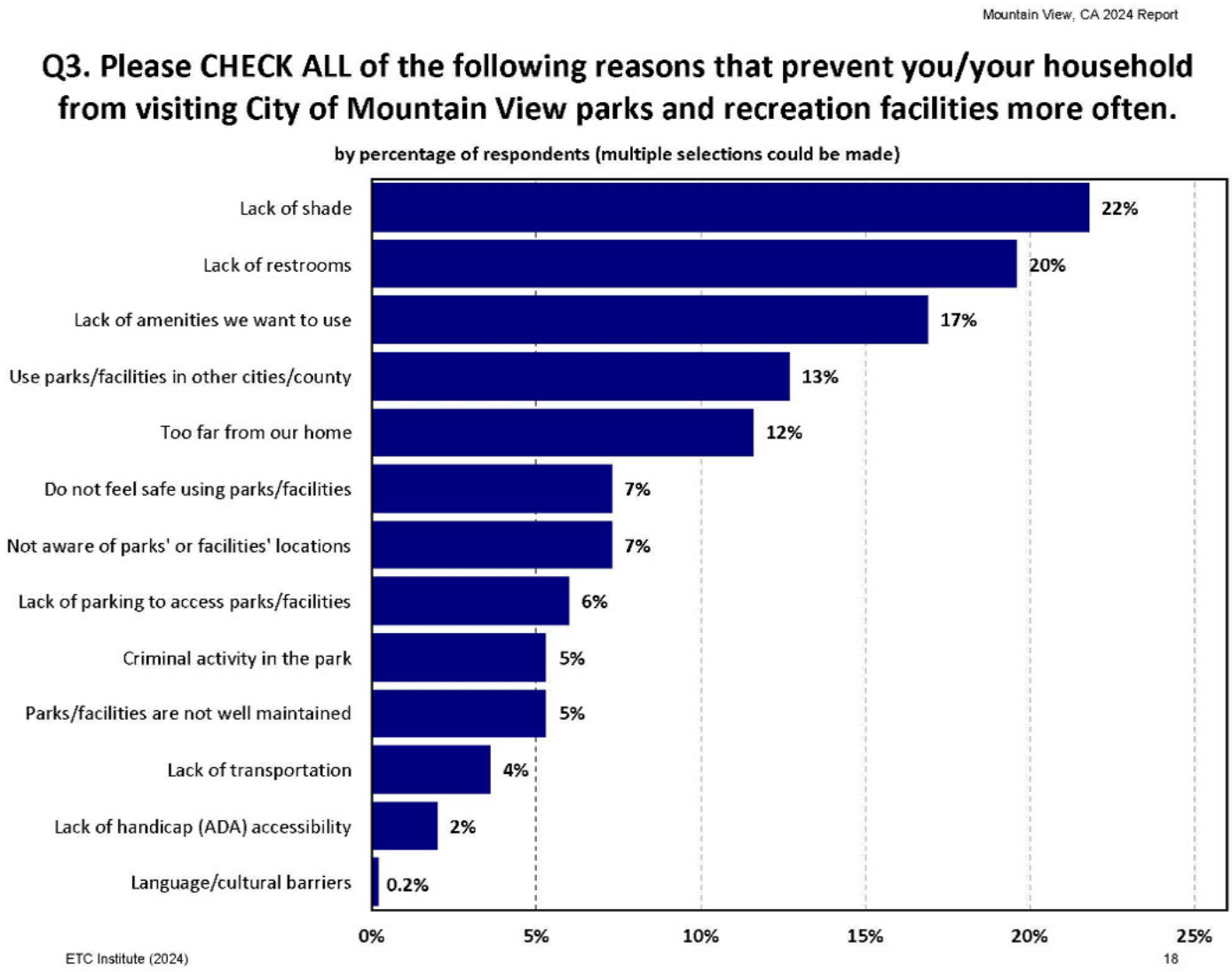


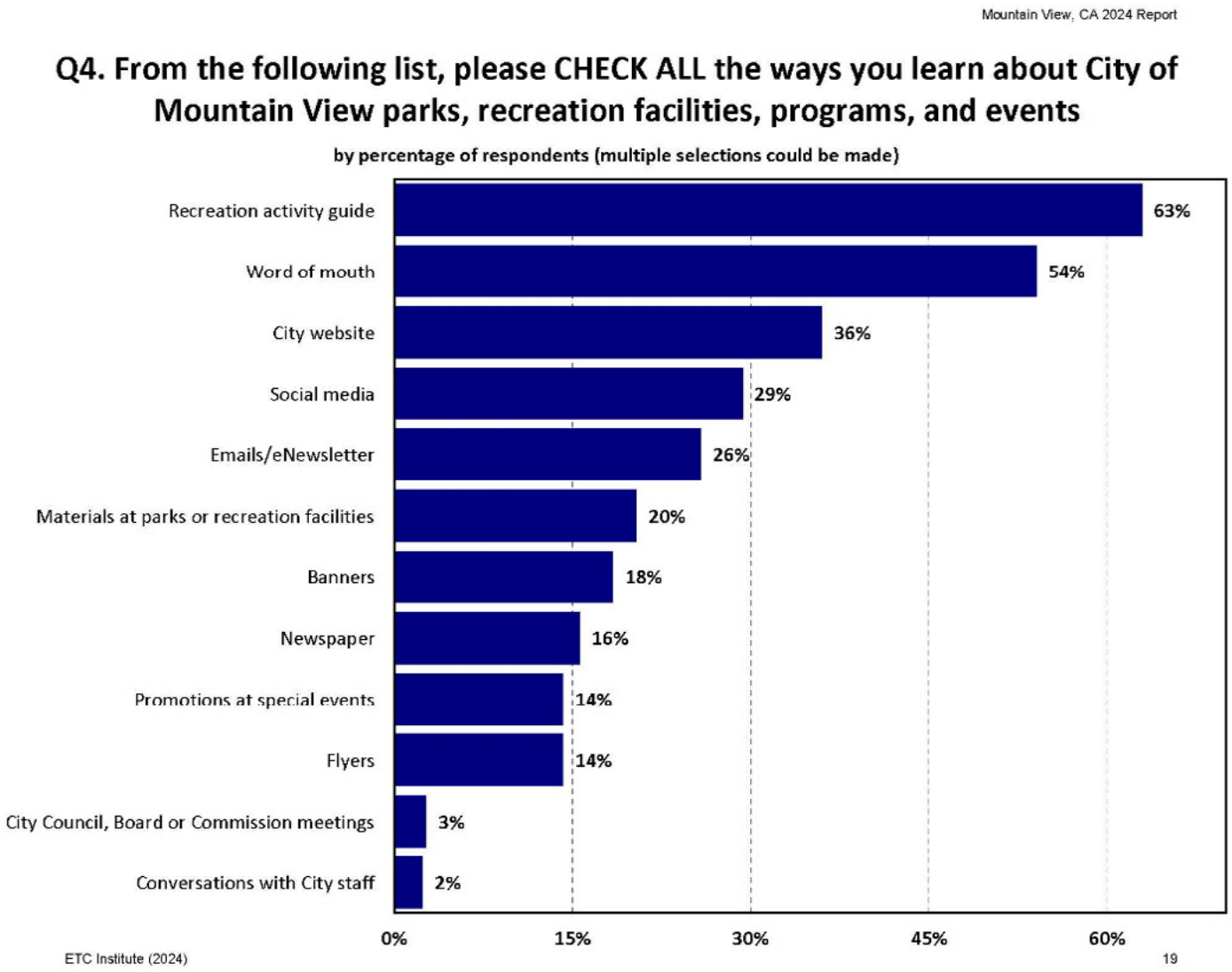
Figure 34: Barriers to Visiting City Parks and Recreation Facilities More Often



Common themes from "OTHER" responses:

- Safety and cleanliness issues (homelessness, drug use/smoke, restroom conditions, graffiti/trash, encampments) are major deterrents.
- Lack of infrastructure improvements (lighting, ADA-friendly paths, bike/ped connectivity, parking, water fountains, shade) affects usability.
- Dog-related concerns (off-leash dogs, rules not enforced, lack of enclosed/off-leash areas, dog waste) are frequent complaints.
- Time constraints and access limitations (busy schedules, distance to parks, park rules/hours, unreliable scheduling) impact usage.
- Conflicts over space and overcrowding (pickleball and basketball demand, large parties, locked/fully booked fields, non-resident crowding) need to be addressed.
- Residents desire more natural landscapes and a shift toward sustainability-focused park design.

Figure 35: How Residents Learn About City Parks, Recreation Facilities, Programs, and Events



Common themes from "OTHER" responses:

- Discovery by chance or in-person observation (driving by, walking around, exploring neighborhoods).
- Online search tools (Google Maps, Apple Maps, Yelp) are widely used to locate parks and facilities.
- Neighborhood and community communications (newsletters, mailing lists, local email groups).
- School and library communications occasionally inform residents about parks and programs.
- Social media and online community forums (e.g., Reddit) serve as alternative information sources.

Figure 36: Preferred Methods of Communication About Parks, Recreation Facilities, Programs and Events

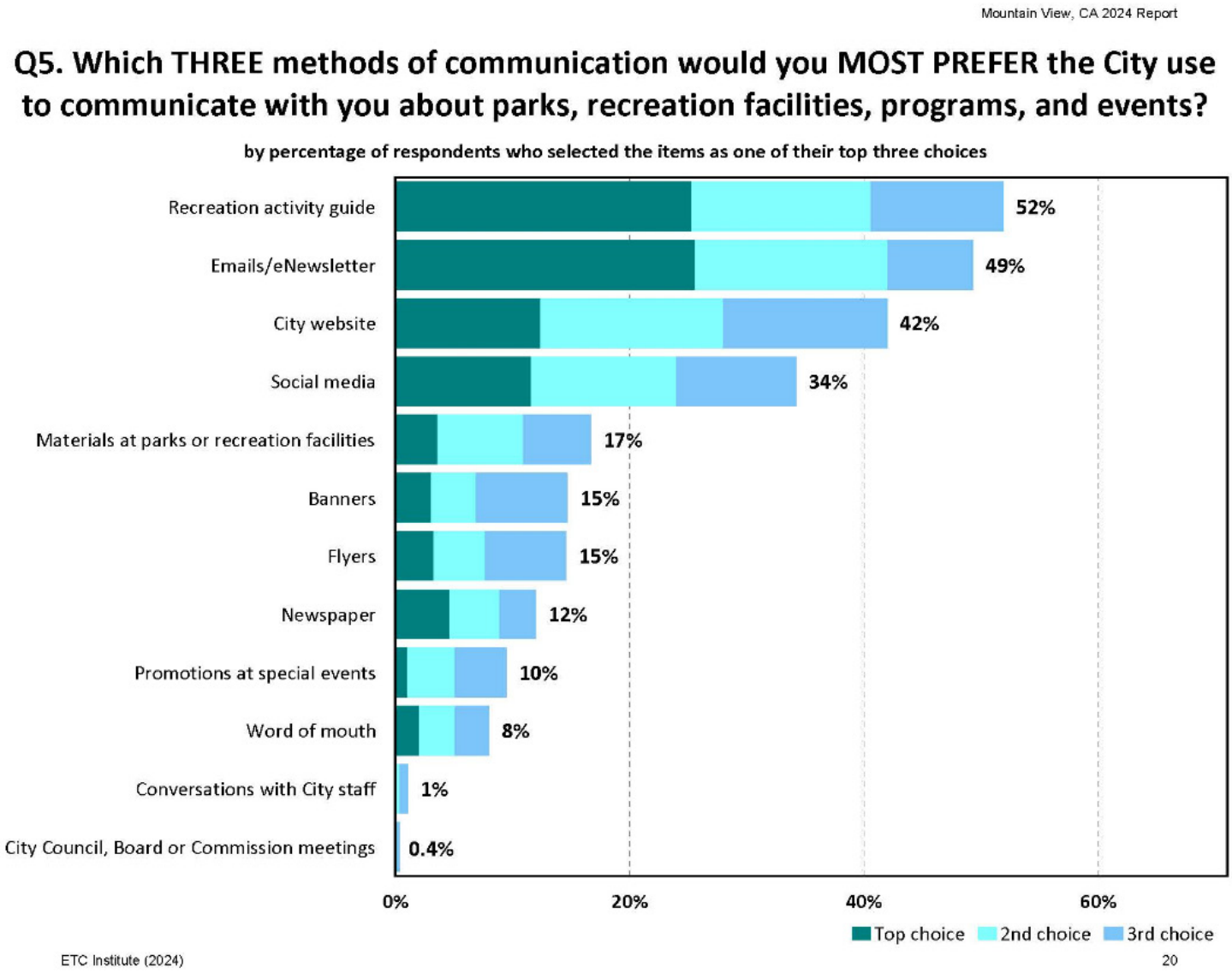


Figure 37: Organizations Used for Recreation and Sports Activities in the Past 12 Months

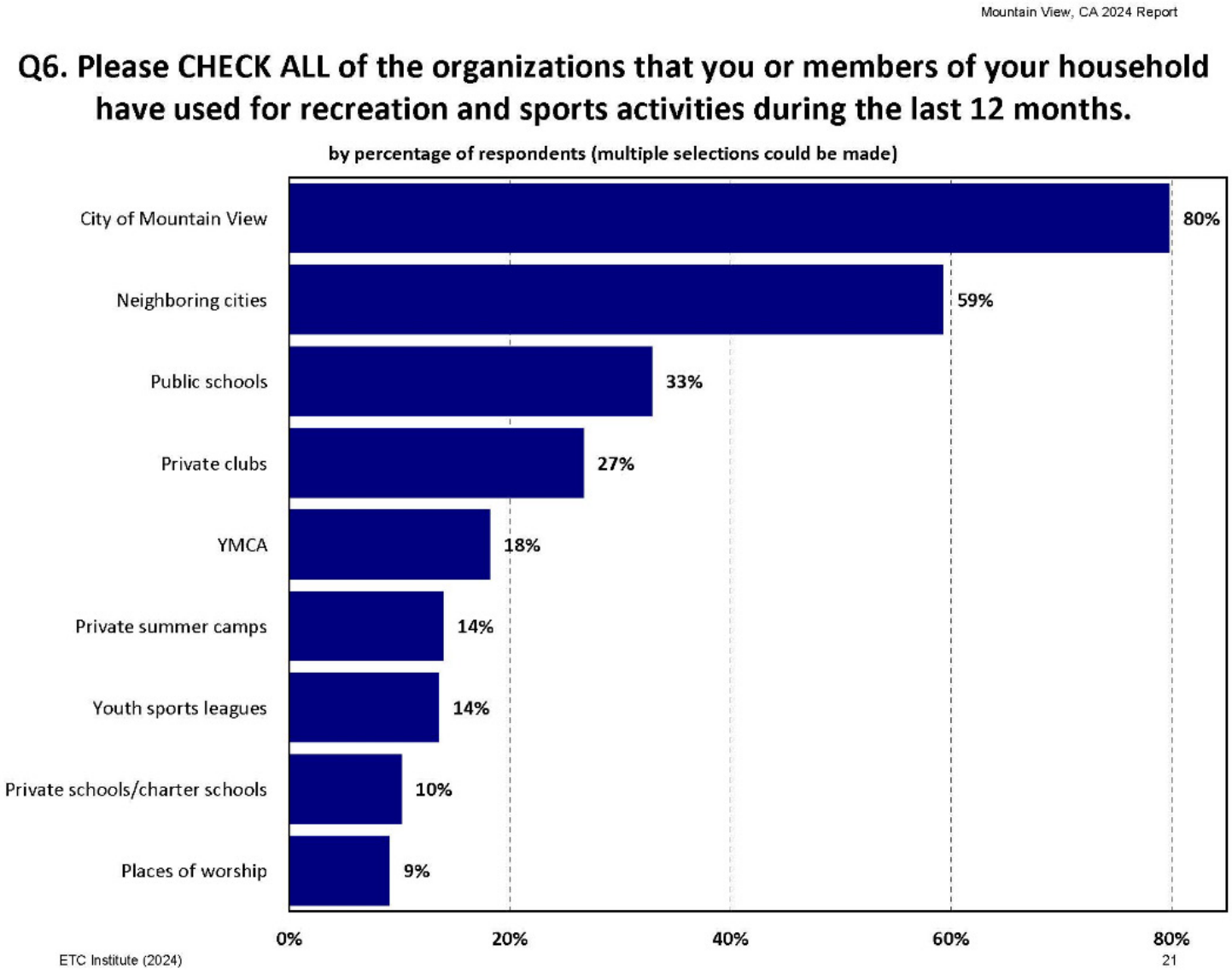


Figure 38: Participation in City Programs and Events in the Past 12 Months

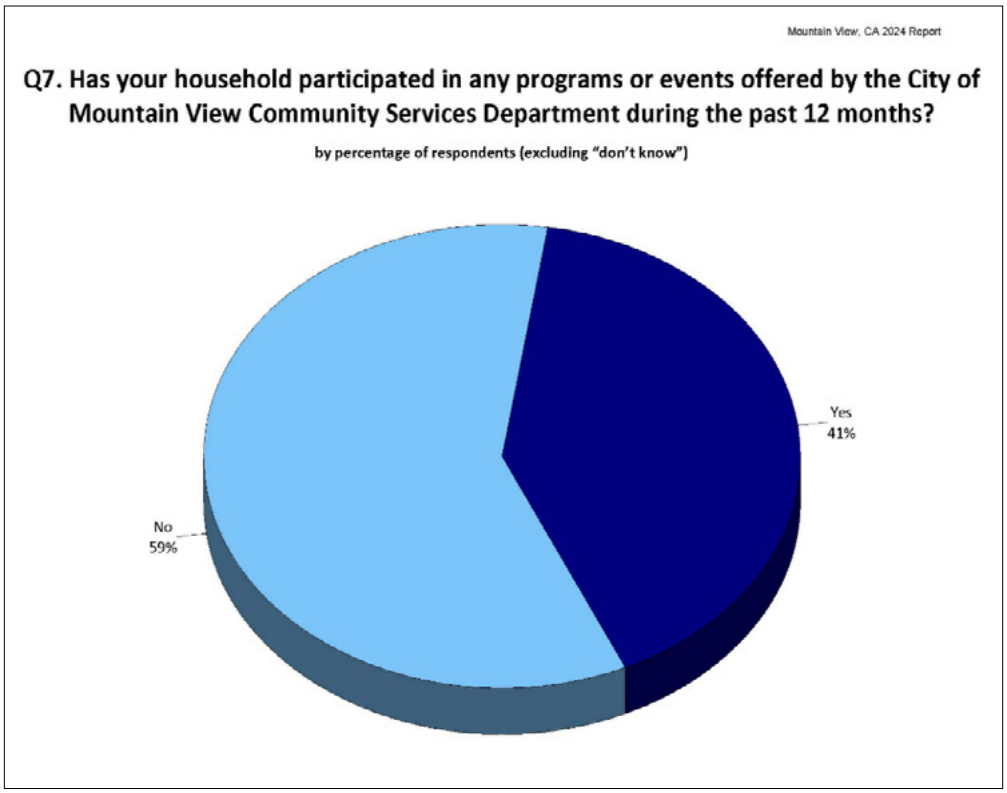


Figure 39: Number of City Programs and Events Participated in by Households in Past 12 Months

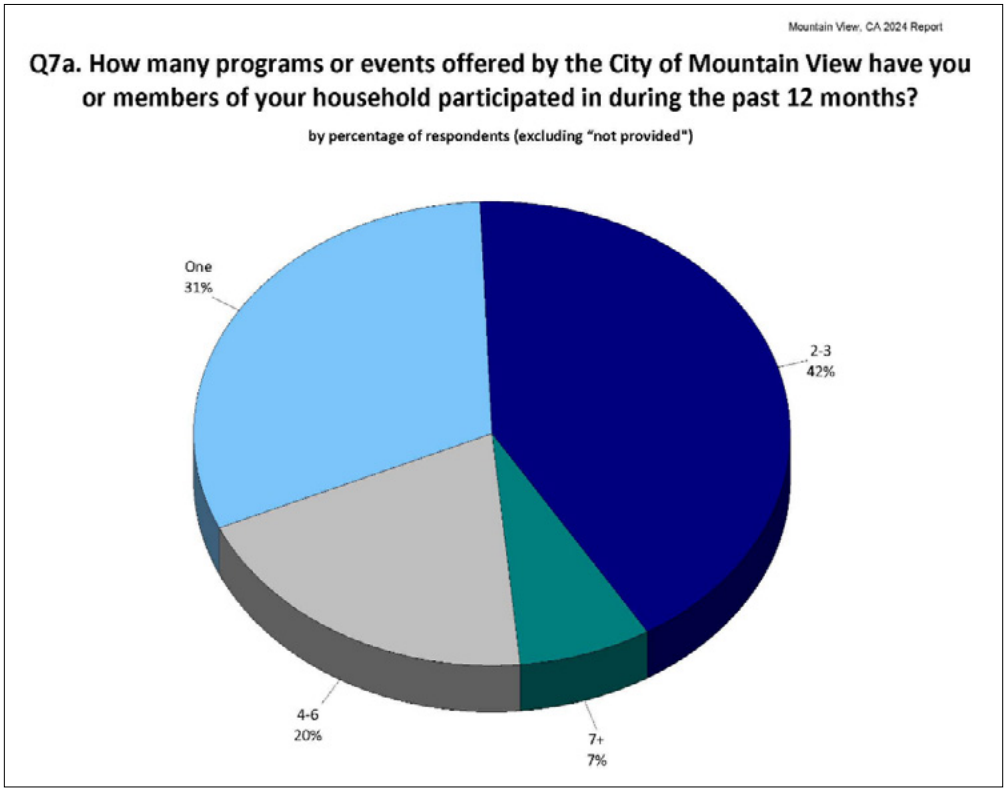


Figure 40: Overall Quality of City Programs or Events

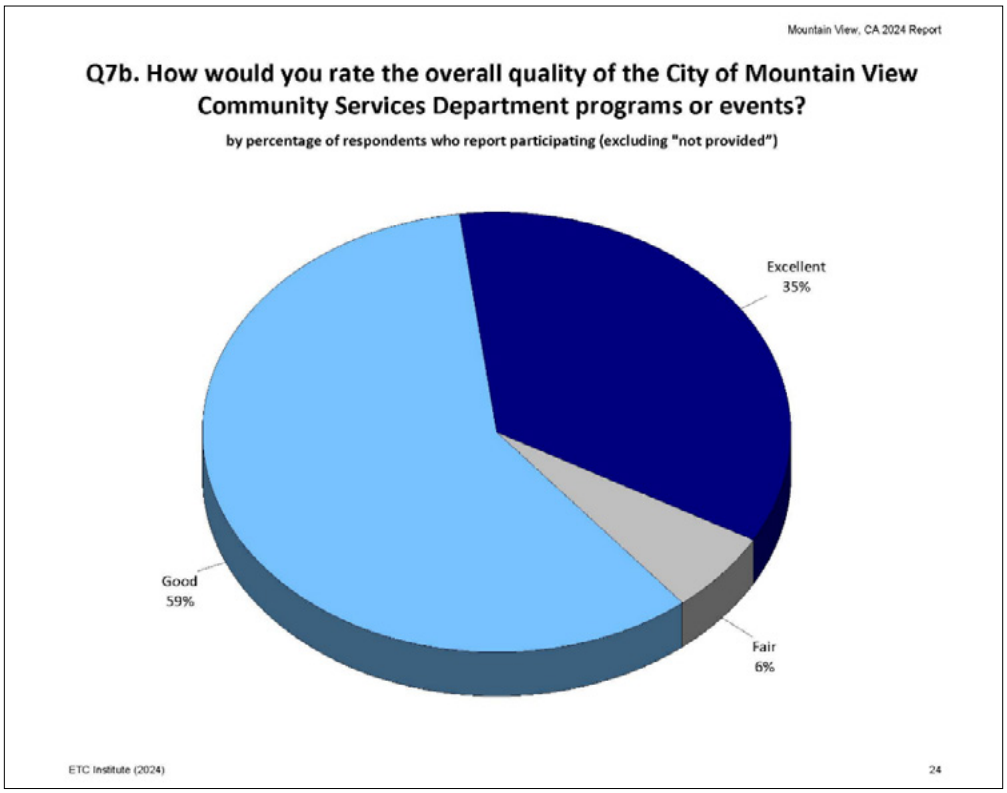
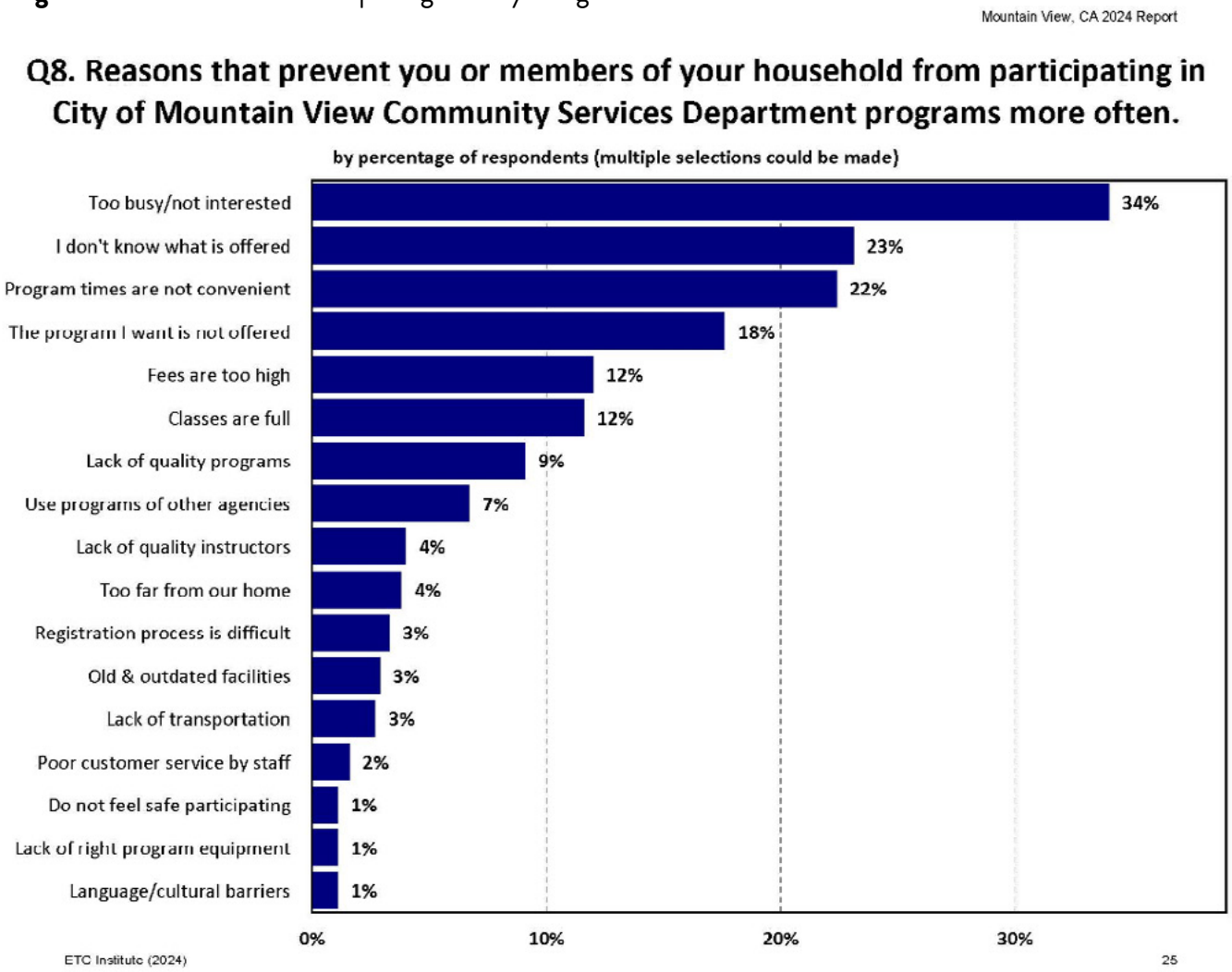


Figure 41: Barriers to Participating in City Programs More Often



Common themes from "OTHER" responses:

- Time constraints and scheduling conflicts (work, caregiving, inconvenient class times, limited weekend or evening options) limit participation.
- Program variety and availability concerns (limited offerings compared to nearby cities, lack of classes for certain age groups, discontinued programs, seasonal or single-session availability).
- Facility and program conditions (crowded pools and classes, parking limitations, cleanliness issues, safety hazards such as gopher holes).
- Personal or health-related limitations (medical issues, mobility challenges, balance problems).
- Awareness and accessibility barriers (not knowing programs exist, language barriers, difficulty with registration processes).
- Activity-specific frustrations (tennis court use conflicts, lack of pickleball classes, program organization issues).
- Preference factors (avoiding large crowds, not interested in organized programs at this time).

Figure 42: Barriers to Participating in City Programs More Often

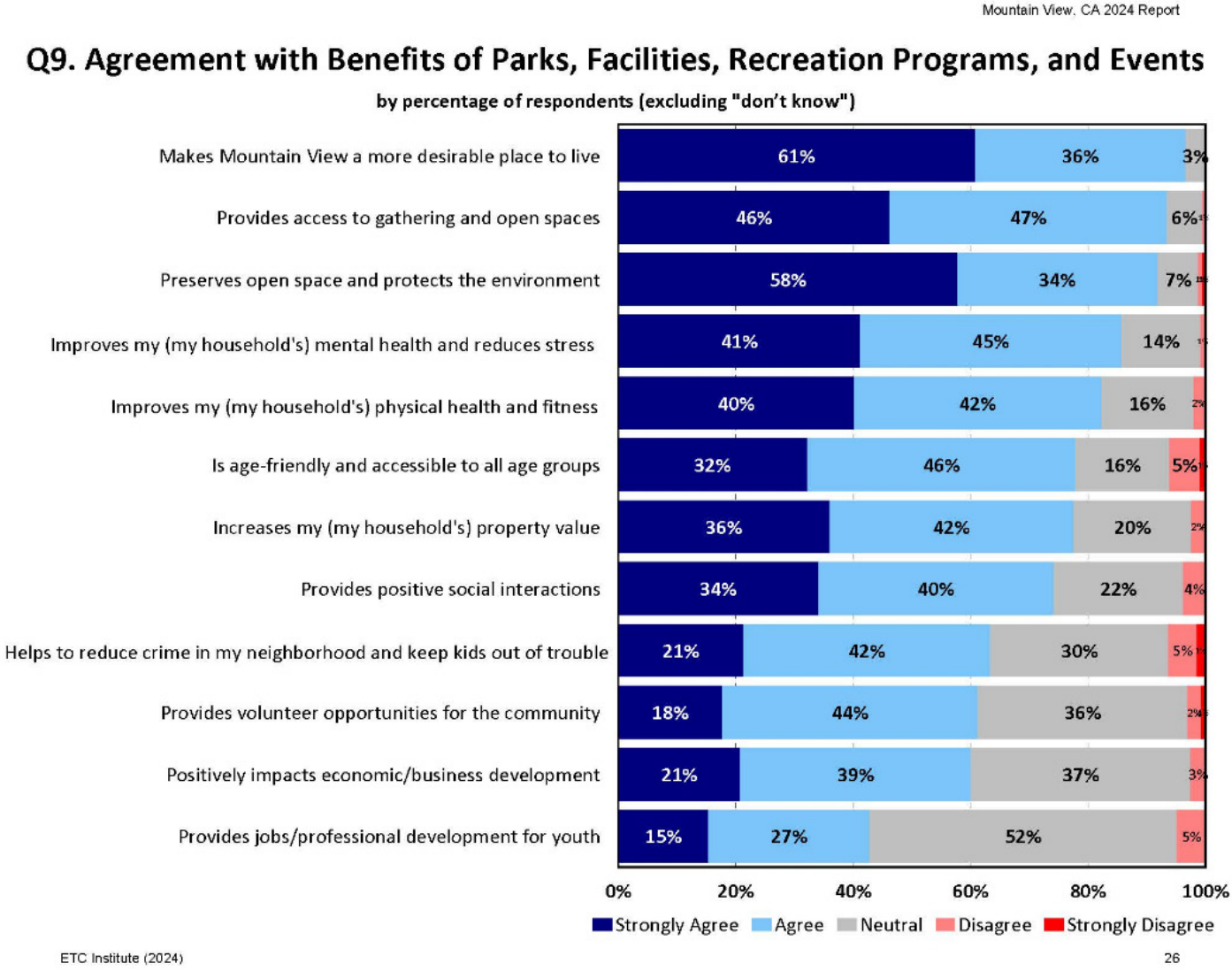
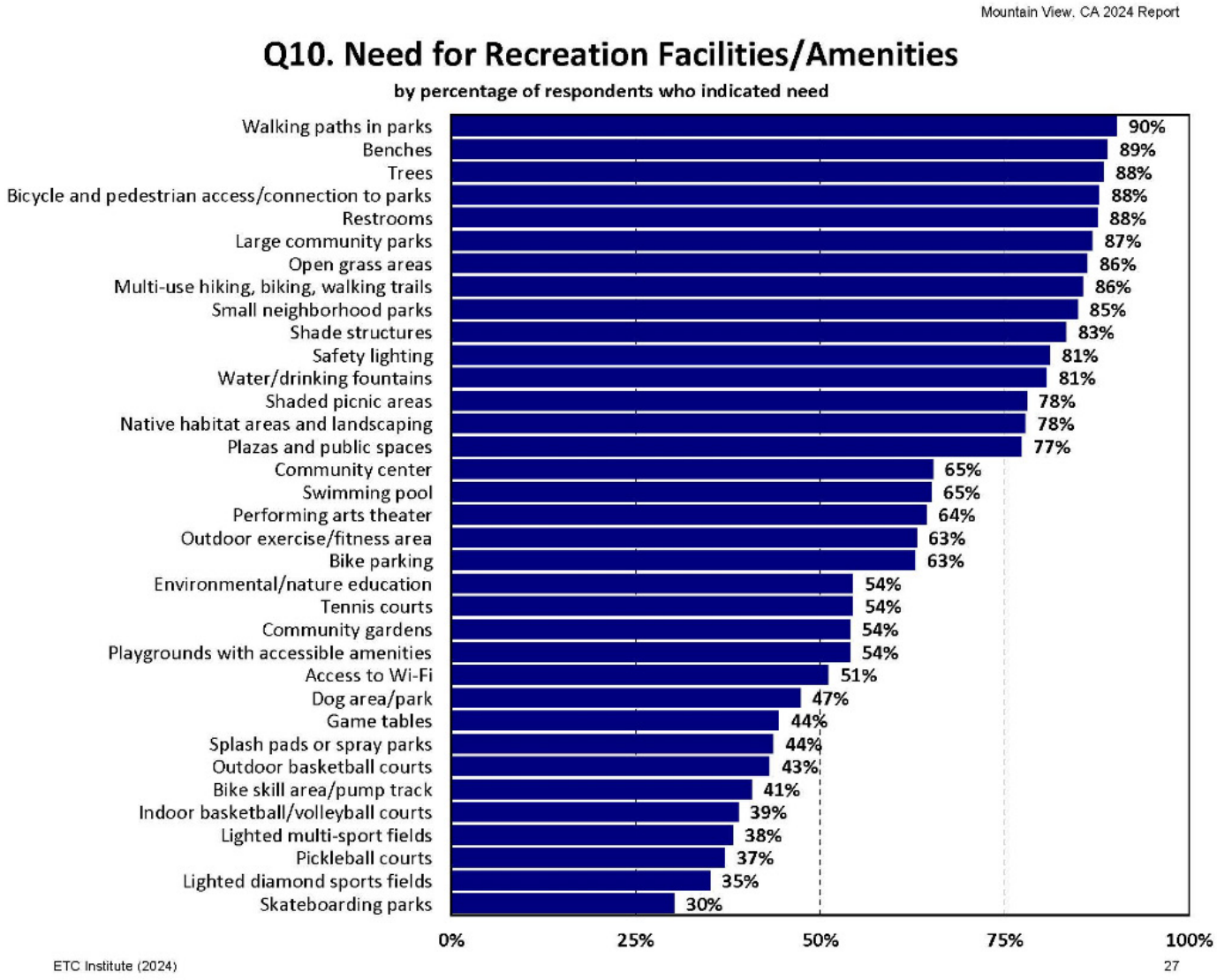


Figure 43: Household Need for Recreation Facilities and Amenities



Common themes from "OTHER" responses:

- Expanded sports and recreation facilities (badminton courts, beach volleyball courts, BMX track, softball field, skating/rollerblade paths, running track access, pickleball at Questa Park).
- Enhanced dog-friendly spaces (enclosed/off-leash dog parks, single-dog run spaces, more dog-friendly walking areas, safe areas away from other dogs).
- Improved infrastructure and amenities (restrooms in small parks, shaded play structures, BBQ areas, coffee kiosks, gym/workout equipment, TRX wall, adult climbing equipment).
- Better connectivity and accessibility (bicycle and pedestrian infrastructure, trail linkages, walking paths that allow dogs, adequate parking).

- Safety and maintenance priorities (vegetation upkeep, fixing uneven surfaces, relocating bike racks, addressing safety concerns).
- Unique community features (graffiti wall/ art board, multi-use school and City spaces that support recreation needs).
- Program and service gaps (more swimming lessons, better youth basketball facilities).

Figure 44: How Well Household Needs Are Met for Recreation Facilities and Amenities

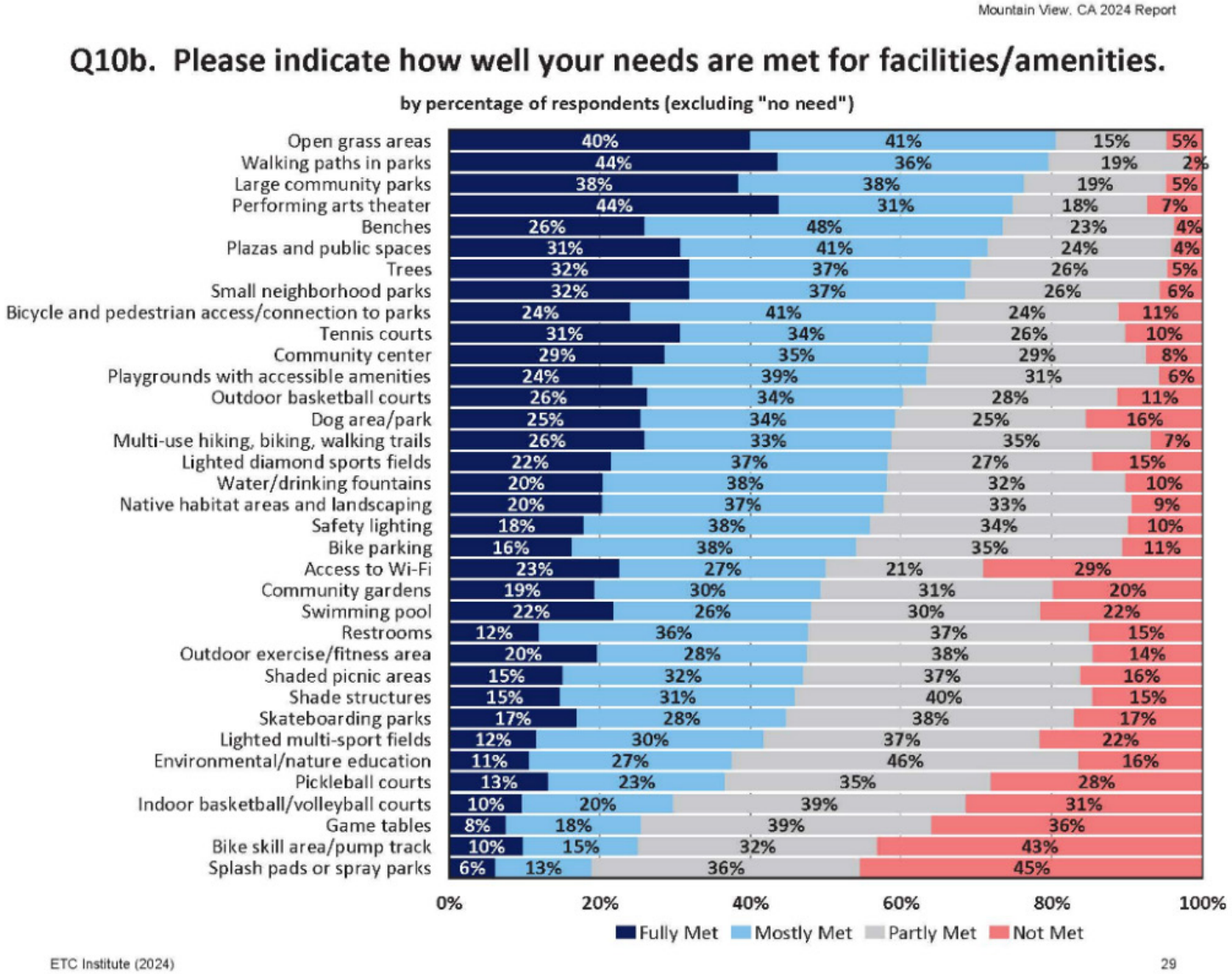


Figure 45: Facilities and Amenities Rated Most Important by Households

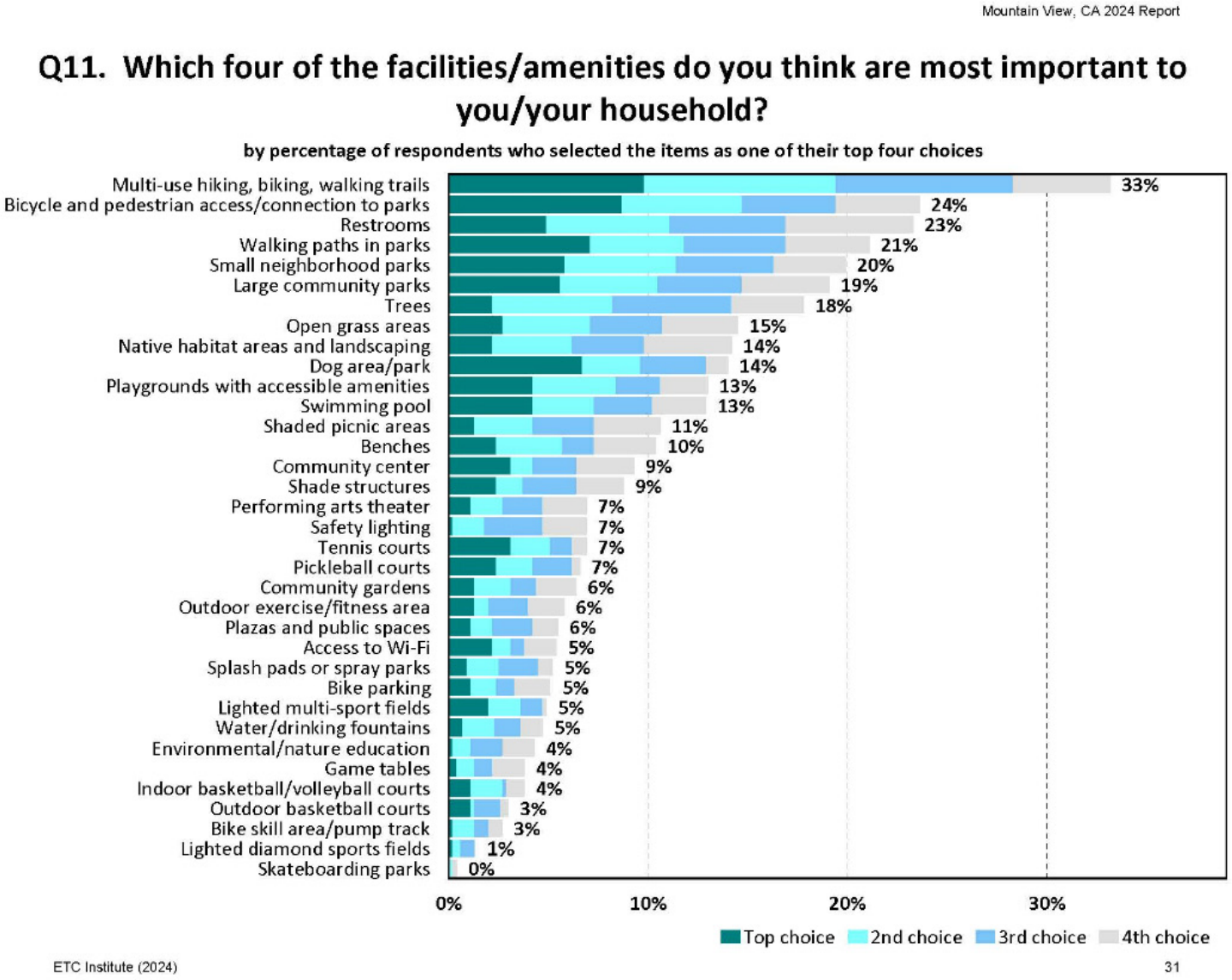


Figure 46: Household Need for Recreation Programs

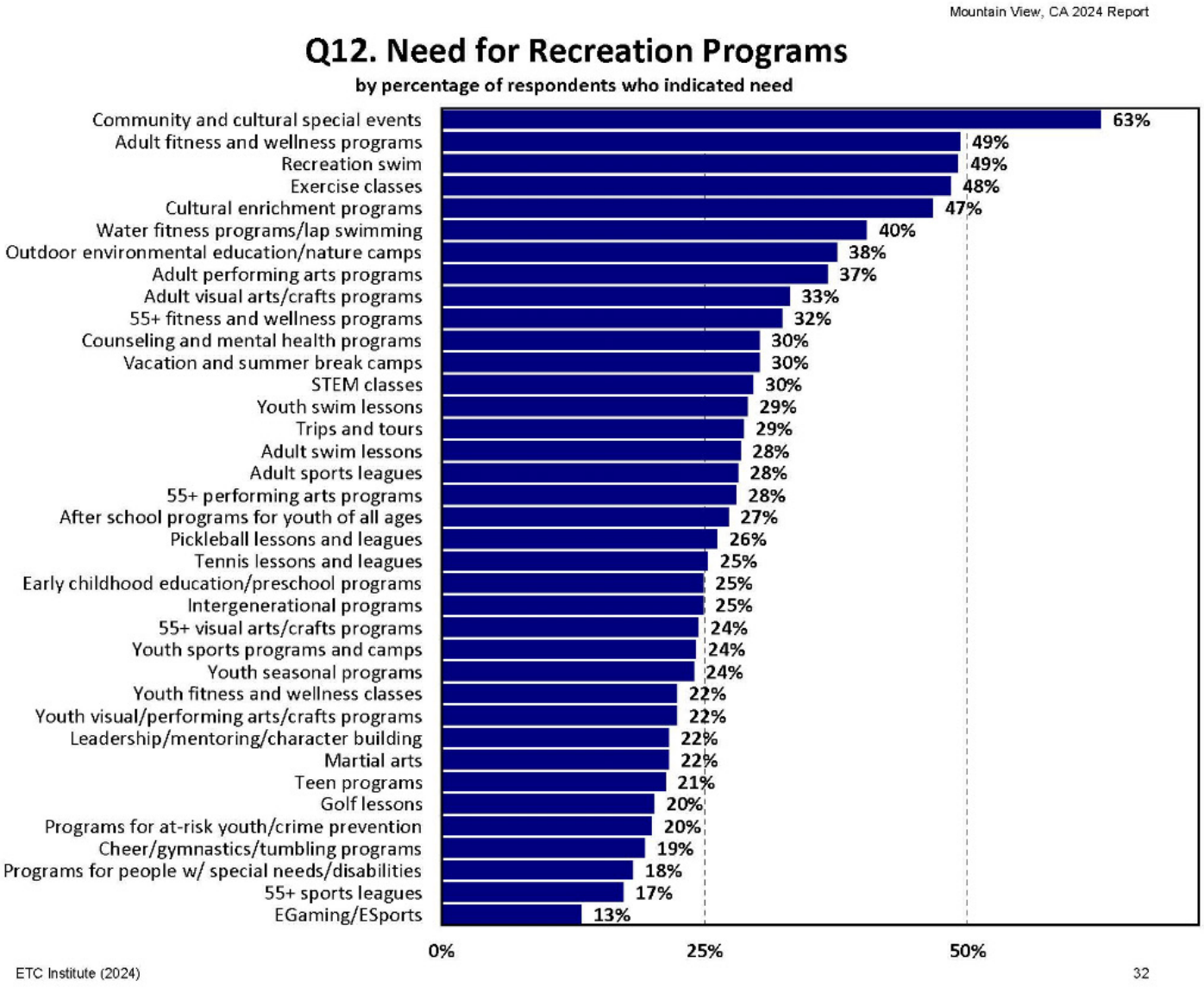
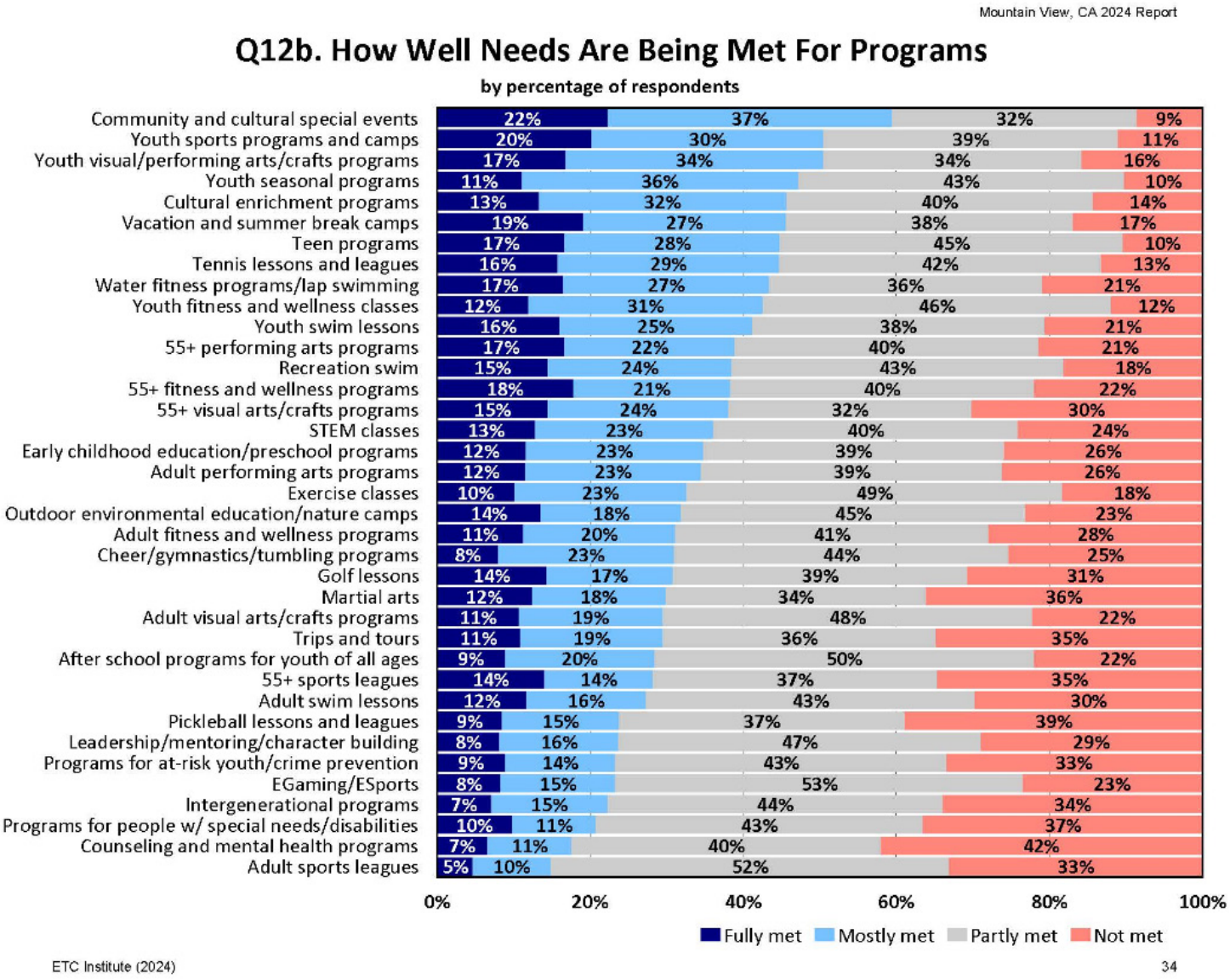


Figure 47: How Well Household Needs Are Met for Programs



Common themes from "OTHER" responses:

- Expanded sports opportunities (badminton, tennis, youth lap swim, year-round swim for special needs).
- Educational and enrichment programs (ecology and climate classes, urban forestry, language classes, choir/singing).
- Youth-focused initiatives (child care paired with recreation, youth community conservation corps).
- Pet-related programming (dog training, socialization/manners for dogs).
- Community events (interest in special City events with improved parking/ access).
- Increased awareness of offerings (need for better promotion and information access about existing programs).

Figure 48: Programs Rated Most Important by Household

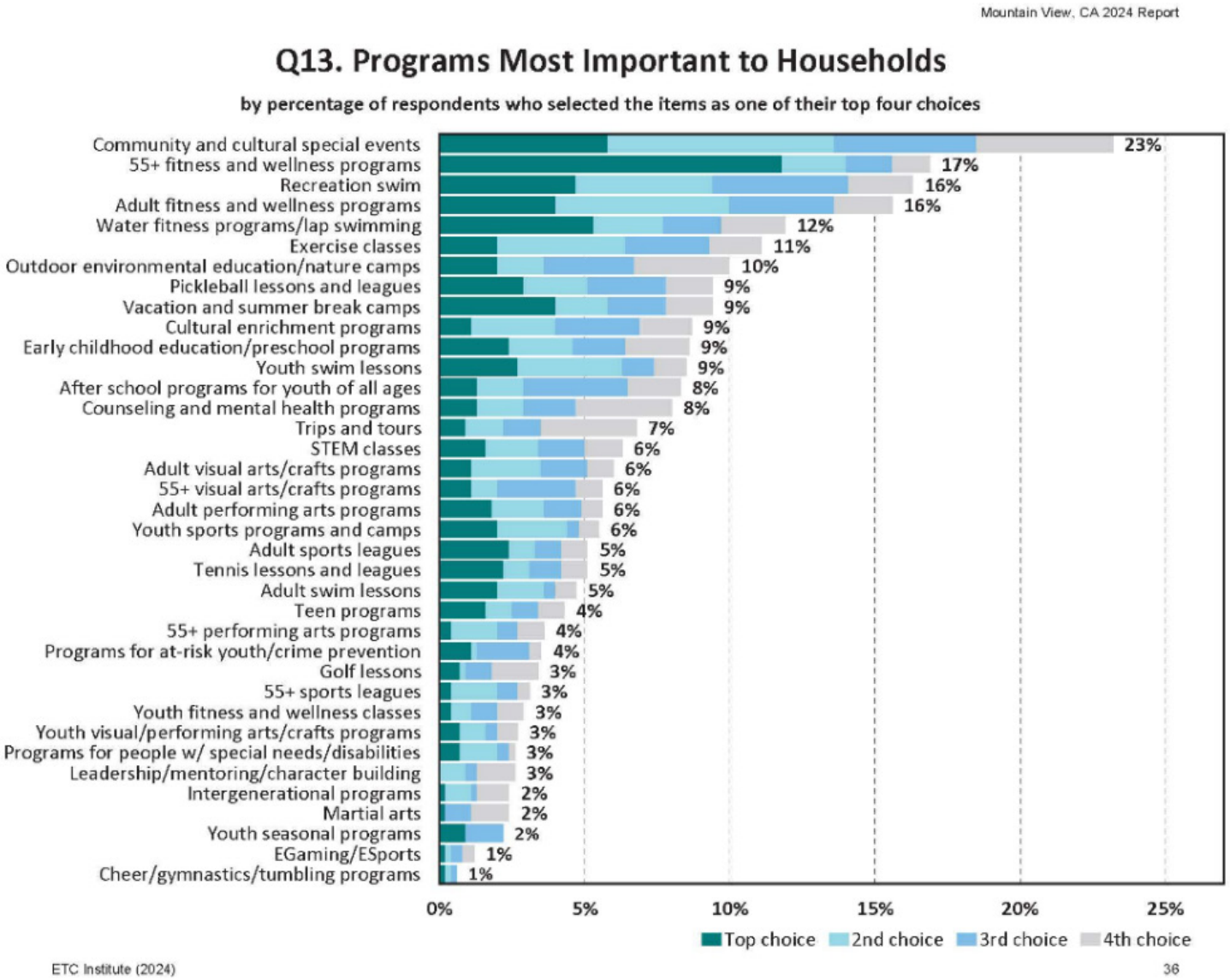


Figure 49: Additional Tax Amount Residents Are Willing to Pay to Improve City Parks, Trails, Recreation Facilities, and Programs

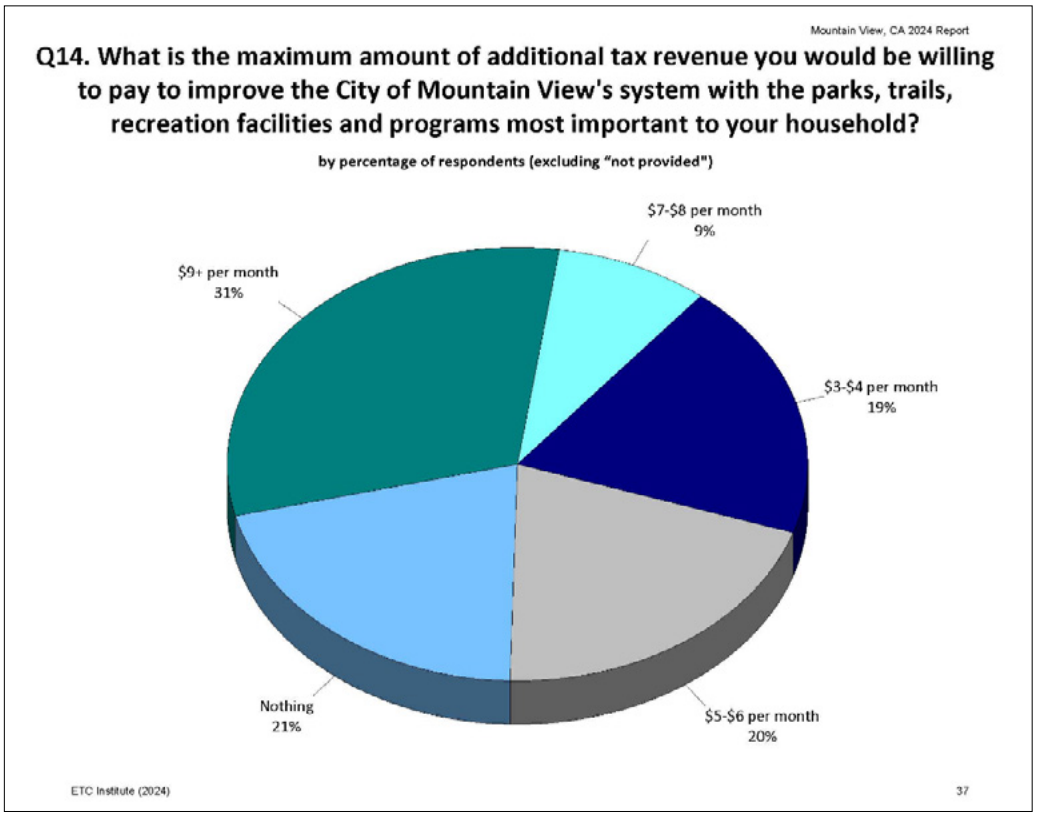
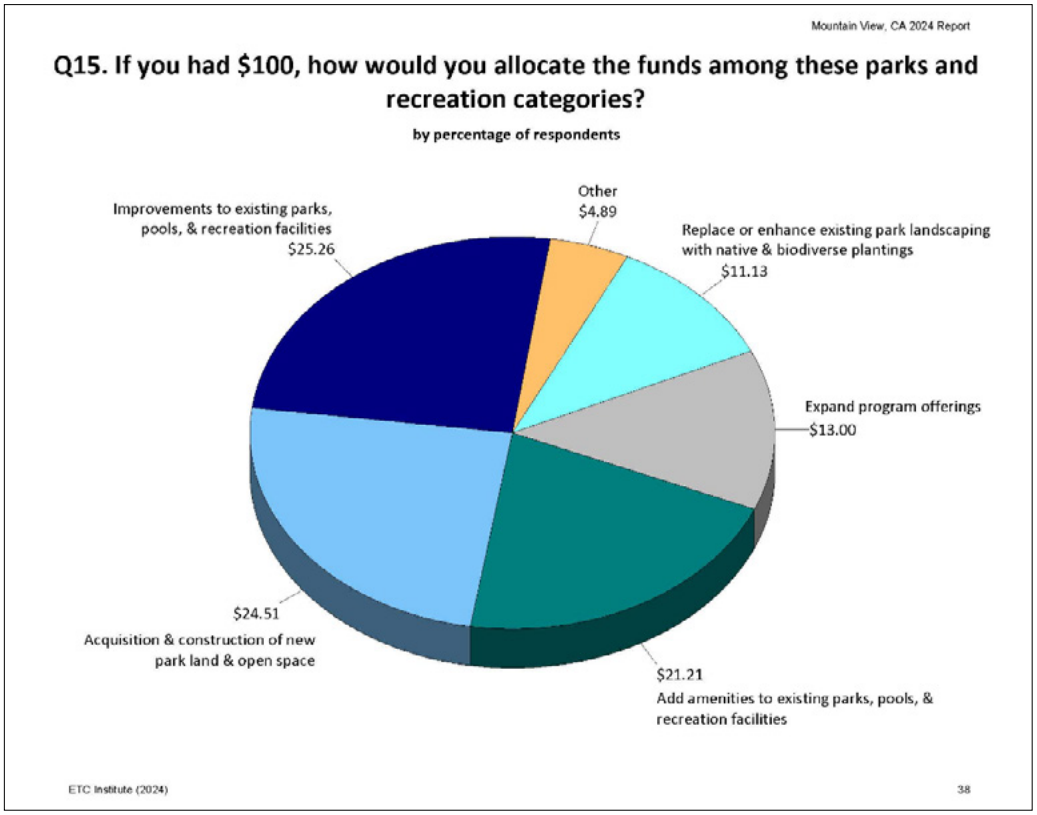


Figure 50: How Residents Would Allocate $100 Among Park and Recreation Priorities



Common themes from "OTHER" responses:

- Expanded sports and recreation facilities (badminton courts, beach volleyball courts, pickleball courts, indoor pool).
- Improved park infrastructure and amenities (restrooms in every park, shaded picnic areas, water fountain upgrades, lighting on trails, close-by parking).
- Connectivity and active transportation (dedicated bike paths, improved multi-use trails, increased pedestrian/bike/transit access).
- Dog-friendly enhancements (larger/nicer dog parks, unfenced dog-friendly areas, better animal control and responsible pet owner education).
- Environmental sustainability and landscaping (native/mediterranean plantings, reduced overwatering, landscaping efficiency audits).
- Historical and cultural elements (interpretive signage, preservation/restoration of orchard property and historic structures).
- Program and service expansion (adult day trips, more yoga, recreational swim and youth swim lessons, special needs programming and facilities).
- Policy and operational improvements (extended park hours, tennis court management changes, compensation for park employees).
- Cleanliness and safety (cleaner facilities, addressing homelessness in parks).

Figure 51: Importance of Providing High-Quality Parks, Recreation Facilities and Programs

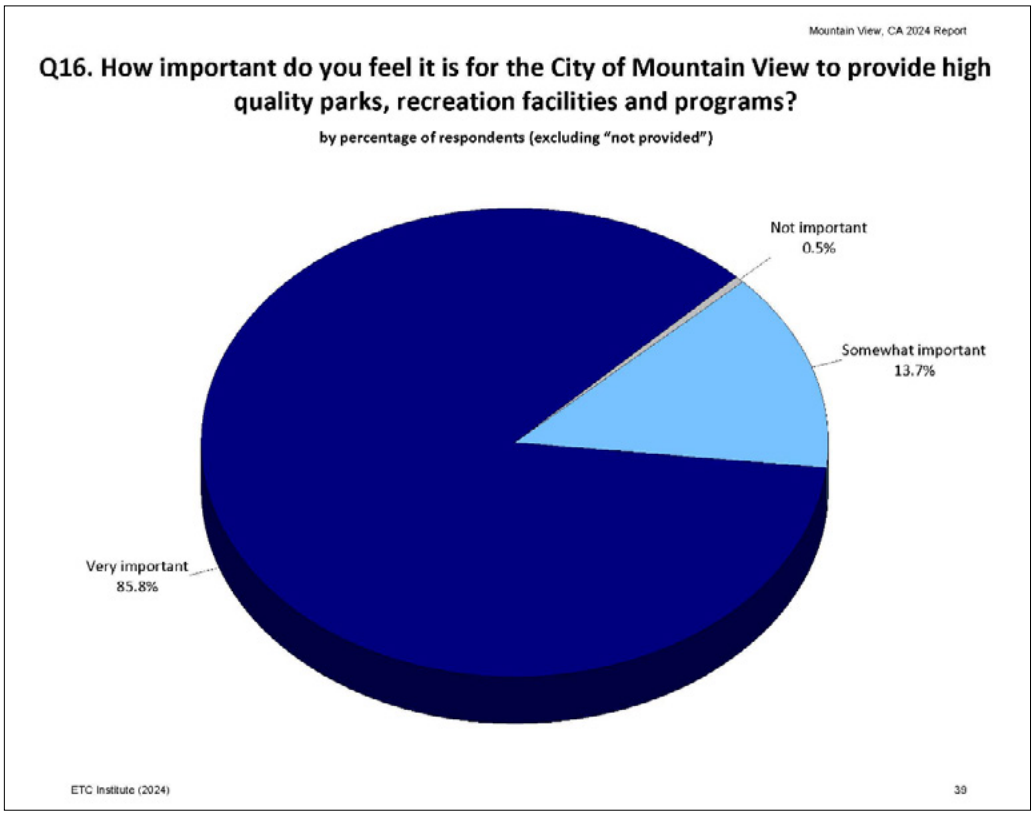


Figure 52: Change in Perceived value of Parks, Trails, Open Spaces, and Recreation Since the COVID-19 Pandemic

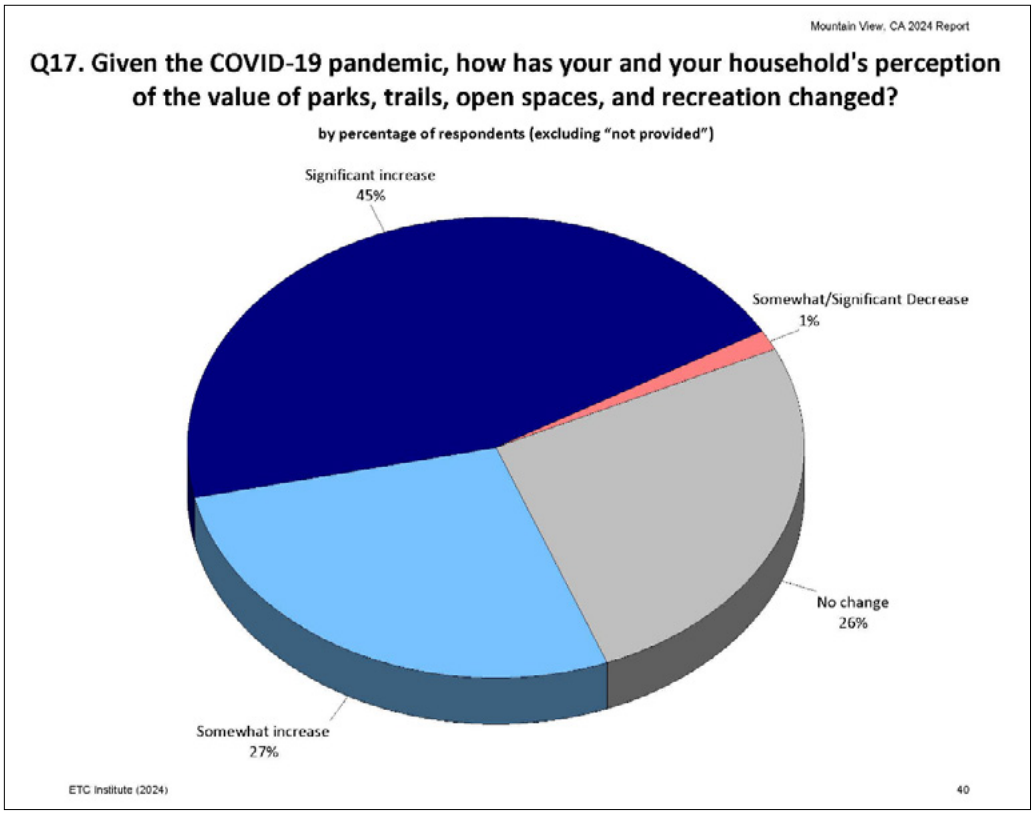
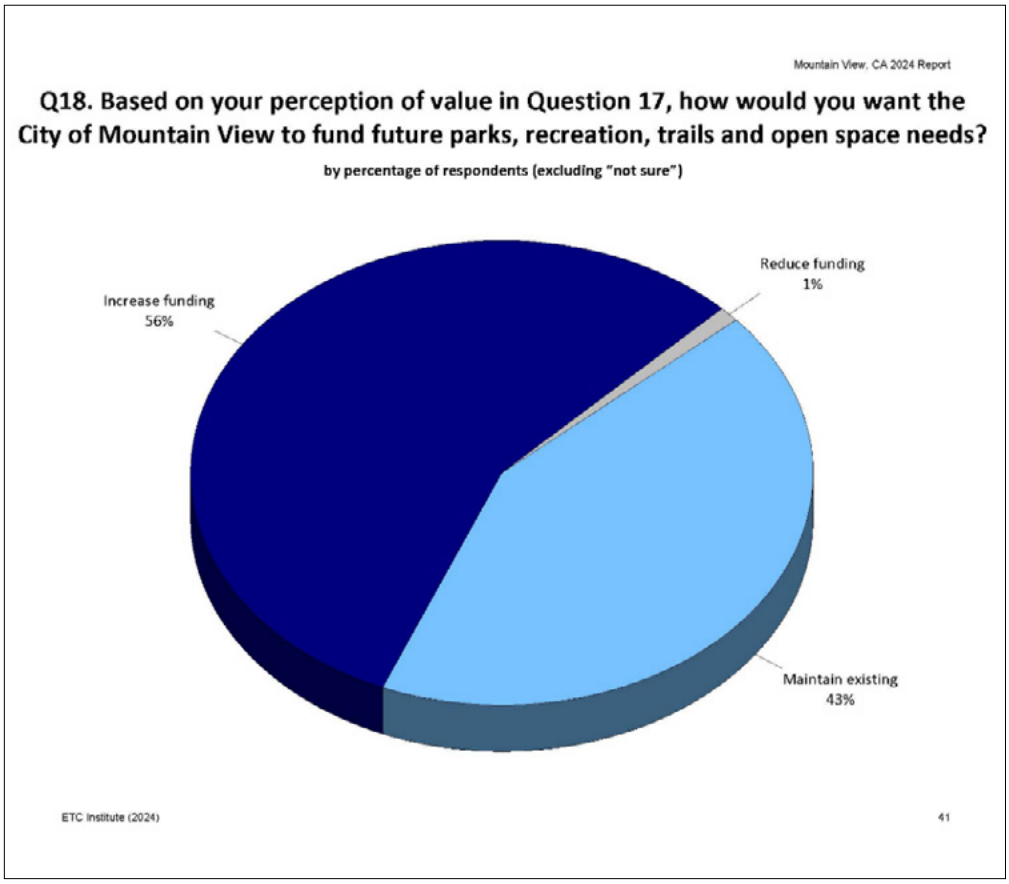


Figure 53: Resident Preferences for Future Funding of Parks, Recreation, Trails, and Open Space



Q19. "Do you have any other comments you would like to make about the future of Mountain View parks and recreation for the Parks and Recreation Strategic Plan?

Common themes from "OTHER" responses:

- Park maintenance and infrastructure – improve turf quality, repair broken equipment, address gopher holes, maintain and upgrade restrooms, add shade structures, and ensure timely repairs.
- Facility and amenity expansion – increase pickleball, tennis, and badminton courts; add splash pads, dog parks, restrooms in smaller parks, adventure features (zip lines, bmx track, skate ramps), indoor pools and gyms, and shaded picnic areas.
- Connectivity and access – expand multi-use trails, link parks with greenways, improve bike/pedestrian infrastructure, enhance public transit access, and ensure neighborhood parks are within walking distance.
- Dog-related management – provide more enclosed or designated off-leash spaces, separate dog areas from playgrounds, enforce leash laws, and improve safety for both pets and people.

- Environmental sustainability – increase native and biodiverse plantings, preserve mature trees, reduce overwatering, incorporate habitat planning, and limit light pollution.
- Programming diversity and access – offer more programs for adults, seniors, and people with disabilities; increase cultural and steam offerings; expand swim hours; and add childcare-linked recreation options.
- Safety and cleanliness – address homelessness in parks, improve lighting, increase bathroom security, and reduce drug use and smoking in public areas.
- Historical and cultural enhancements – add interpretive signage, preserve historic orchards, and recognize more diverse historical figures in park naming.
- Equity and inclusion – maintain affordable programs, prioritize access for mountain view residents, and provide programming for underrepresented age groups and communities.
- Community events and engagement – rotate events among neighborhoods, encourage volunteer involvement, and expand free or low-cost gatherings to build community connections.

Figure 54: Gender of Survey Respondents

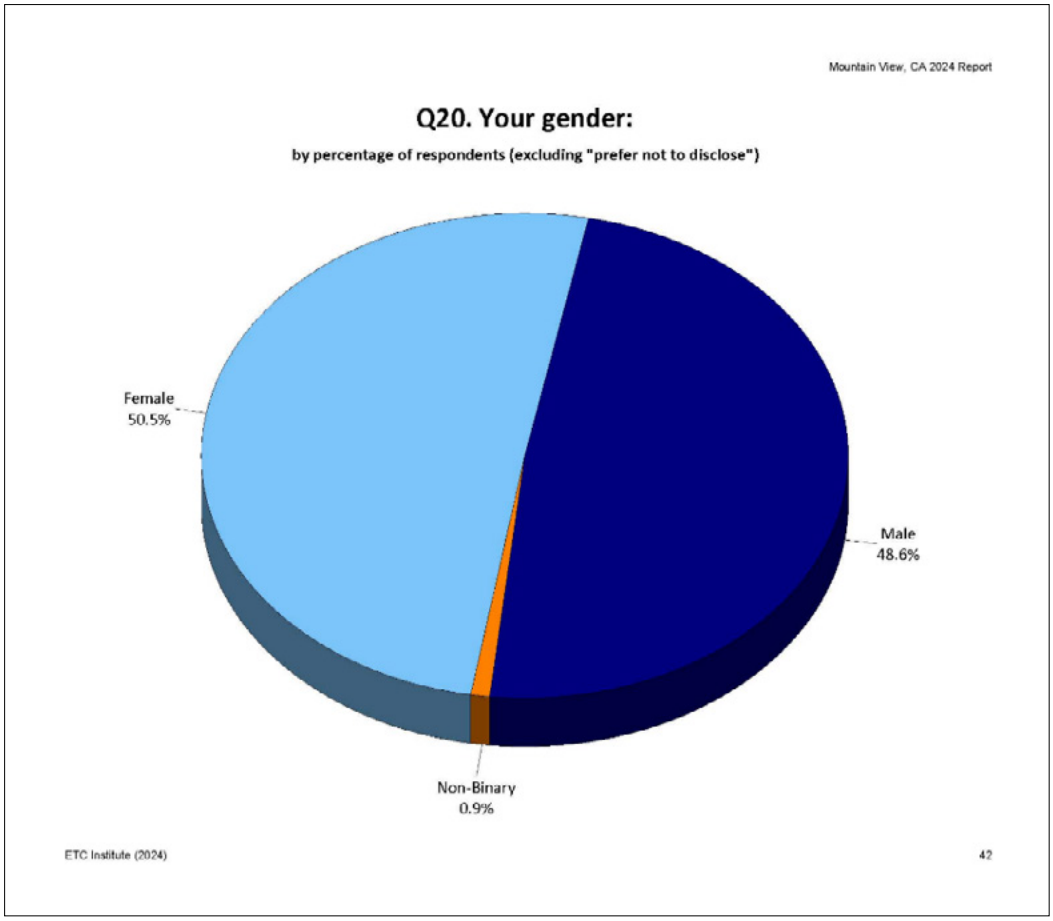


Figure 55: Years Lived in Mountain View

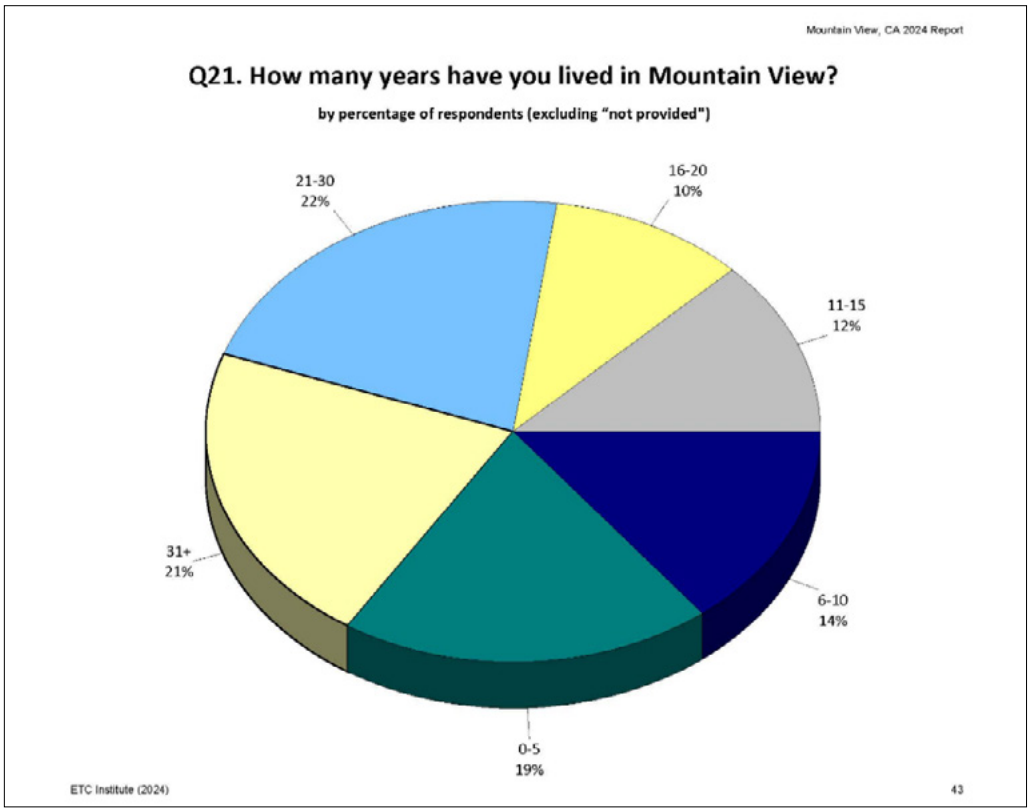


Figure 56: Respondents Identifying as Hispanic, Spanish or Latino/a/x

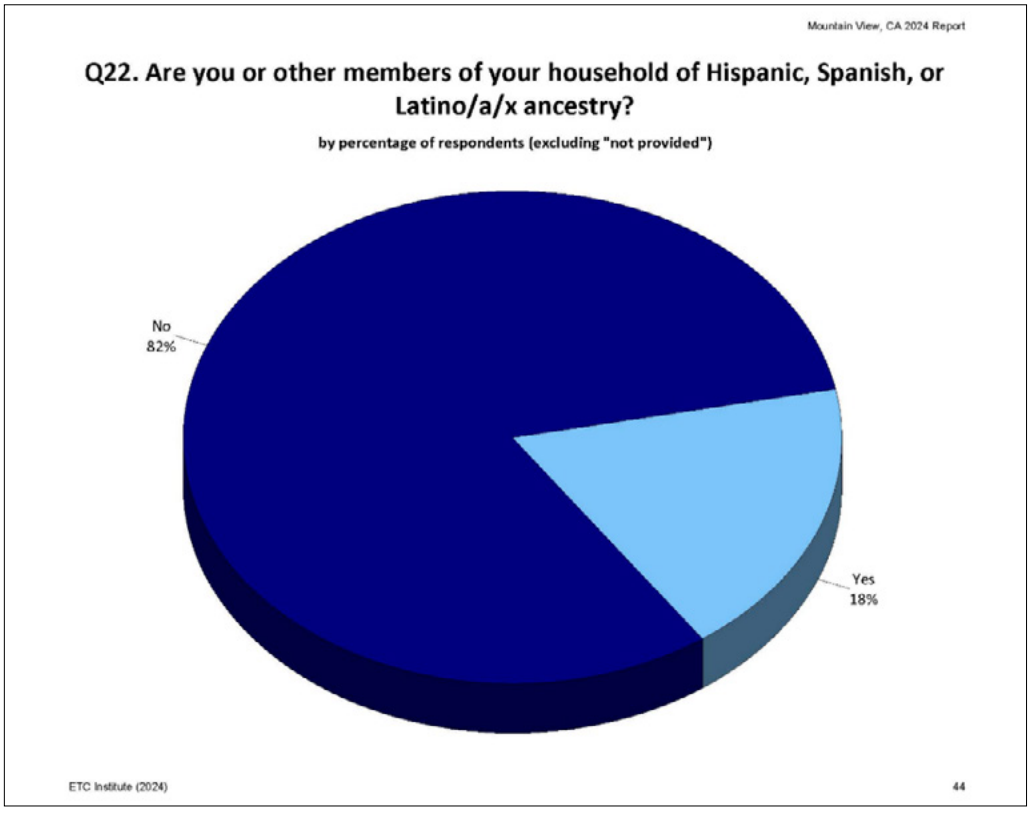


Figure 57: Race of Survey Respondents

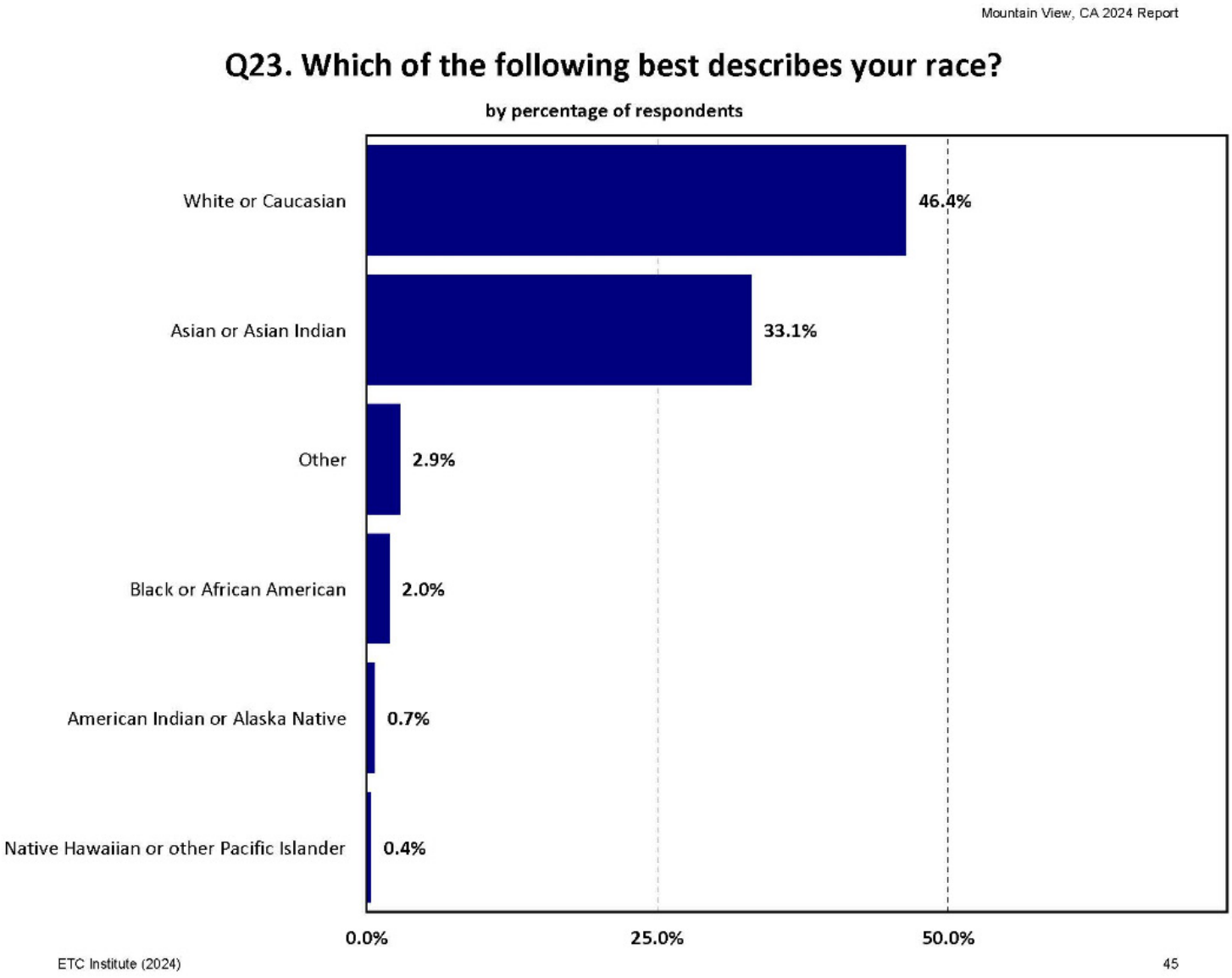


Figure 58: Household Composition by Age Group (SurveyMonkey.com)

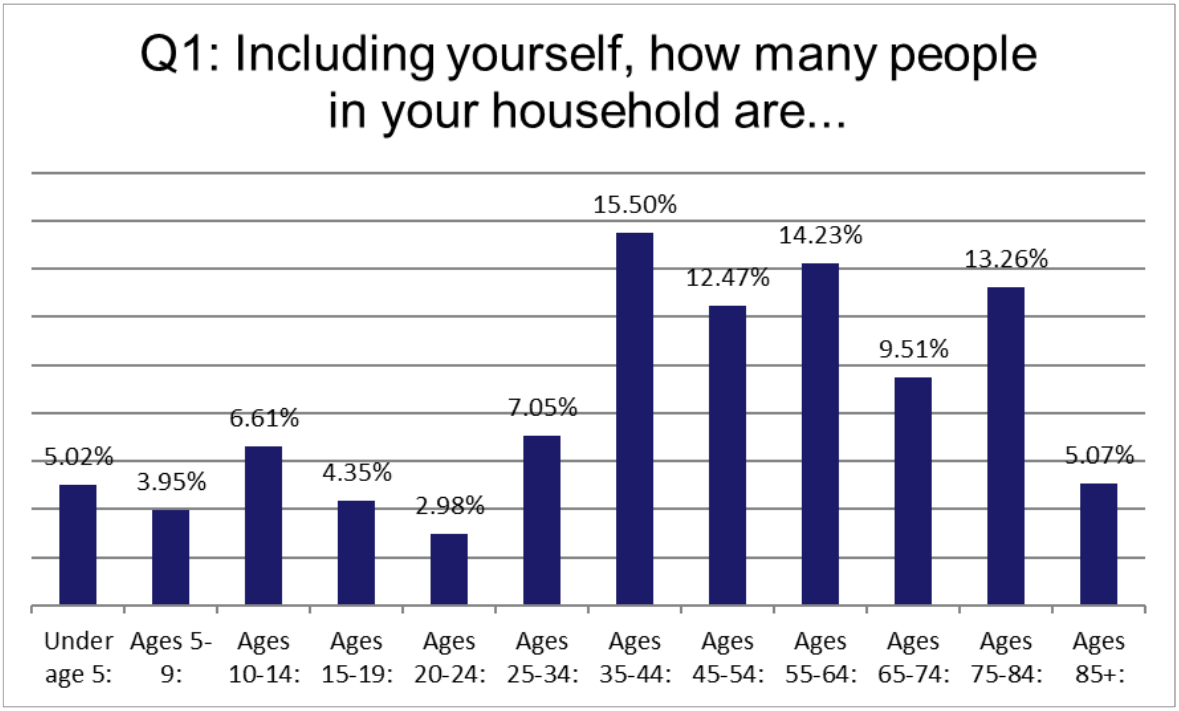


Figure 59: Household Visiting City Parks and Recreation Facilities (Past 12 Months; SurveyMonkey.com)

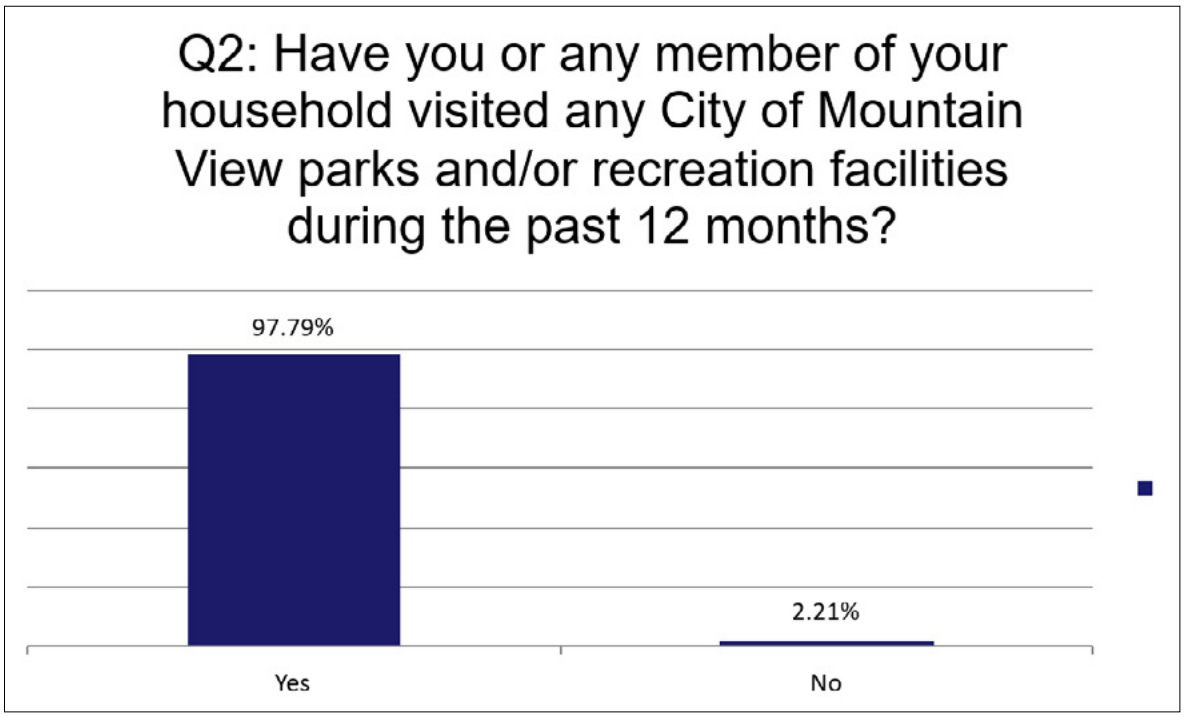


Figure 60: Frequency of Visits to City Parks and Recreation Facilities (Past 12 Months; SurveyMonkey.com)

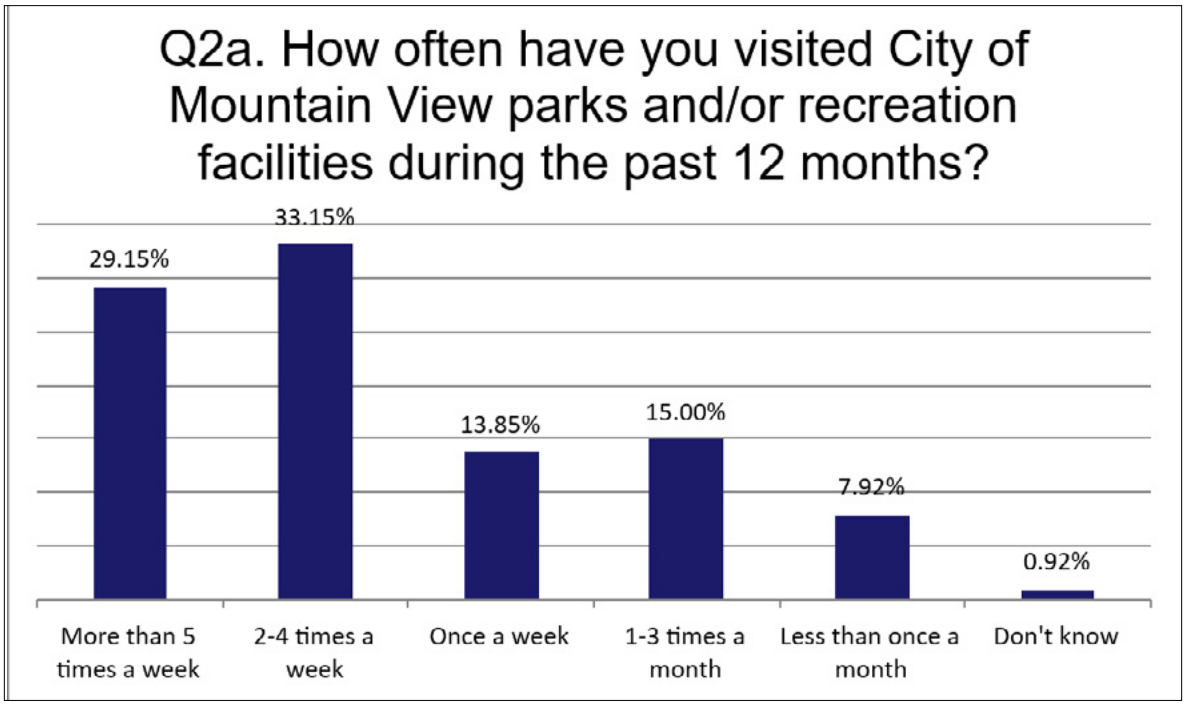


Figure 61: Overall Ratings of City Park and Recreation Facility Conditions (SurveyMonkey.com)

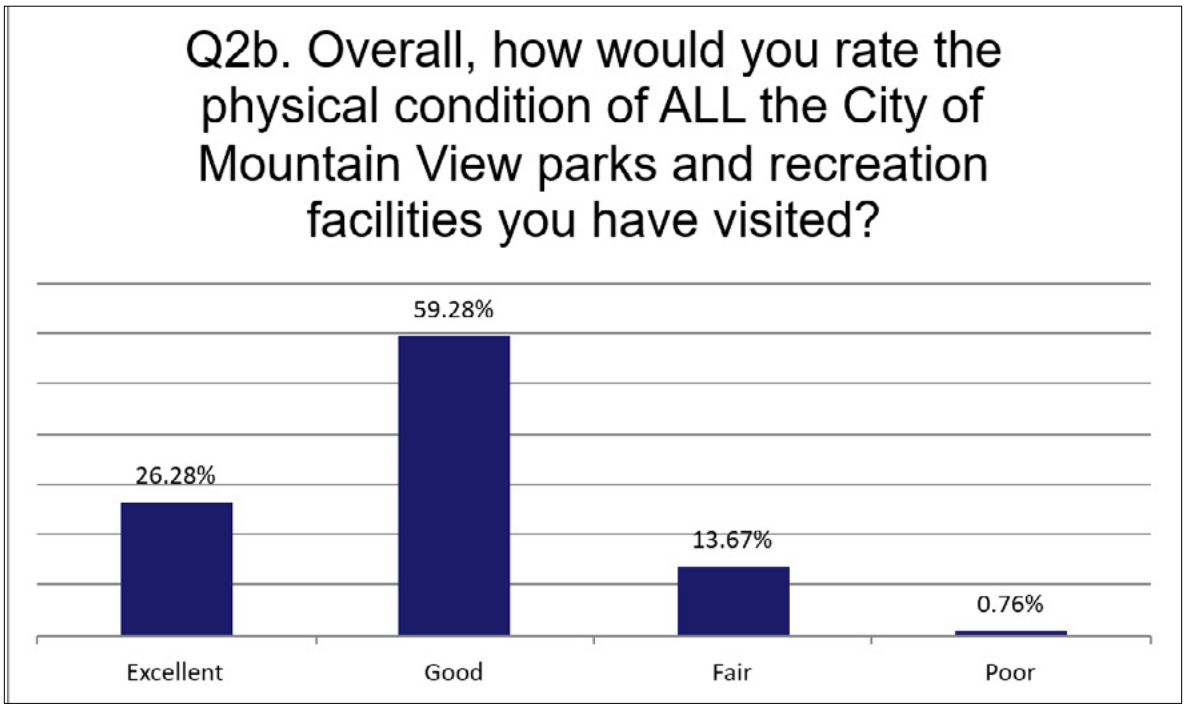
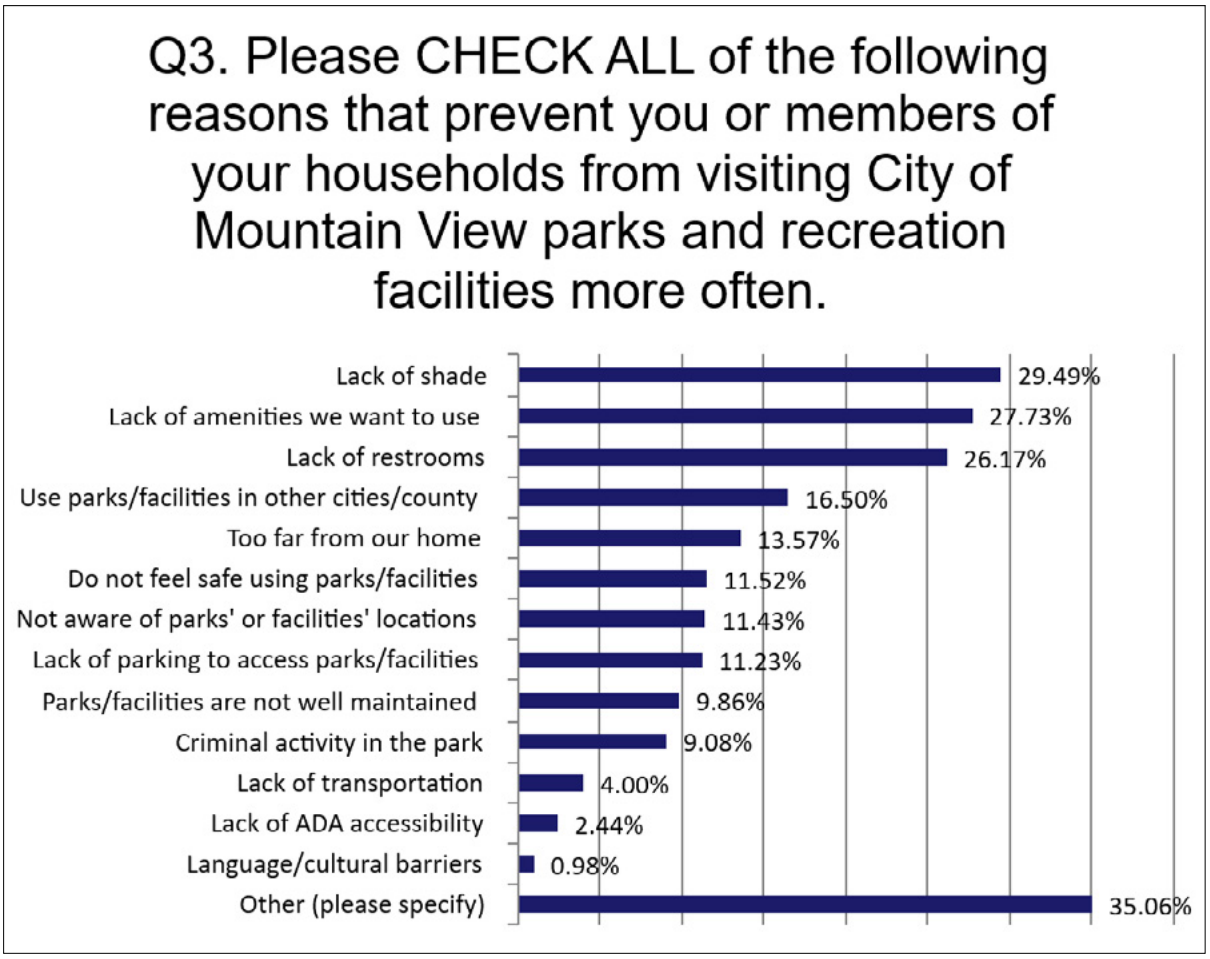


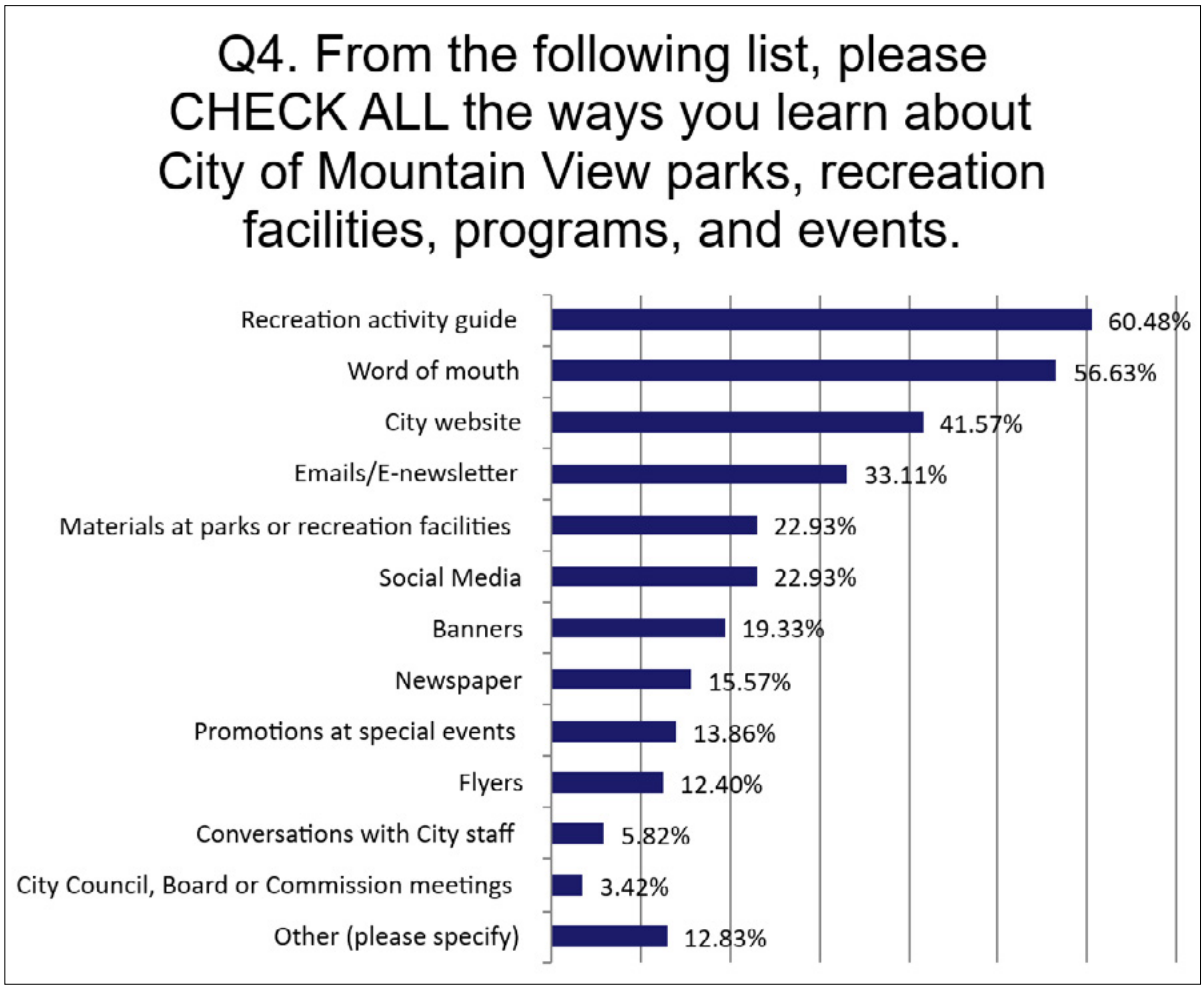
Figure 62: Barriers to Visiting City Parks and Recreation Facilities More Often (SurveyMonkey.com)



Common themes from "OTHER" responses:

- Safety and cleanliness issues (homelessness, drug use, restroom conditions) are major deterrents.
- Lack of infrastructure improvements (restrooms, seating, bike lanes, shade) affects usability.
- Dog-related concerns (off-leash dogs, lack of designated areas) are frequent complaints.
- Time constraints and access limitations (park hours, work schedules) impact usage.
- Conflicts over space and overcrowding (pickleball, large parties, locked fields) need to be addressed.
- Residents desire more natural landscapes and a shift toward sustainability-focused park design.

Figure 63: How Residents Learn About City Parks, Recreation Facilities, Programs, and Events (SurveyMonkey.com)



Common themes from "OTHER" responses:

- Google Maps is the dominant tool residents use to find parks.
- Word of mouth, schools, and local organizations play a significant role in spreading awareness.
- Park signs, flyers, and bulletin boards remain important but may not be reaching all residents.
- Digital engagement through social media and event websites could be expanded for better outreach.

Figure 64: Preferred Methods of Communication About Parks, Recreation Facilities, Programs and Events (SurveyMonkey.com)

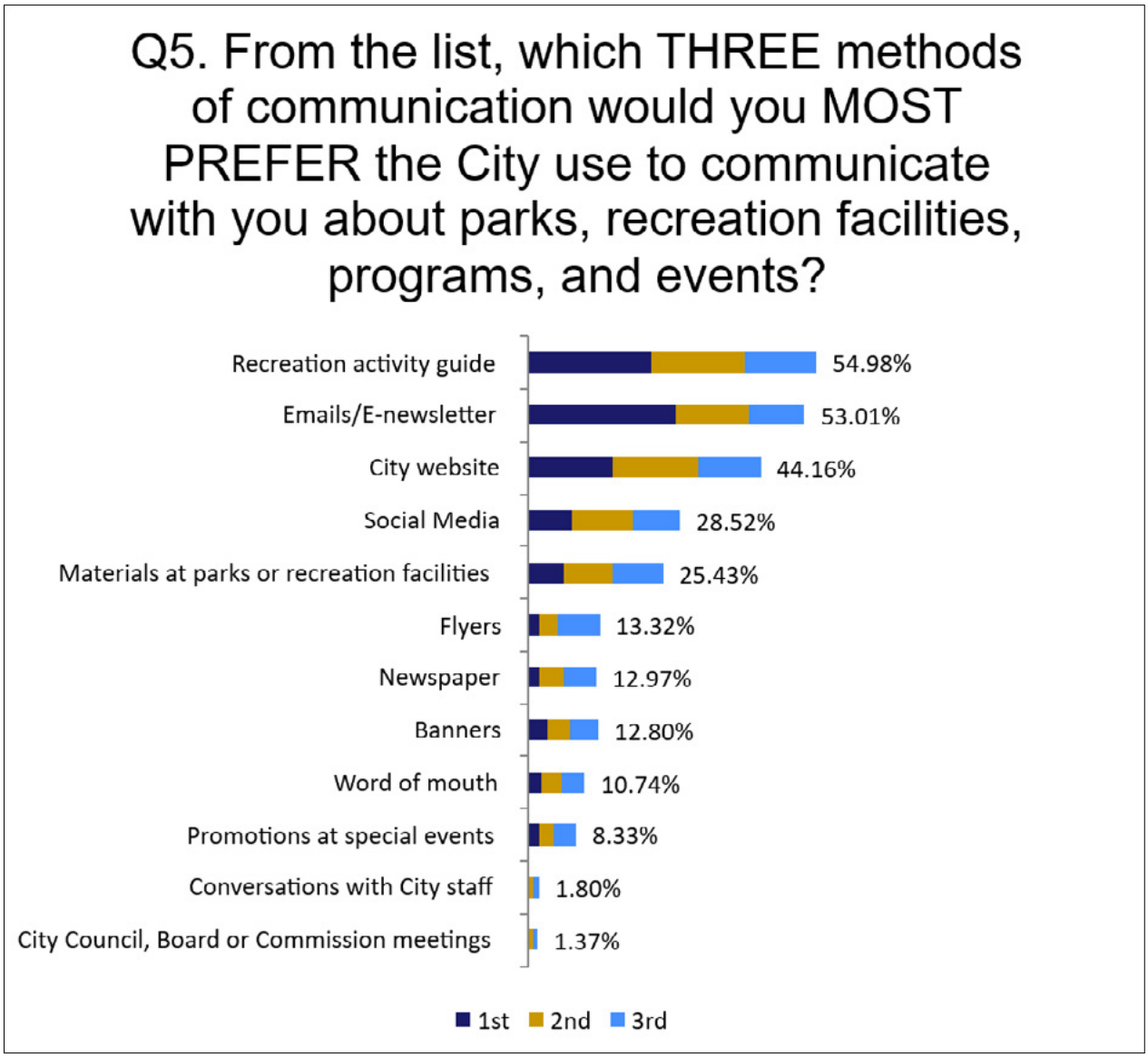
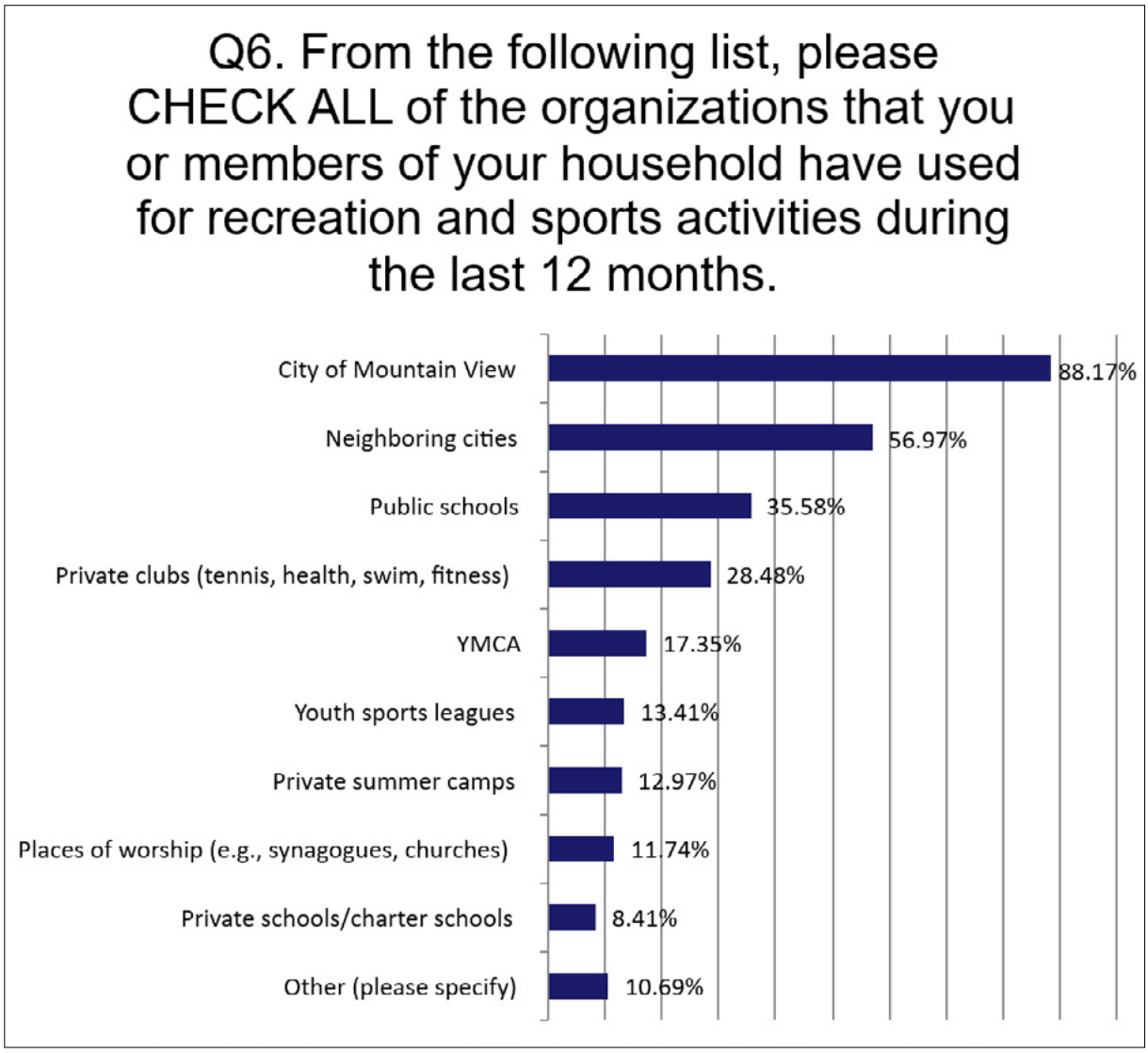


Figure 65: Organizations Used for Recreation and Sports Activities in the Past 12 Months (SurveyMonkey.com)



Common themes from "OTHER" responses:

- Many residents rely on county, state, and open space preserves for outdoor recreation, indicating a desire for more natural spaces within City parks.
- Private facilities and apartment amenities play a significant role in meeting recreation needs, suggesting gaps in publicly available options.
- Neighboring cities' recreation offerings attract Mountain View residents, pointing to potential opportunities for program expansion.
- City-run facilities like the Senior Center and Teen Center are well-utilized, but some activities are sought through private or non-profit organizations.

Figure 66: Participation in City Programs and Events in the Past 12 Months (SurveyMonkey.com)

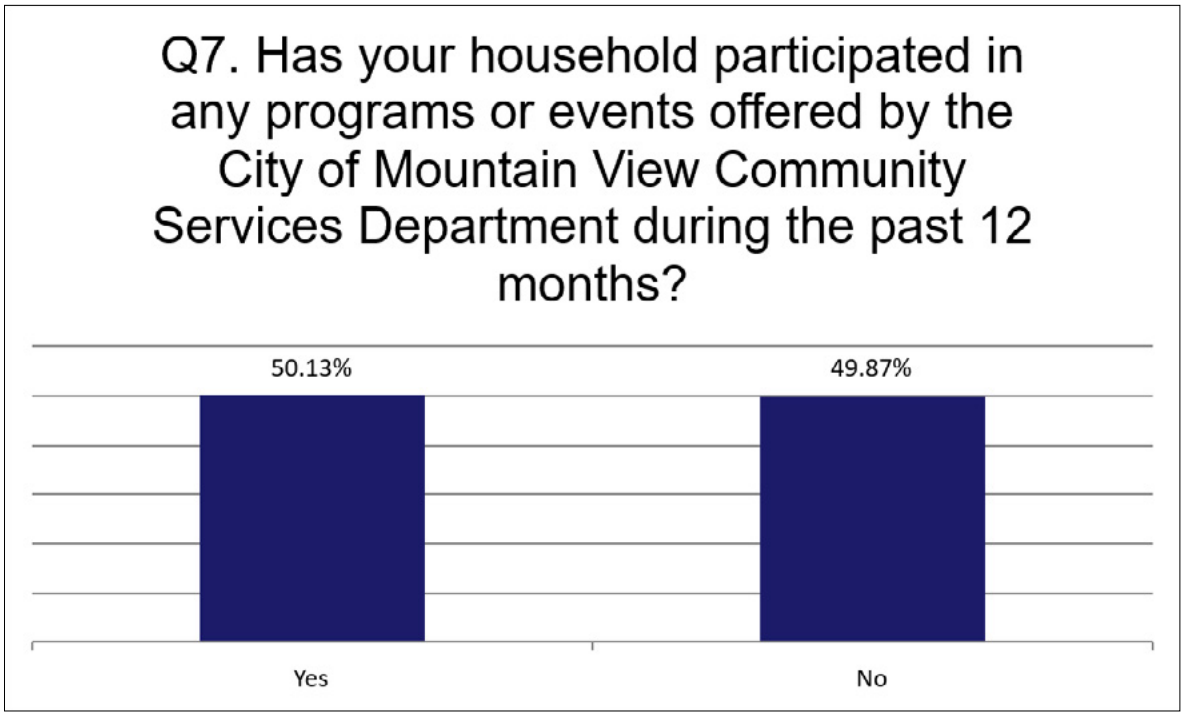


Figure 67: Number of City Programs and Events Participate in by Household in Past 12 Months

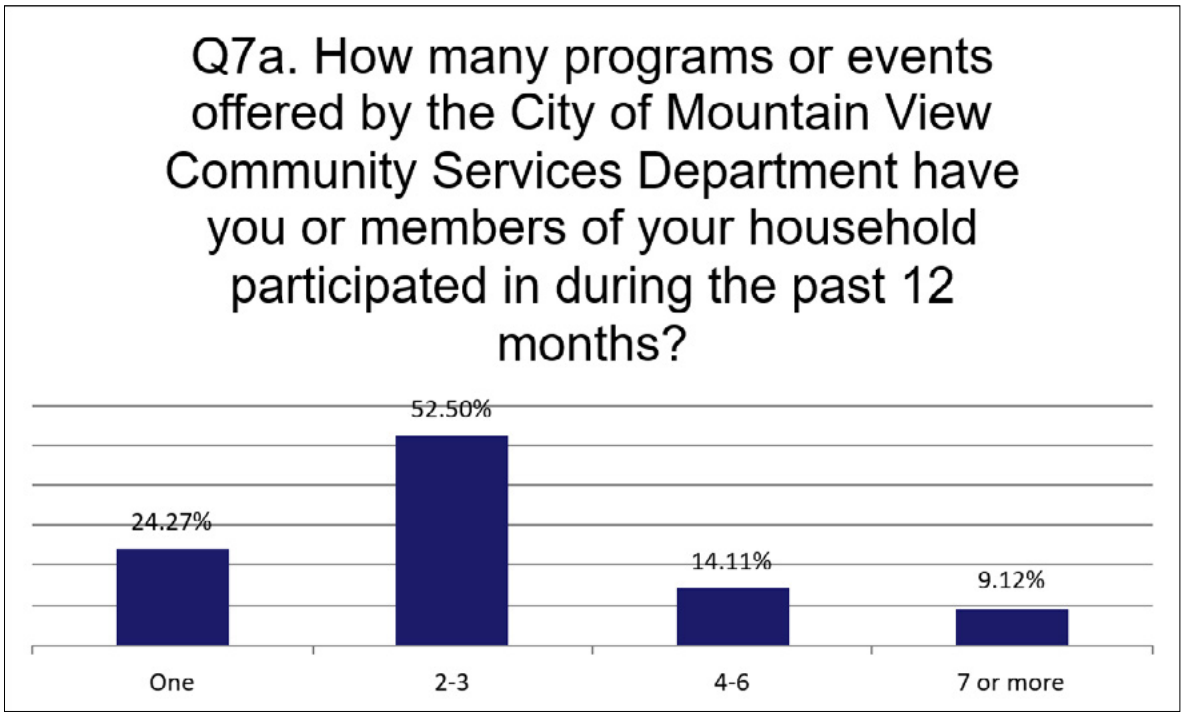


Figure 68: Overall Rating of City Program and Event Quality (SurveyMonkey.com)

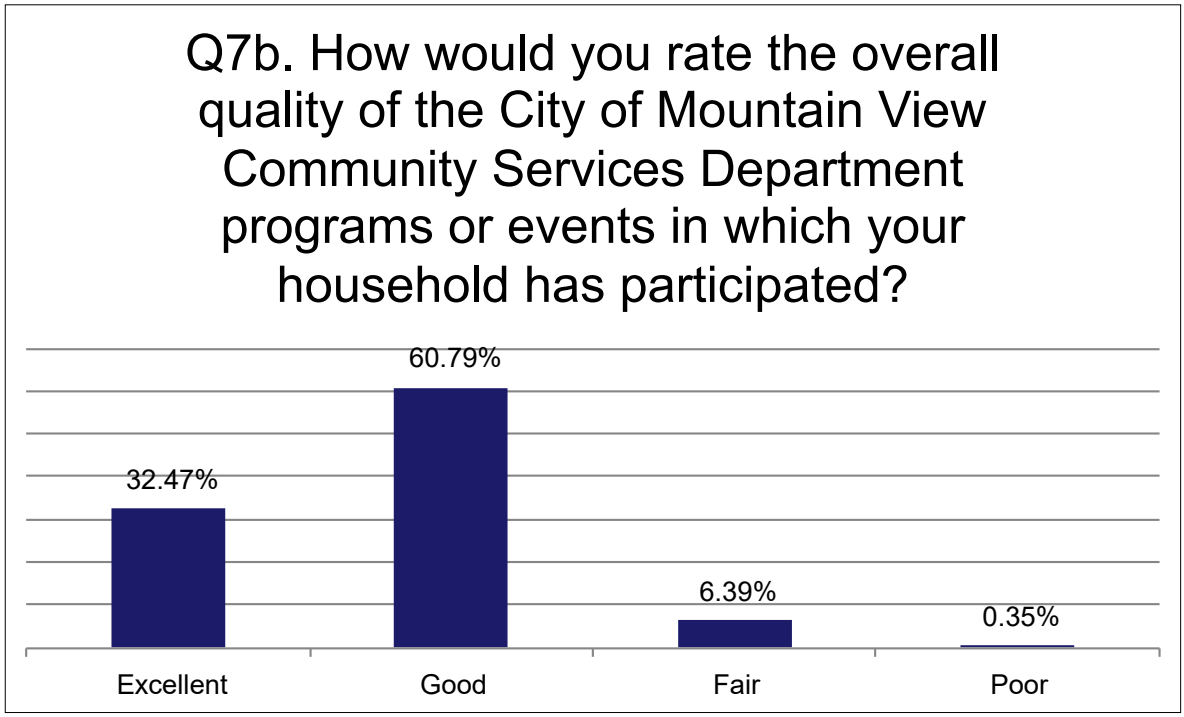
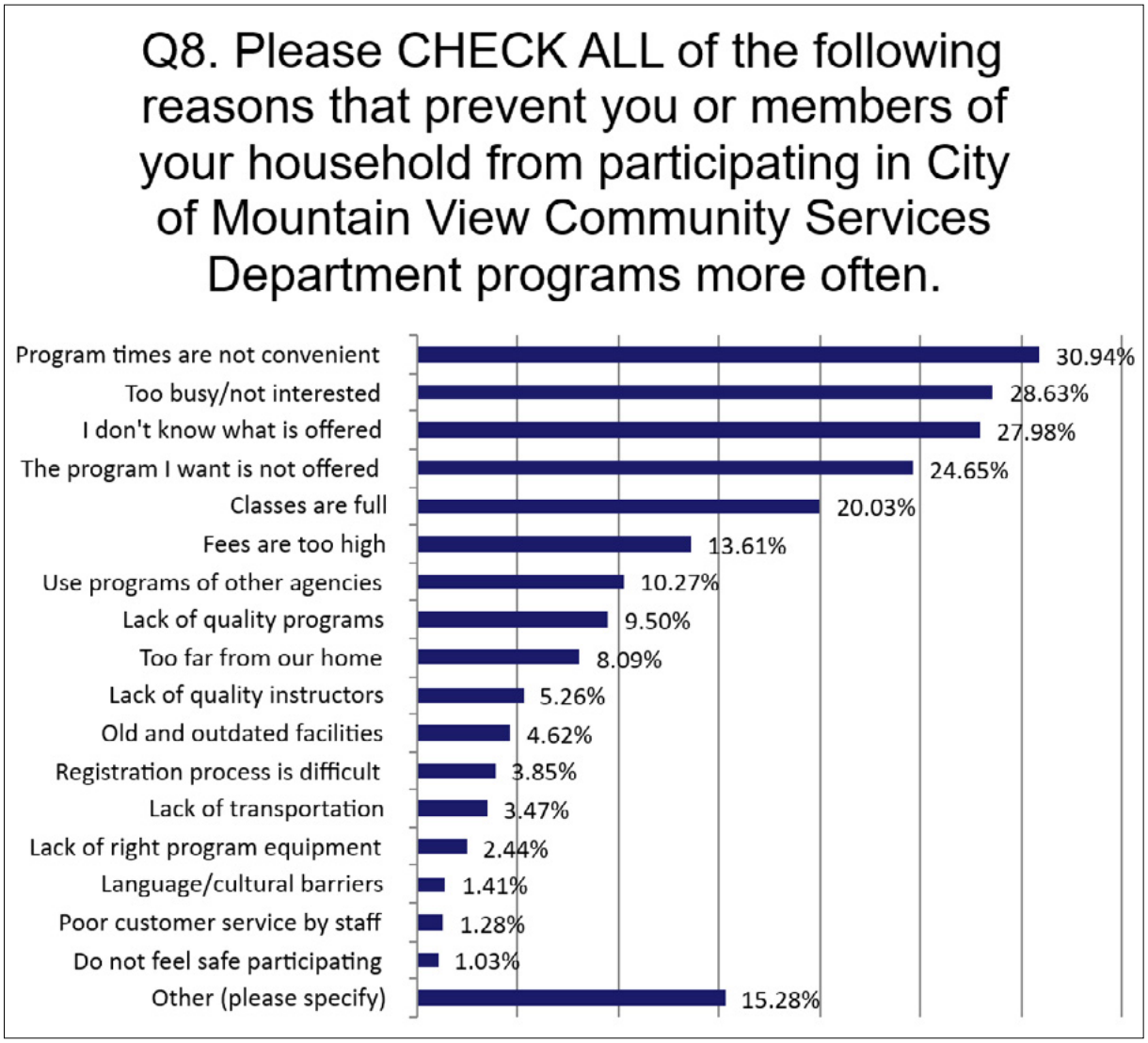


Figure 69: Barriers to Participating in City Programs More Often (SurveyMonkey.com)



Common themes from "OTHER" responses:

- Better scheduling flexibility is needed for working adults, teens, and families.
- Affordability is a concern, especially for private leagues and specialized programs.
- More outreach is needed to raise awareness about available programs and streamline registration.
- Facility improvements (gym equipment, pool maintenance, accessibility upgrades) could enhance participation.
- Demand for expanded recreation offerings, including pickleball instruction, nature-based activities, and more adult fitness options.

Figure 70: Resident Agreements with Benefits of City Parks, Facilities, Programs and Events (SurveyMonkey.com)

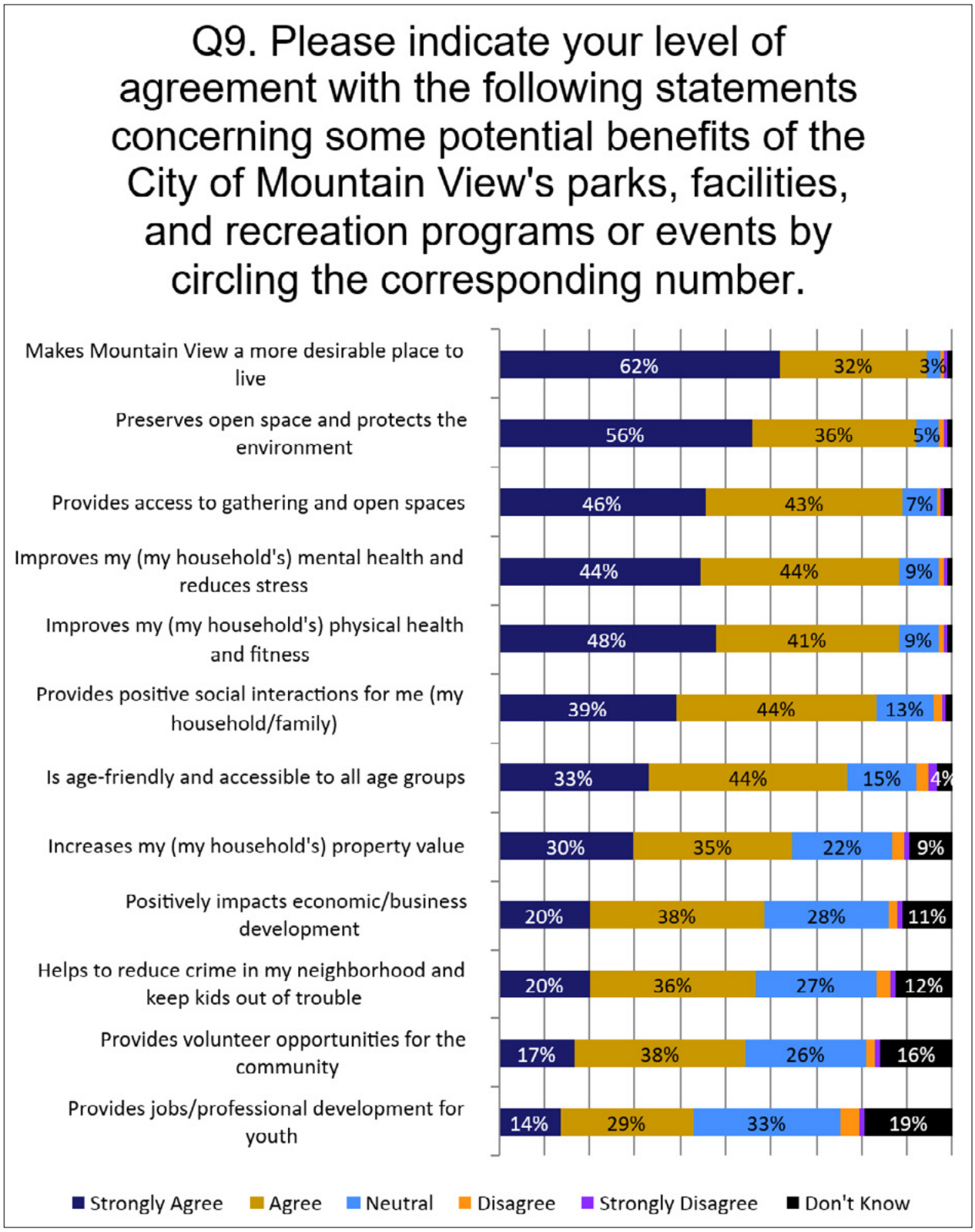


Figure 71: Household Need for Recreation Facilities and Amenities (SurveyMonkey.com)

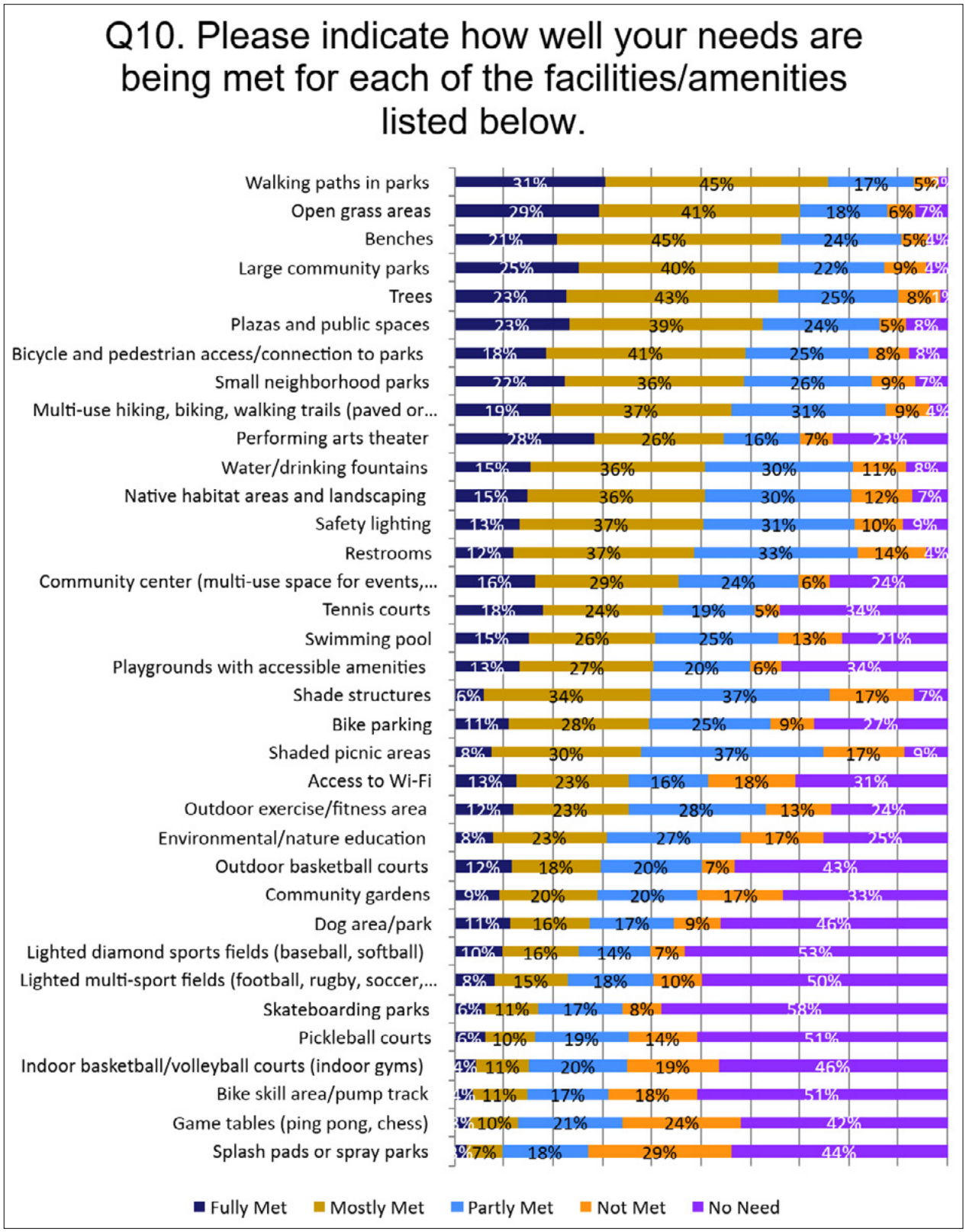


Figure 72: Facilities and Amenities Rated Most Important by Households (SurveyMonkey.com)

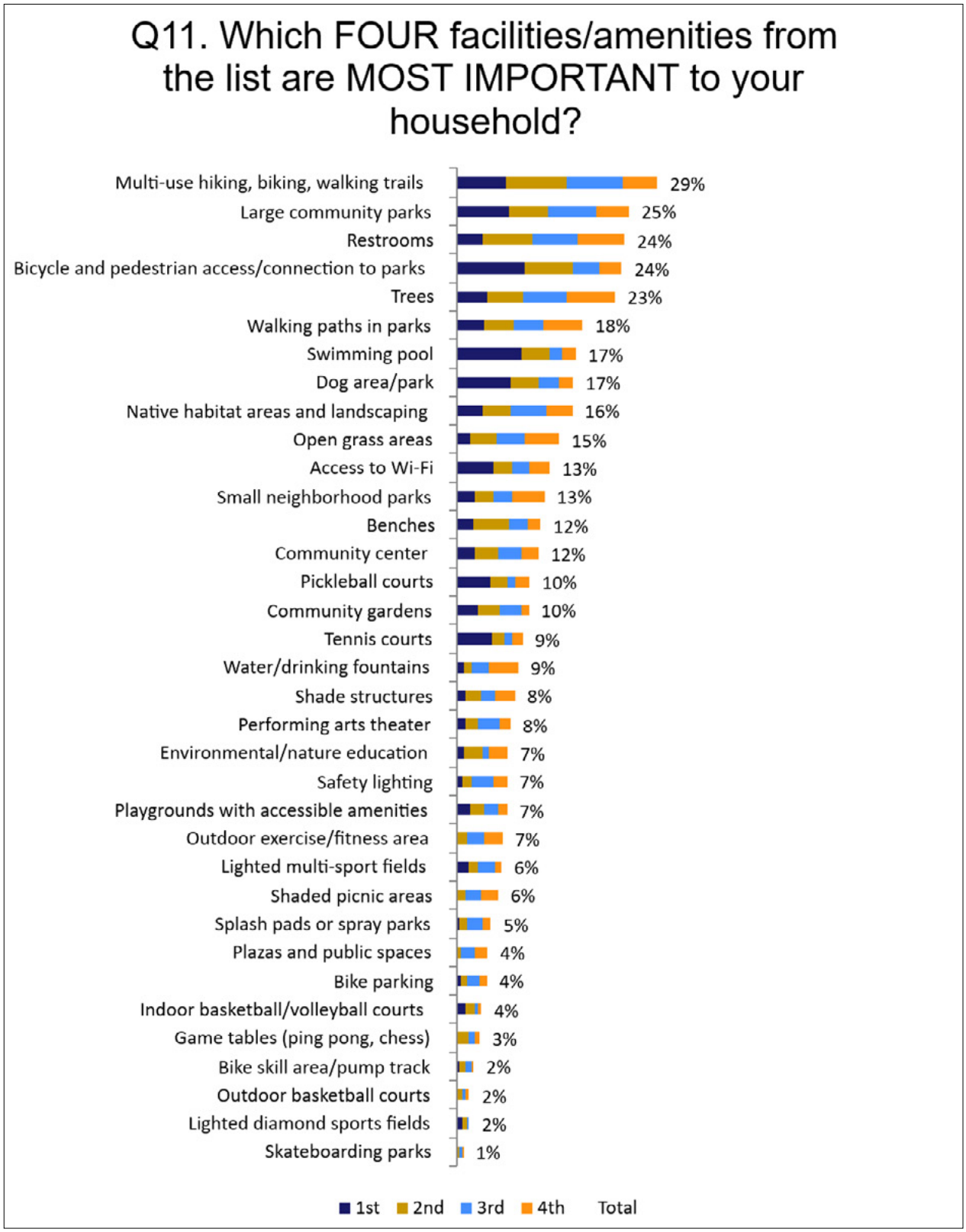


Figure 73: Household Need for Recreation Programs (SurveyMonkey.com)

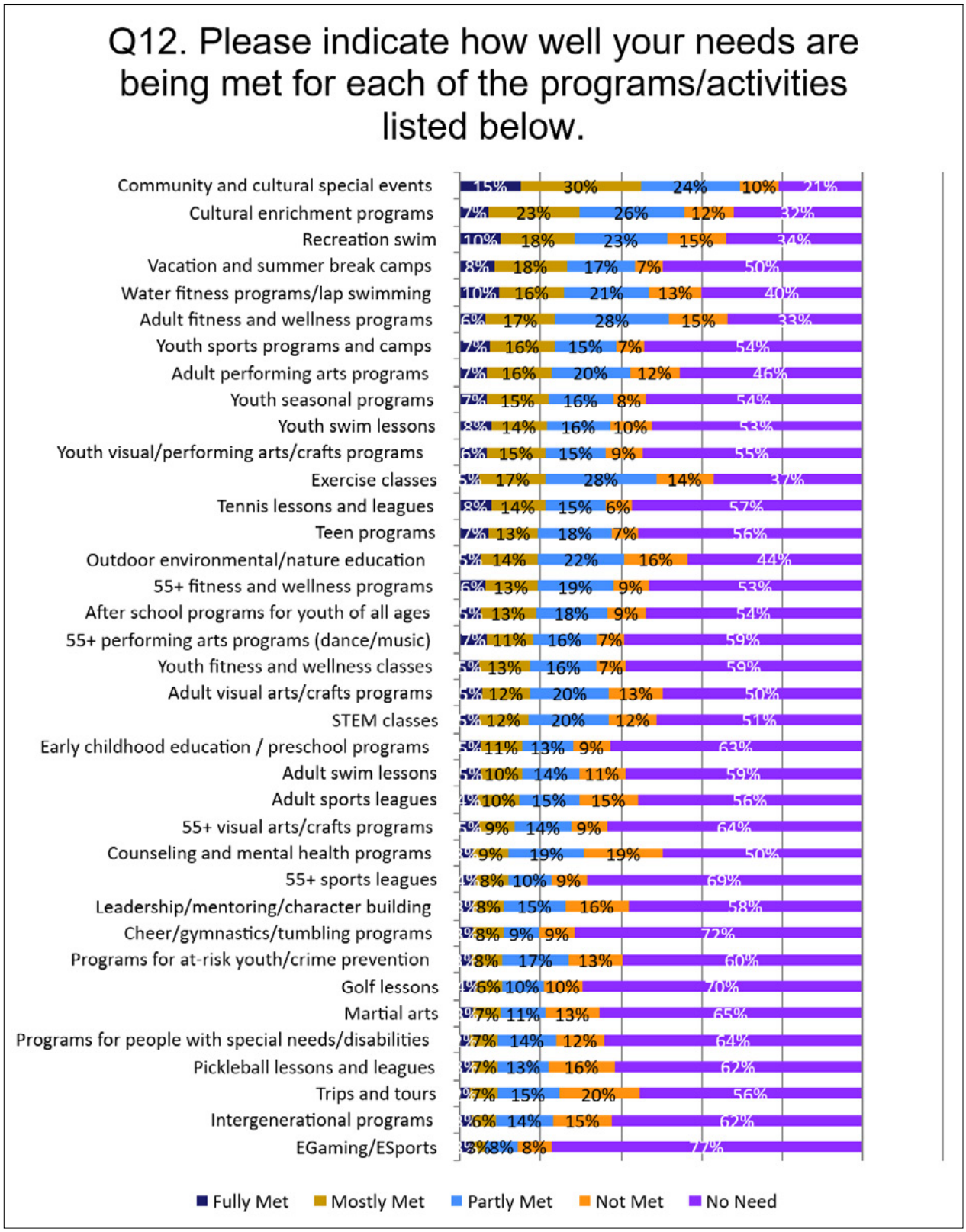


Figure 74: Programs Rated Most Important by Households (SurveyMonkey.com)

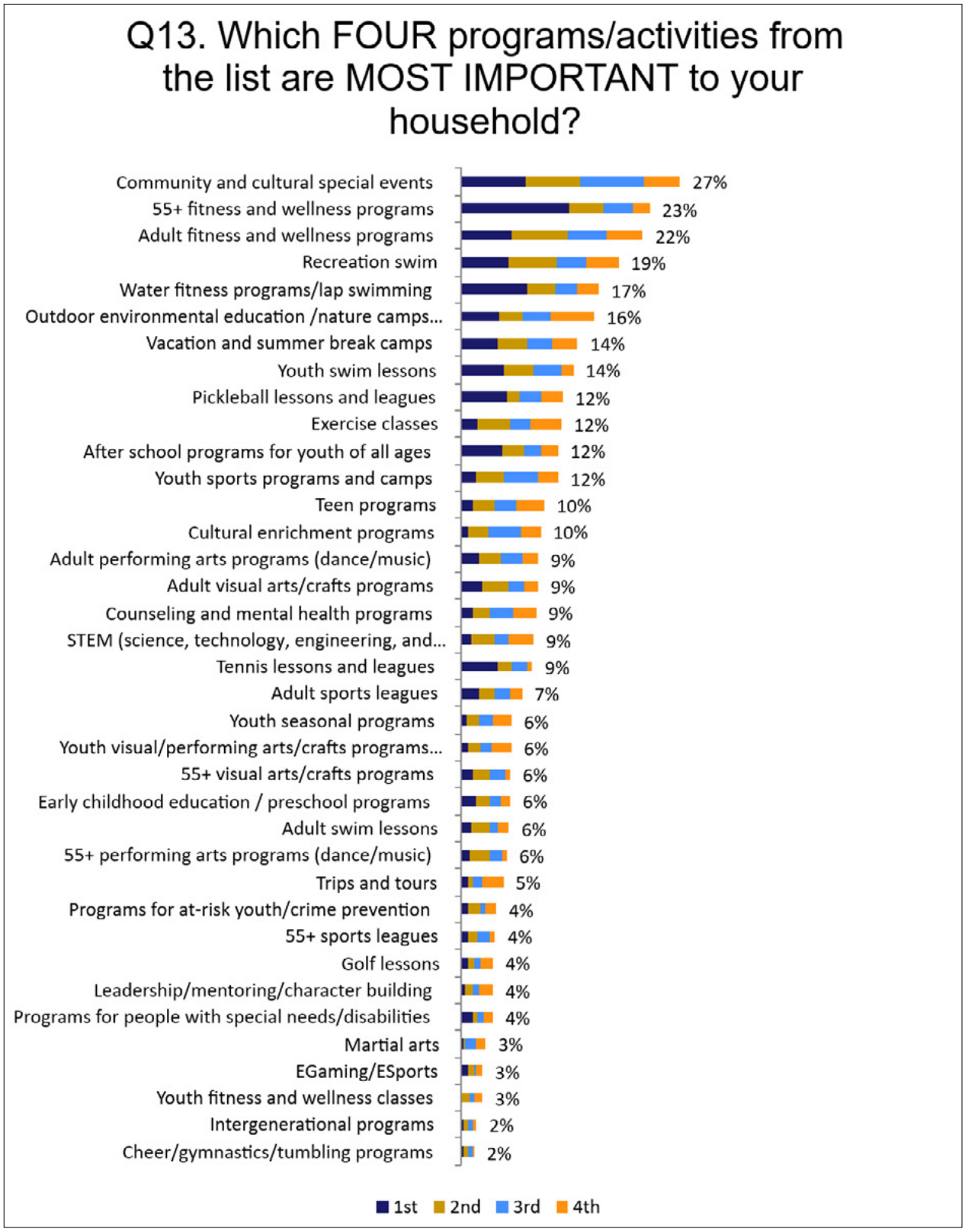


Figure 75: Additional Tax Amount Residents Are Willing to Pay to Improve City Parks, Trails, Recreation Facilities, and Programs (SurveyMonkey.com)

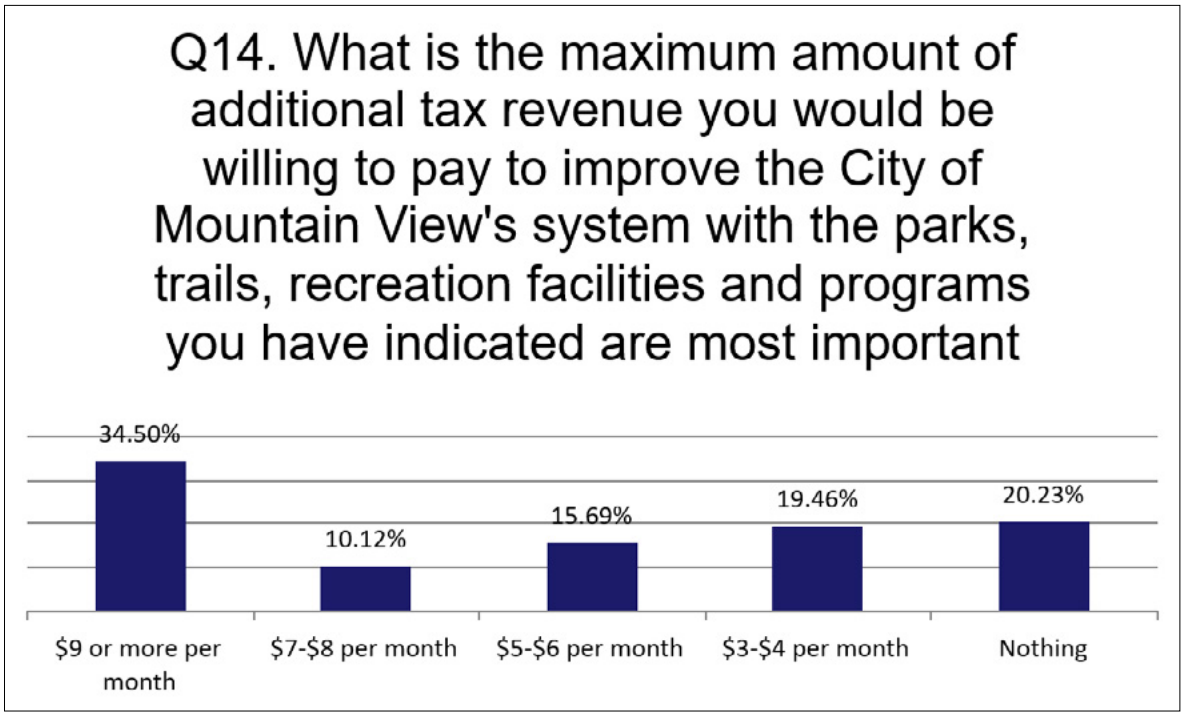


Figure 76: How Residents Would Allocate $100 Among Parks and Recreation Priorities (SurveyMonkey.com)

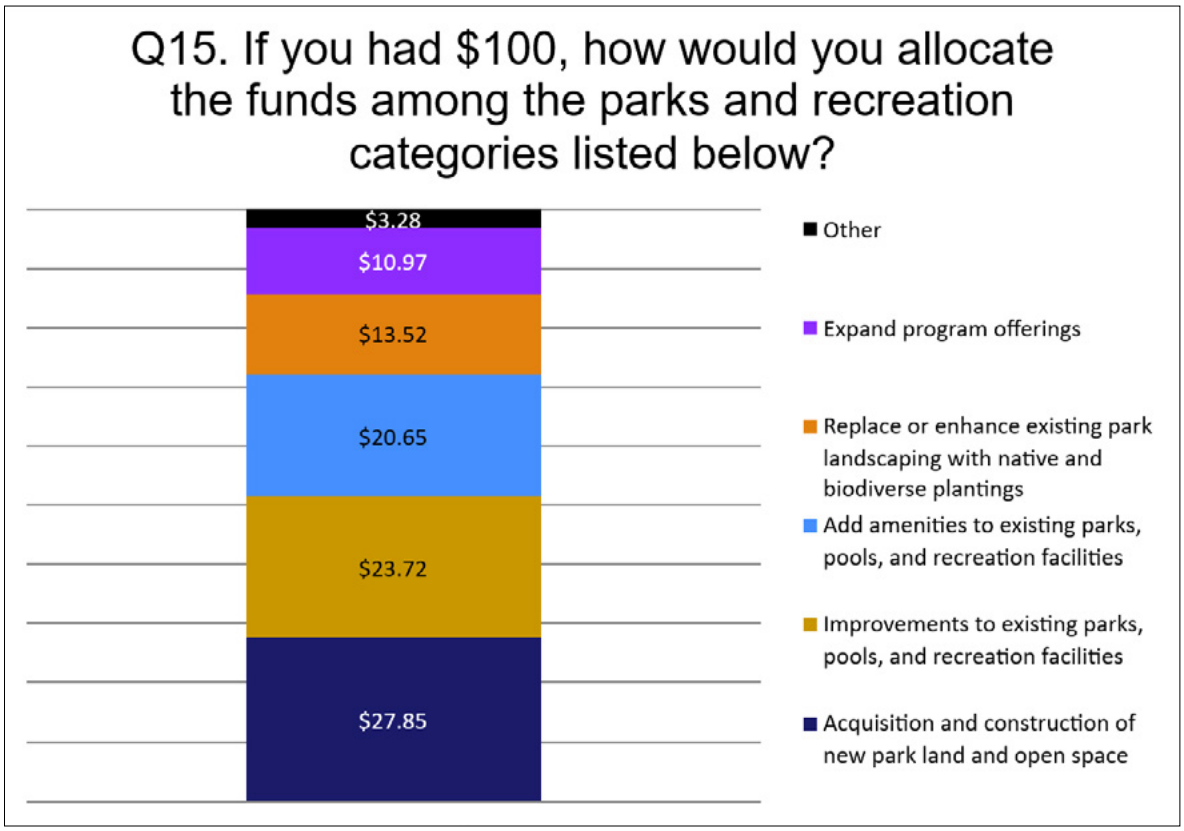


Figure 77: Importance of Providing High-Quality Parks, Recreation Facilities and Programs (SurveyMonkey.com)

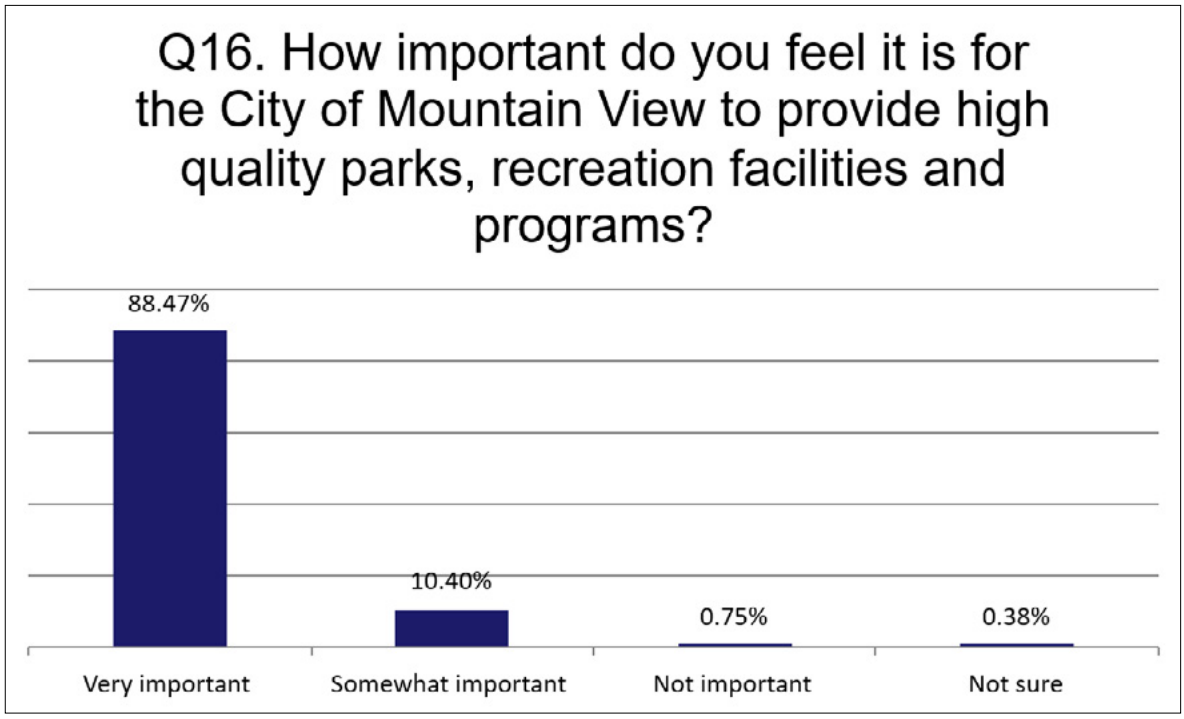


Figure 78: Change in Perceived Value of Parks, Trails, Open Spaces, and Recreation Since the COVID-19 Pandemic (SurveyMonkey.com)

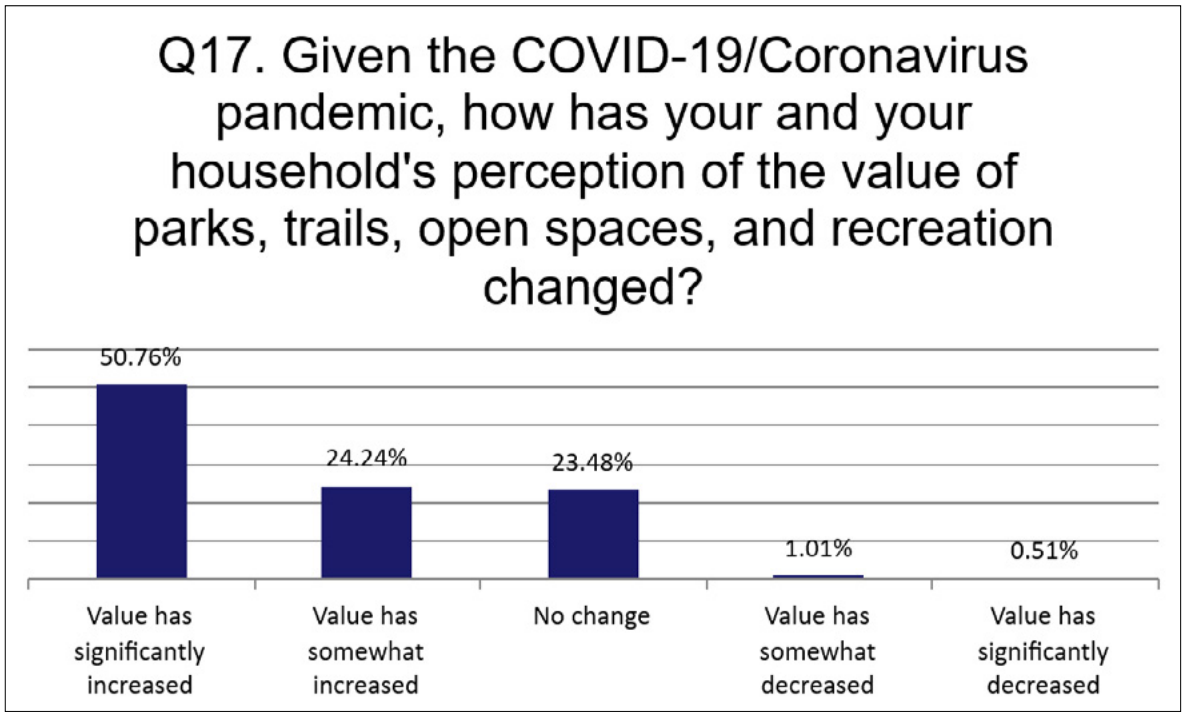
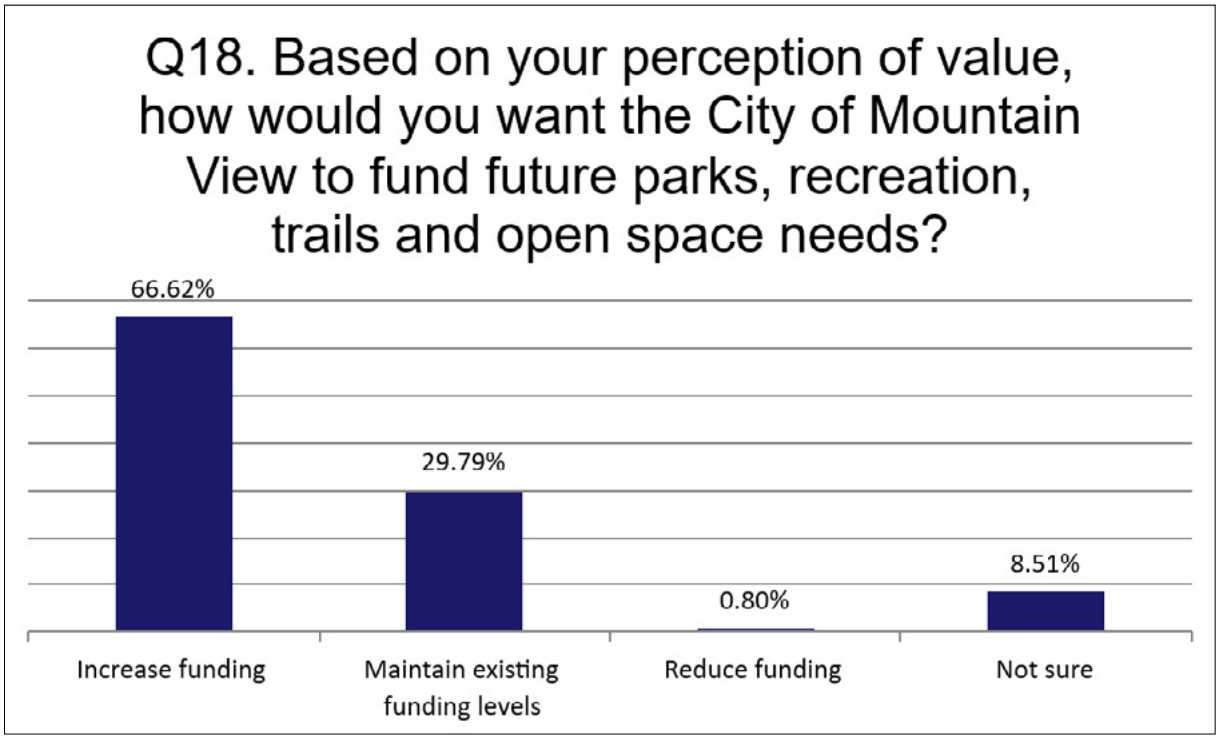


Figure 79: Residents Preferences for Future Funding of Parks, Recreation, Trails, and Open Space (SurveyMonkey.com)



Most Common themes from "Do you have any other comments you would like to make about the future of Mountain View parks and recreation for the Parks and Recreation Strategic Plan?"

- Invest in more park space and ensure all neighborhoods have nearby access to parks.
- Expand pickleball and tennis facilities to accommodate growing demand.
- Create more enclosed dog parks and enforce off-leash rules.
- Prioritize environmental sustainability, tree preservation, and native plant landscaping.
- Improve park safety by enforcing rules, adding lighting, and addressing homelessness concerns.
- Expand recreation programs for all ages, especially affordable youth sports and adult fitness options.
- Enhance aquatic facilities, including extended swim hours and an Olympic-size pool.
- Improve pedestrian and bike safety with better crossings and infrastructure.
- Support community engagement through events, shaded seating, and gathering spaces.
- Ensure parks and programs are inclusive, affordable, and accessible to all residents.

Q19—"Do you have any other comments you would like to make about the future of Mountain View parks and recreation for the Parks and Recreation Strategic Plan?"

Common themes from "OTHER" responses:

- Park maintenance and infrastructure – Improve turf conditions, repair broken equipment, address gopher holes, upgrade and maintain restrooms, add shade structures, and ensure timely repairs.
- Facility and amenity expansion – Add or enhance pickleball, tennis, and badminton courts; splash pads; dog parks; restrooms in smaller parks; adventure features such as zip lines, BMX tracks, and skate ramps; indoor pools and gyms; and shaded picnic areas.
- Connectivity and access – Expand multi-use trails, link parks with greenways, improve bicycle and pedestrian infrastructure, enhance public transit connections, and ensure neighborhood parks are within walking distance.
- Dog-related management – Provide more enclosed or designated off-leash spaces, separate dog areas from playgrounds, enforce leash laws, and improve safety for both pets and people.
- Environmental sustainability – Increase native and biodiverse plantings, preserve mature trees, reduce overwatering, incorporate habitat planning, and limit light pollution.
- Programming diversity and access – Offer more programs for adults, seniors, and people with disabilities; expand cultural and STEAM offerings; increase swim hours; and add recreation options linked to childcare.
- Safety and cleanliness – Address homelessness in parks, improve lighting, enhance bathroom security, and reduce drug use and smoking in public spaces.
- Historical and cultural enhancements – Add interpretive signage, preserve historic orchards, and name parks after a more diverse range of historical figures.
- Equity and inclusion – Maintain affordable programs, prioritize access for Mountain View residents, and increase programming for underrepresented age groups and communities.
- Community events and engagement – Rotate events among neighborhoods, encourage volunteer participation, and expand free or low-cost gatherings to strengthen community connections.

Figure 80: Gender of Survey Respondents (SurveyMonkey.com)

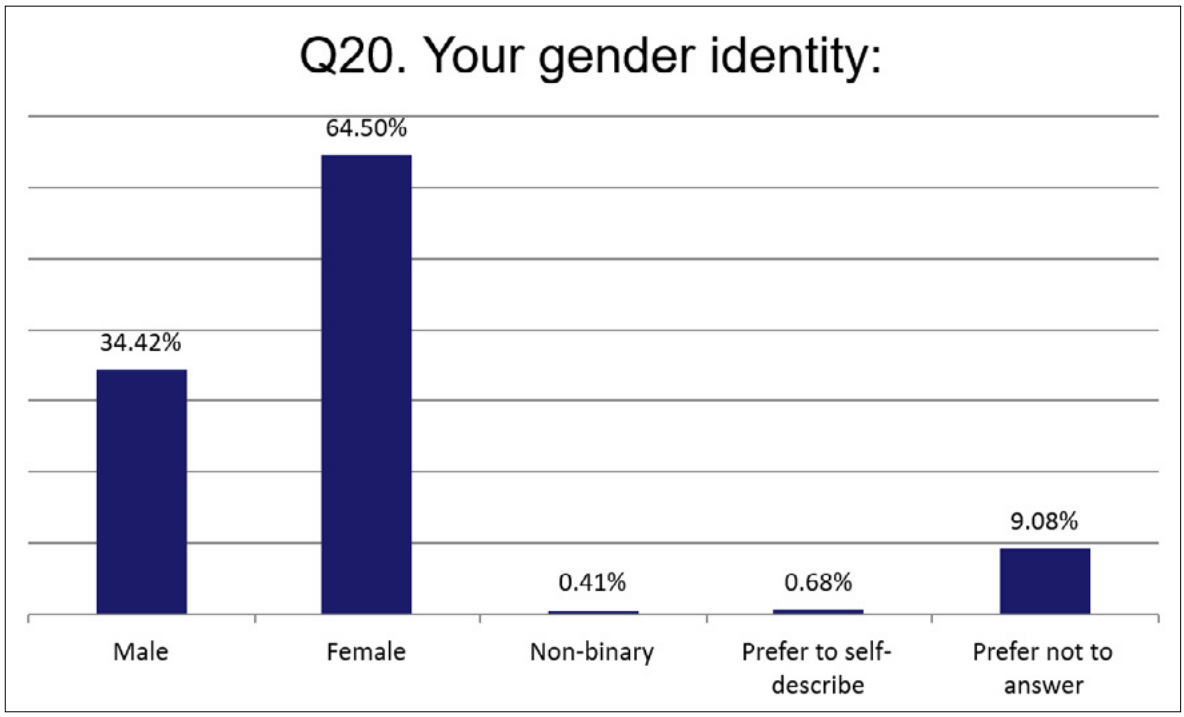


Figure 81: Survey Respondents Residency (SurveyMonkey.com)

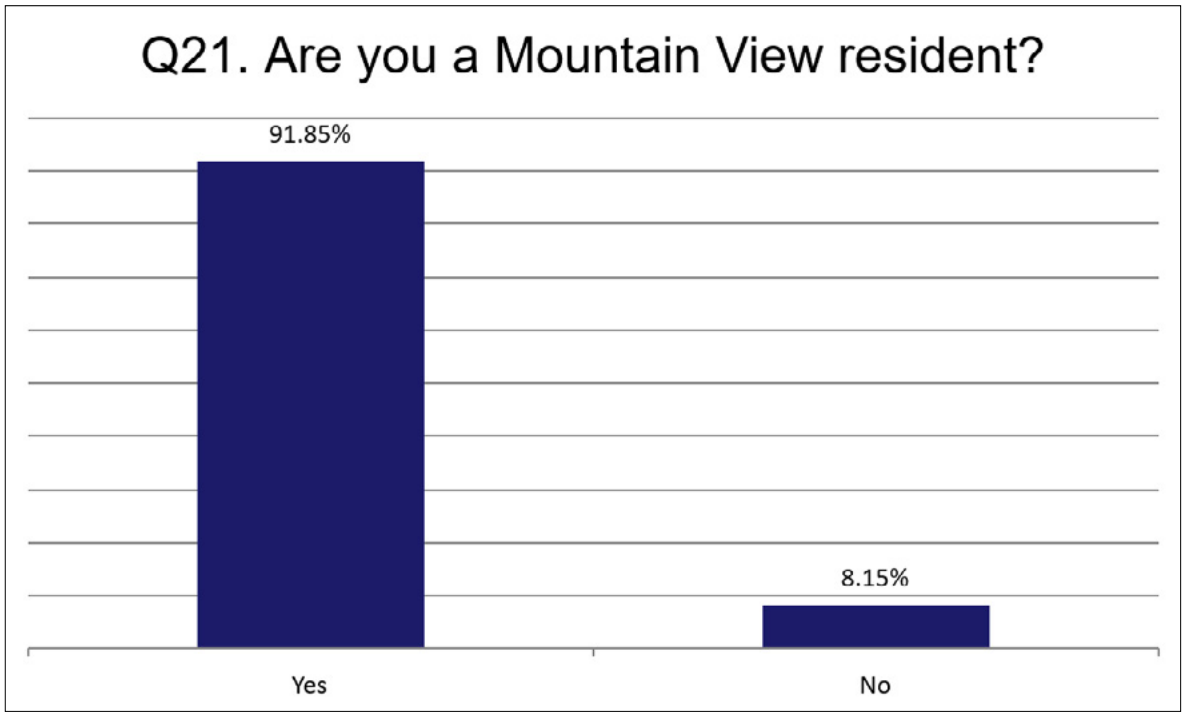


Figure 82: Years Lived in Mountain View (SurveyMonkey.com)

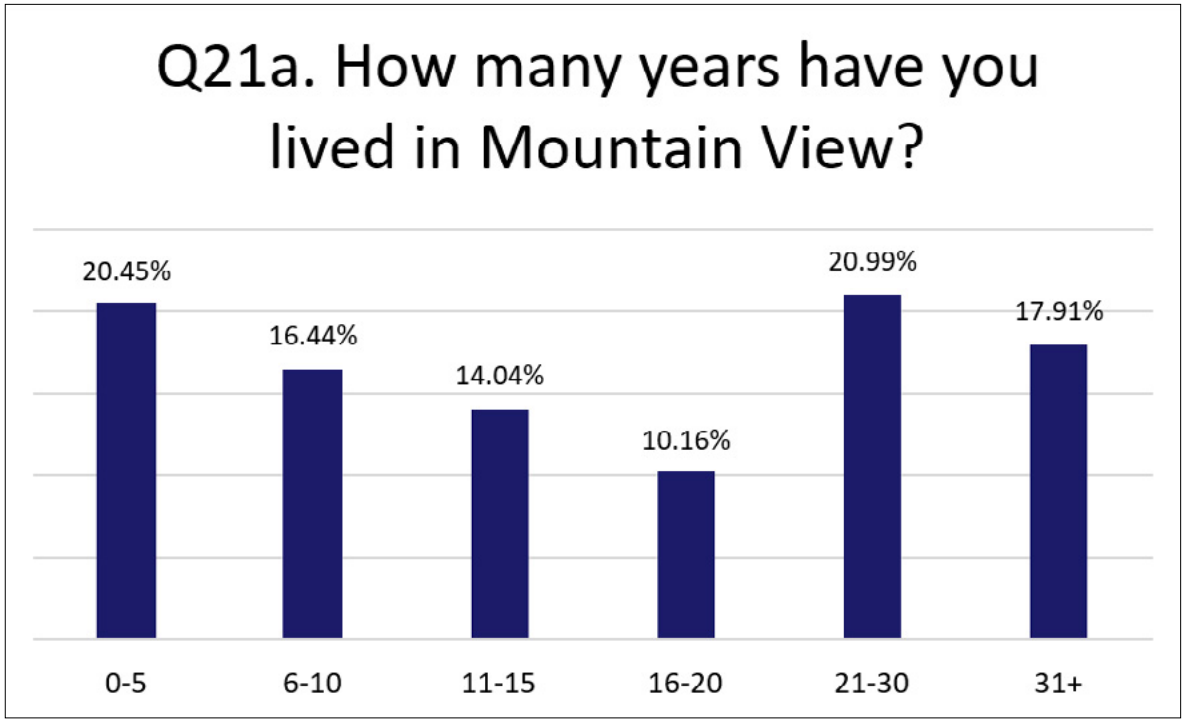


Figure 83: Respondents Identifying as Hispanic, Spanish, Latino/a/x (SurveyMonkey.com)

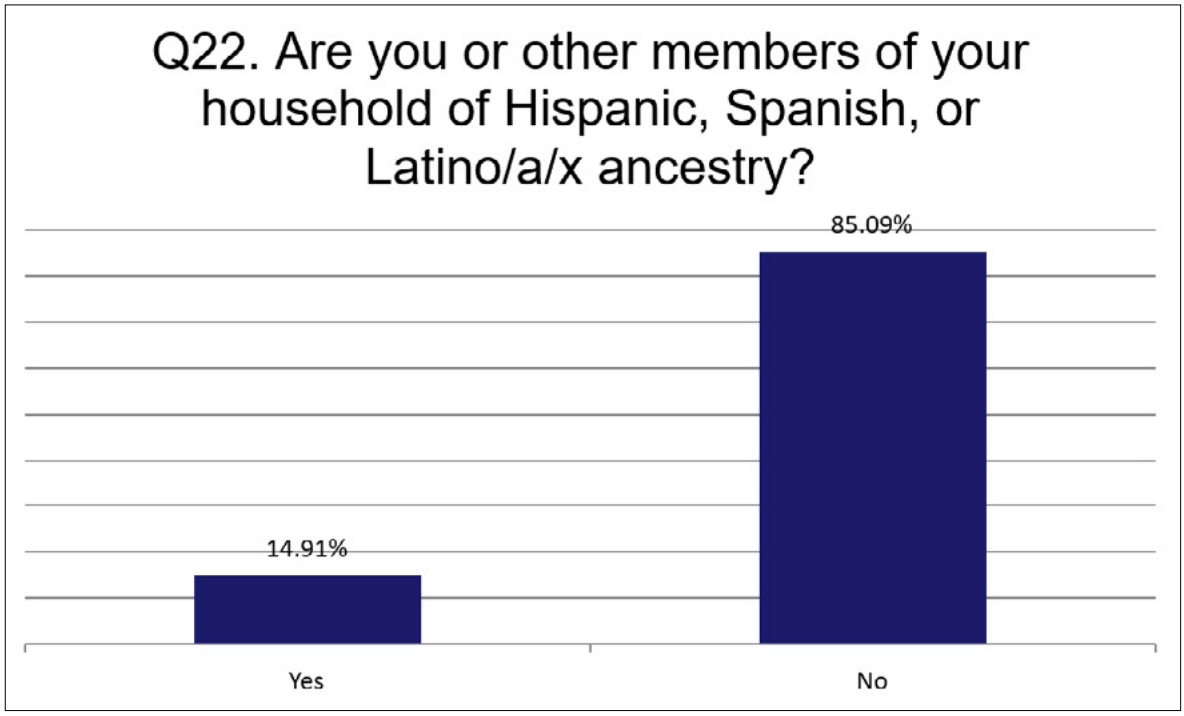
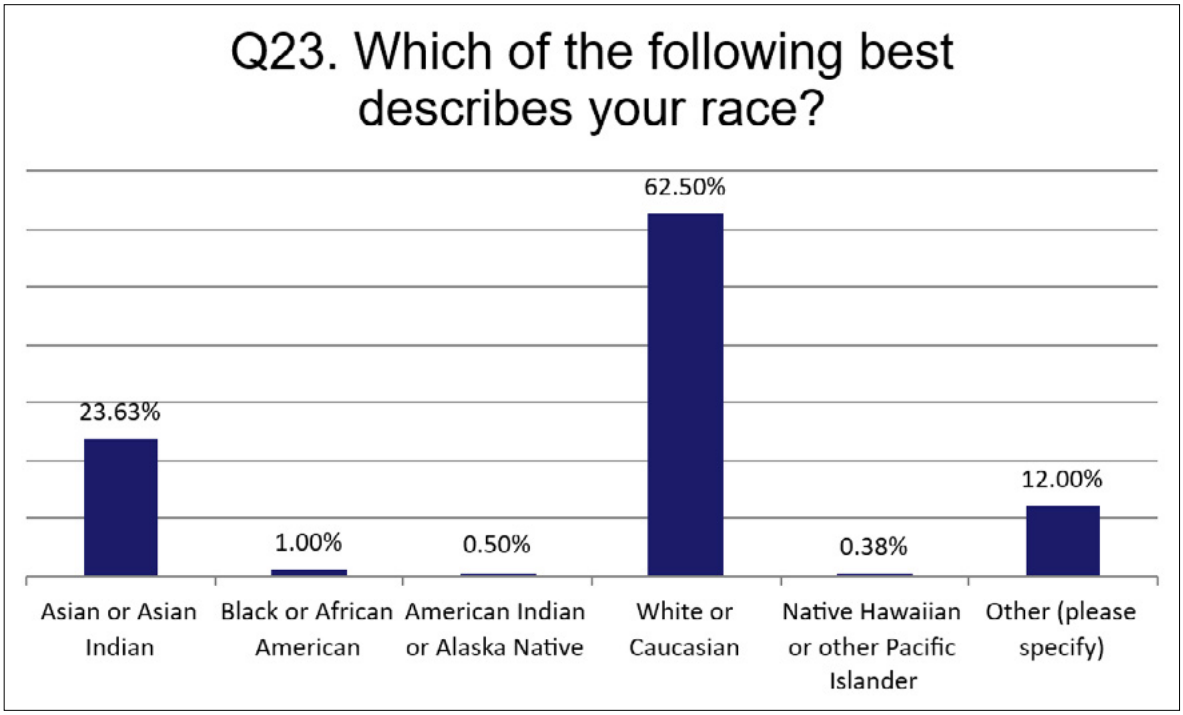


Figure 84: Race of Survey Respondents (SurveyMonkey.com)



9.3.7 SURVEY COMPARISON

The Survey Comparison Report provides a comprehensive analysis and comparison of findings from two significant surveys conducted for the City: the ETC Statistically Valid Survey and the Online Community Survey via SurveyMonkey.

The objective of these surveys was to gather insightful feedback from the city's residents and park users, aiming to understand their satisfaction levels, preferences, and expectations regarding park facilities, programs, and services offered by the City.

The ETC Statistically Valid Survey, recognized for its rigorous methodology and representative sampling, offers a detailed snapshot of community sentiment and perceptions, providing statistically reliable results. Conversely, the Online Community Survey, facilitated through SurveyMonkey, allowed for broader participation, enabling a wide range of stakeholders to express their opinions and preferences.

By comparing the insights gathered from both surveys, this report aims to highlight common trends, divergences, and unique perspectives that emerged from the different methodologies employed. Such a comparative analysis is crucial for the City's strategic planning and decision-making processes, ensuring that both the statistically significant viewpoints and the broader community feedback are considered in shaping the future of the City's offerings.

Statistically Valid Survey

- 450 households (Goal of 450)
- Precision rate of at least +/- 4.6% at the 95% level of confidence
- Residents were able to return the survey by mail, by phone or completing it online
- Only scientific and defensible method to understand community needs
- Translation services available in multiple languages including Spanish

Online Community Survey

- 1,371 responses
- No precision rate or level of confidence due to there being no selection criteria for respondents
- Questionnaire identical to the Statistically Valid Survey
- Provides further insight on community expectations
- Administered in English, Spanish, Mandarin and Russian

The following shows a side-by-side comparison of key results from each survey by question.

DEMOGRAPHICS

In the demographic section of this report, we analyze the community demographics served by the City based on responses from the ETC Statistically Valid Survey and the Online Community Survey via SurveyMonkey. Due to ETC's approach of random sampling and ensuring a 95% level of confidence and a margin of error of +/- 5%, their survey results more accurately reflect the community's demographics and are statistically reliable in comparison to online only surveys.

We examine respondent demographics such as age, gender, tenure in Mountain View, and race to gain insights into the community's composition. Our findings are compared with the 2023 demographic estimates from The Environmental Systems Research Institute (ESRI) to understand how the survey data aligns with broader demographic trends.

Full demographic data can be found in ***Section 3.3.***

AGE

The most significant differences are in the 20-34 age group, where the ETC Survey reports 9% fewer and the SurveyMonkey 13% fewer than city demographics. Additionally, the SurveyMonkey survey overrepresents the 75+ age group by 12%. Smaller but notable discrepancies include the 55-74 age group, with the Online Community Survey showing 5% more than city demographics. These variations highlight the importance of survey methodology in accurately reflecting community demographics.

Table 30: Comparison of Survey Respondents' Household Ages

	ETC INSTITUTE	SurveyMonkey	esri
Ages 0-19	26%	20%	22%
Ages 20-34	14%	10%	23%
Ages 35-54	32%	28%	30%
Ages 55-74	22%	24%	19%
Ages 75+	6%	18%	6%

GENDER

The SurveyMonkey survey included 65% female respondents, compared to 50% in the ETC survey and 51% in the city's demographics. Male respondents made up 34% of the SurveyMonkey survey, which is 15% lower than both the ETC survey and city demographics (each at 49%). Non-binary respondents represented 1% in both surveys and 0% in city data. These differences highlight how online-only survey methods can produce samples that may not accurately reflect the community's demographic composition.

YEARS LIVED IN MOUNTAIN VIEW

The ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey show similar results for years lived in Mountain View by respondents. In the 6-10 years category, the ETC survey reports 14%, which is 2% lower than the SurveyMonkey survey's 16%.

For the 11-15 years category, the ETC survey shows 12%, 2% lower than the SurveyMonkey survey's 14%. In the 31+ years category, the ETC survey reports 21%, which is 3% higher than the SurveyMonkey survey's 18%.

Table 31: Comparison of Survey Respondents' Gender

	ETC INSTITUTE	SurveyMonkey	esri
Female	50%	65%	51%
Male	49%	34%	49%
Non-Binary	1%	1%	0%

Table 32: Comparison of Survey Respondents' Years Lived in Mountain View

	ETC INSTITUTE	SurveyMonkey
0-5	19%	20%
6-10	14%	16%
11-15	12%	14%
16-20	10%	10%
21-30	22%	21%
31+	21%	18%

RACE/ETHNICITY

The SurveyMonkey survey significantly overrepresents White Alone respondents at 63%, which is 23% higher than the city demographics (40%) and 17% higher than the ETC survey (46%).

For the Asian population, the ETC survey reports 33%, closer to the city demographics (37%) than the SurveyMonkey survey (24%). Additionally, the SurveyMonkey survey reports 12% for Some Other Race, which is 3% higher than city demographics (9%) and much higher than the ETC survey (3%).

These discrepancies underscore the reliability of the ETC survey in providing a more accurate reflection of the city's racial and ethnic composition.

Table 33: Comparison of Frequency of Visiting a City Park/Recreation Facility

	ETC INSTITUTE	SurveyMonkey	esri
White Alone	46%	63%	40%
Black Alone	2%	1%	2%
American Indian	1%	1%	1%
Asian	33%	24%	37%
Pacific Islander	0%	0%	0%
Some Other Race	3%	12%	9%
Two or More Races	N/A	N/A	12%
Hispanic (Ethnicity)	18%	15%	18%

DEMOGRAPHIC OVERVIEW

In comparing the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey to the city demographics from ESRI, it is evident that the ETC survey more accurately reflects the city's demographic composition:

Age:

- The SurveyMonkey survey overrepresents the 75+ age group by 12%.
- The 20-34 age group is underrepresented in both surveys, with the ETC reporting 9% fewer and SurveyMonkey 13% fewer than city demographics.

Gender:

- The SurveyMonkey survey reports 65% female respondents, which is 14% lower than the city demographics (51%) and 15% higher than the ETC survey (50%).
- For male respondents, the SurveyMonkey survey reports 34%, which is 15% lower than both the city demographics and the ETC survey (both at 49%).

Race/Ethnicity:

- The SurveyMonkey survey significantly overrepresents White Alone respondents by 23% compared to city demographics.
- The Asian population is underrepresented in both surveys, with the ETC reporting 4% fewer and SurveyMonkey 13% fewer than city demographics.
- The SurveyMonkey survey overreports Some Other Race by 3%, compared to city demographics.

These discrepancies highlight that the ETC survey's figures for age, gender, and race/ethnicity are closer to the city's actual demographics, underscoring the importance of rigorous survey methodologies. The following results showcase the contrast and similarities between the two survey findings.

VISITATION / PARTICIPATION

Have you or any member of your household visited any City of Mountain View parks and/or recreation facilities during the past 12 months?

Table 34: Comparison of Visitation to City Park/Recreation Facilities and Participation in Programs

	ETC INSTITUTE	SurveyMonkey
Visited parks and/or recreation facilities in the past 12 months	96%	98%
Participated in programs in the past 12 months	41%	50%

How often have you visited City of Mountain View parks and/or recreation facilities during the past 12 months?

Table 35: Comparison of Frequency of Visiting a City Park/Recreation Facility

	ETC INSTITUTE	SurveyMonkey
5+ times a week	19%	29%
2-4 times a week	29%	33%
Once a week	19%	14%
1-3 times a month	19%	15%
Less than once a month	14%	8%

How many programs or events offered by the City of Mountain View have you or members of your household participated in during the past 12 months?

Table 36: Comparison of Participation in City Recreation Programs

	ETC INSTITUTE	SurveyMonkey
1 program/event	31%	24%
2-3 programs/events	42%	53%
4-6 programs/events	20%	14%
7+ programs/events	7%	9%

The comparative analysis of visitation and participation data from the ETC Statistically Valid Survey and the Online Community Survey via SurveyMonkey shows higher engagement among online respondents. A greater proportion of SurveyMonkey respondents reported visiting parks and/or recreation facilities in the past 12 months (98% vs. 96%) and participating in programs (50% vs. 41%) compared to those surveyed by the ETC Institute.

The frequency of park visits reveals that SurveyMonkey participants visit recreation facilities more frequently, with 29% visiting 5+ times a week compared to 19% in the ETC survey. Additionally, 33% of online respondents reported visiting 2-4 times a week, slightly higher than the 29% reported in the ETC survey.

Participation in programs also differed, with more online respondents participating in 2-3 programs/events (53% vs. 42%) and slightly fewer participating in 1 program/event (24% vs. 31%).

These findings suggest that the online community survey might attract a more actively involved segment of the community, indicating a potential area of focus for targeted engagement and program development efforts.

PHYSICAL CONDITION/QUALITY

Overall, how would you rate the physical condition of all the City of Mountain View parks and/or recreation facilities you have visited?

Table 37: Comparison of Quality of Parks/Recreation Facilities

	ETC INSTITUTE	SurveyMonkey
Excellent	28%	26%
Good	61%	59%
Fair	10%	14%
Poor	1%	1%

Table 38: Comparison of Quality of Recreation Programs or Events

	ETC INSTITUTE	SurveyMonkey
Excellent	35%	32%
Good	59%	61%
Fair	6%	6%
Poor	0%	0%

The ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey show similar ratings for the physical condition of Mountain View parks and recreation facilities. Most respondents rated the facilities as either excellent or good, with 28% and 61% from the ETC survey and 26% and 59% from the SurveyMonkey survey, respectively. A small percentage rated the facilities as fair (10% ETC, 14% SurveyMonkey) or poor (1% in both surveys).

For the overall quality of programs or events, both surveys again show similar results. In the ETC survey, 35% rated the quality as excellent and 59% as good, compared to 32% and 61% in the SurveyMonkey survey.

Both surveys had 6% of respondents rating the quality as fair and 0% as poor.

These findings suggest a high level of satisfaction with both the physical condition of the facilities and the quality of the programs offered.

BARRIERS

Reasons that prevent you or members of your households from visiting City of Mountain View parks and recreation facilities more often. (Top five responses)

Table 39: Top Five Barriers to Visiting a City Park/Recreation Facility

ETC INSTITUTE	SurveyMonkey
Lack of shade (22%)	Lack of shade (29%)
Lack of restrooms (20%)	Lack of amenities we want to use (28%)
Lack of amenities we want to use (17%)	Lack of restrooms (26%)
Use parks/facilities in other cities/county (13%)	Use parks/facilities in other cities/county (17%)
Too far from our home (12%)	Too far from our home (14%)

Reasons that prevent you or members of your household from participating in City of Mountain View community services department programs more often. (Top five responses)

Table 40: Top Five Barriers to Participating in City Recreation Programs.

ETC INSTITUTE	SurveyMonkey
Too busy/not interested (34%)	Program times are not convenient (31%)
I don't know what is offered (23%)	Too busy/not interested (29%)
Program times are not convenient (22%)	I don't know what is offered (28%)
The program I want is not offered (18%)	The program I want is not offered (25%)
Classes are full (12%)	Classes are full (20%)

The comparison between the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey highlights several barriers preventing households from visiting Mountain View parks and recreation facilities more often.

The top barriers in both surveys include lack of shade (22% ETC, 29% SurveyMonkey) and lack of restrooms (20% ETC, 26% SurveyMonkey). Other notable barriers are the lack of desired amenities (17% ETC, 28% SurveyMonkey) and using parks/facilities in other areas (13% ETC, 17% SurveyMonkey). Distance from home is also a factor, with 12% in the ETC survey and 14% in the SurveyMonkey survey citing it as a reason.

For participation in City programs, the primary barriers include being too busy or not interested (34% ETC, 29% SurveyMonkey) and inconvenient program times (22% ETC, 31% SurveyMonkey).

A lack of awareness about what is offered is also significant (23% ETC, 28% SurveyMonkey), along with the unavailability of desired programs (18% ETC, 25% SurveyMonkey).

Lastly, full classes are a concern, with 12% in the ETC survey and 20% in the SurveyMonkey survey noting this issue. These insights suggest that the City should look at opportunities to expand capacity for full classes pending resources

NEEDS

Need for recreation facilities/amenities by percentage of respondents who indicated a need (top five responses)

Table 41: Top Five Facility/Amenity Needs.

ETC INSTITUTE	SurveyMonkey
Walking paths in parks (90%)	Trees (99%)
Benches (89%)	Walking paths in parks (98%)
Trees (88%)	Multi-use hiking, biking, walking trails (paved or unpaved) (96%)
Bicycle and pedestrian access/connection to parks (88%)	Benches (96%)
Restrooms (88%)	Large community parks (96%)

Need for recreation programs/activities by percentage of respondents who indicated a need (top five responses)

Table 42: Top Five Needs for Recreation Programs

ETC INSTITUTE	SurveyMonkey
Community and cultural special events (63%)	Community and cultural special events (79%)
Adult fitness and wellness programs (49%)	Cultural enrichment programs (68%)
Recreation swim (49%)	Adult fitness and wellness programs (67%)
Exercise classes (48%)	Recreation swim (66%)
Cultural enrichment programs (47%)	Exercise classes (63%)

The comparison between the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey reveals key needs for recreation facilities and amenities. Both surveys highlight a strong demand for walking paths in parks (90% ETC, 98% SurveyMonkey) and benches (89% ETC, 96% SurveyMonkey). Trees are also a high priority, with 88% in the ETC survey and 99% in the SurveyMonkey survey. Other important amenities include bicycle and pedestrian access (88% ETC) and large community parks (96% SurveyMonkey).

For recreation programs and activities, community and cultural special events are the top need, with 63% of ETC respondents and 79% of SurveyMonkey respondents indicating a need.

Both surveys also show significant demand for adult fitness and wellness programs (49% ETC, 67% SurveyMonkey) and recreation swim (49% ETC, 66% SurveyMonkey). Exercise classes and cultural enrichment programs are also highly desired, though the SurveyMonkey survey indicates a slightly higher overall need for these programs.

IMPORTANCE

Facilities/amenities most important to households by percentage of respondents who selected the items as one of their top five choices (top five responses)

Table 43: Top Five Respondents' Most Important Facilities/Amenities

ETC INSTITUTE	SurveyMonkey
Multi-use hiking, biking, walking trails (paved or unpaved) (33%)	Multi-use hiking, biking, walking trails (paved or unpaved) (29%)
Bicycle and pedestrian access/connection to parks (24%)	Large community parks (25%)
Restrooms (23%)	Restrooms (24%)
Walking paths in parks (21%)	Bicycle and pedestrian access/connection to parks (24%)
Small neighborhood parks (20%)	Trees (23%)

Programs/activities most important to households by percentage of respondents who selected the items as one of their top five choices (top five responses)

Table 44: Top Five Respondents' Most Important Programs

ETC INSTITUTE	SurveyMonkey
Community and cultural special events (23%)	Community and cultural special events (27%)
55+ fitness and wellness programs (17%)	55+ fitness and wellness programs (23%)
Recreation swim (16%)	Adult fitness and wellness programs (22%)
Adult fitness and wellness programs (16%)	Recreation swim (19%)
Water fitness programs/lap swimming (12%)	Water fitness programs/lap swimming (17%)

The comparison between the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey highlights key facilities and amenities that are most important to households. Both surveys rank multi-use hiking, biking, and walking trails highly (33% ETC, 29% SurveyMonkey). Restrooms and bicycle/pedestrian access are also top priorities in both surveys. The ETC survey emphasizes small neighborhood parks (20%), while the SurveyMonkey survey places importance on large community parks (25%) and trees (23%).

For programs and activities, community and cultural special events are the top priority in both surveys (23% ETC, 27% SurveyMonkey). Both surveys also value 55+ fitness and wellness programs, with higher importance in the SurveyMonkey survey (17% ETC, 23% SurveyMonkey). Recreation swim, adult fitness programs, and water fitness/lap swimming are important across both surveys, with the SurveyMonkey respondents indicating a slightly higher interest in these activities.

PRIORITY INVESTMENT RATING

The Priority Investment Rating (PIR), crafted by ETC Institute, serves as an analytical framework designed to assist agencies in objectively assessing where to focus their parks and recreation investment efforts. This tool helps in pinpointing which facilities / park types / amenities and programs / offerings / activities the community views as most deserving of funding and development priority.

It evaluates the significance residents assign to various facilities / park types / amenities and programs / offerings / activities and their expressed unmet needs — aspects that are either partially addressed or completely overlooked, compared against the highest-rated facility/program. Recognizing the critical balance between addressing unmet needs and valuing the community's prioritization, the PIR assigns equal weight to these factors.

Each facility or program is then scored on a 0-200 scale, facilitating a comprehensive approach to guiding future investment decisions in parks and recreation projects.

More information regarding PIR can be found *here*.

Table 45: Top Five Facilities/Amenities to Prioritize

ETC INSTITUTE	SurveyMonkey
Multi-use hiking, biking, walking trails (paved or unpaved) (177)	Multi-use hiking, biking, walking trails (paved or unpaved) (200)
Restrooms (170)	Large community parks (178)
Bicycle and pedestrian access/connection to parks (139)	Restrooms (173)
Shade structures (125)	Trees (172)
Shaded picnic areas (122)	Bicycle and pedestrian access/connection to parks (167)

Table 46: Top Five Programs to Prioritize

ETC INSTITUTE	SurveyMonkey
Community and cultural special events (175)	Community and cultural special events (200)
Adult fitness and wellness programs (167)	Adult fitness and wellness programs (135)
Recreation swim (159)	Recreation swim (135)
Exercise classes (144)	55+ fitness and wellness programs (129)
55+ fitness and wellness programs (132)	Water fitness programs/lap swimming (120)

PIR FOR PROGRAMS/ACTIVITIES (TOP FIVE)

The comparison between the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey highlights the top priorities for investment in facilities and amenities. Both surveys indicate a strong preference for multi-use hiking, biking, and walking trails, with priority investment ratings of 177 in the ETC survey and 200 in the SurveyMonkey survey.

Restrooms are also a top priority in both surveys, with ratings of 170 (ETC) and 173 (SurveyMonkey). The SurveyMonkey respondents place higher importance on large community parks (178) and trees (172), whereas the ETC survey emphasizes shade structures (125) and shaded picnic areas (122).

For programs and activities, community and cultural special events are the highest priority in both surveys, with priority investment ratings of 175 (ETC) and 200 (SurveyMonkey). Adult fitness and wellness programs and recreation swim also receive high ratings in both surveys. The ETC survey gives a slightly higher priority to exercise classes (144) and 55+ fitness programs (132), while the SurveyMonkey survey highlights water fitness programs/lap swimming (120) as a key area for investment. **(see Actions 3.1.4, 3.1.5, and 3.1.6)**

OVERALL PERCEPTIONS

What is the maximum amount of additional tax revenue you would be willing to pay to improve the city of mountain view's system with the parks, trails, recreation facilities and programs you have indicated are most important to your household?

Table 47: Comparison of Additional Tax Revenue Respondents Would be Willing to Pay

Per Month	ETC INSTITUTE	SurveyMonkey
$9+	31%	35%
$7-$8	9%	10%
$5-$6	20%	16%
$3-$4	19%	19%
Nothing	21%	20%

The comparison of willingness to pay additional tax revenue to improve Mountain View's parks, trails, recreation facilities, and programs shows that a significant portion of respondents from both the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey are willing to contribute.

In both surveys, the highest percentage of respondents are willing to pay $9 or more per month (31% ETC, 35% SurveyMonkey). Other notable categories include $5-$6 (20% ETC, 16% SurveyMonkey) and $3-$4 (19% in both surveys).

A similar percentage of respondents in both surveys (21% ETC, 20% SurveyMonkey) indicated they are not willing to pay anything additional.

If you had $100, how would you allocate the funds among the parks and recreation categories? (Top five responses)

Table 48: How Respondents Would Allocate $100 Among Parks and Recreation Categories

ETC INSTITUTE	SurveyMonkey
Improve/maintain existing parks and recreation facilities ($25.36)	Acquisition and construction of new park land and open space ($27.85)
Expand existing indoor facilities ($18.29)	Improvements to existing parks, pools, and recreation facilities ($23.72)
Develop new indoor facilities ($16.83)	Add amenities to existing parks, pools, and recreation facilities ($20.65)
Expand program offerings ($13.00)	Replace or enhance existing park landscaping with native and biodiverse plantings ($13.52)
Replace or enhance existing park landscaping with native and biodiverse plantings ($11.13)	Expand program offerings ($11.13)

When asked how they would allocate $100 among various parks and recreation categories, respondents from the ETC Statistically Valid Survey and the SurveyMonkey Online Community Survey showed differing priorities. The ETC survey respondents prioritized improving and maintaining existing parks and recreation facilities ($25.36) and expanding existing indoor facilities ($18.29).

In contrast, SurveyMonkey respondents favored the acquisition and construction of new park land and open space ($27.85) and improvements to existing parks, pools, and recreation facilities ($23.72).

Both surveys valued the expansion of program offerings ($13.00 ETC, $11.13 SurveyMonkey) and enhancing park landscaping with native and biodiverse plantings ($11.13 ETC, $13.52 SurveyMonkey), though to varying extents.

SUMMARY

Demographic Representation: The ETC Survey more accurately reflects community demographics in terms of age, gender, duration of stay in Mountain View, and race when compared to the Online Survey. The Online Survey particularly overrepresented the 75+ age group and White demographic, while underrepresenting the 20-34 age group, females, and Asian populations.

Visitation/Participation: The Online Survey respondents reported higher engagement, with a greater proportion indicating they visited parks, used facilities, and participated in programs within the past 12 months compared to the ETC Survey respondents. This suggests that the online platform may attract a segment of the community more actively involved with City offerings.

Physical Condition/Quality: Respondents from both surveys rated the physical condition and quality of parks, facilities, and programs positively. Minor differences in perceptions were noted, suggesting overall satisfaction with the condition and quality of the City assets.

Barriers to Participation: Key barriers preventing more frequent visitation and participation included lack of shade, lack of restrooms, and inconvenient program times. The Online Survey also highlighted a lack of desired amenities and full classes as significant barriers.

Needs and Priorities: Walking paths, trees, and small neighborhood parks were among the top needs for facilities and amenities. Both surveys showed high demand for community and cultural special events and adult fitness and wellness programs. The Online Survey respondents showed a stronger need for large community parks and cultural enrichment programs.

Importance and Investment Priority: Multi-use hiking, biking, and walking trails, restrooms, and bicycle/pedestrian access were prioritized by both surveys. The Priority Investment Rating (PIR) highlighted multi-use trails and community and cultural special events as top investment priorities, with slight variations in priorities between the two surveys.

Overall Perceptions and Investment Preferences: Both groups of respondents favored improving and maintaining existing facilities and developing new trails and indoor spaces. There was a significant willingness to pay additional tax revenue to improve the City's parks and recreation offerings, with a notable percentage of respondents willing to pay $9 or more per month.

The analysis highlights the ETC Statistically Valid Survey as the most accurate and reliable source for understanding community needs and preferences due to its rigorous methodology and representative sampling. While the SurveyMonkey Online Community Survey captures diverse opinions and fosters broad engagement, the ETC survey better reflects the City of Mountain View's entire demographic. This comparative analysis ensures that input is accurately weighted and validated for informed decision-making by City leadership and staff.

9.3.8 IMAGINEMVPARKS.COM

As part of the Parks and Recreation Strategic Plan, the *ImagineMVParks.com* platform served as a key tool for public engagement and sharing information about the plan progress. The site successfully generated awareness and informed participation, with limited active engagement through the Ideas widget of the platform.

The below website data is from July 2024.

Participation Overview

- Total Page Visits: 7,270

Engagement Levels:

- Aware Participants (Visited the Page): 5,113
- Informed Participants (Viewed Content): 735
- Engaged Participants (Contributed): 157

Key Public Input Trends

Leveraging the Ideas widget on the project website, website visitors were asked to "Share your ideas for the future of Mountain View's parks and recreation facilities and programs." This prompt created 76 ideas with 710 likes and 68 comments from a total of 149 contributors. These were the top 10 themes emphasized in these comments, in no particular order:



More Pedestrian and Bike Connectivity
Many responders want improved pathways connecting neighborhoods, parks, and amenities to encourage walking and biking over driving.



Equitable Park Access
There is a strong desire for parks in every neighborhood, particularly in underserved areas with fewer green spaces.



Pickleball and Multi Use Recreation Spaces – The demand for dedicated pickleball courts and the ability to share fields/courts between multiple sports is a recurring theme.



Water and Restroom Facilities
Calls for more hydration stations, pet water bowls, and publicly accessible restrooms are frequent across multiple comments.



Sustainability and Native Landscaping
Many comments advocate for replacing grass with native plants, creating pollinator gardens, and increasing biodiversity to support wildlife.



Urban Forests and Shade Trees
Residents emphasize the need for increased tree canopy, both for shade, habitat and biodiversity, particularly along pathways and in playgrounds.



Linear Parks and Multi-Use Green Spaces

There is strong support for distributed green spaces, including linear parks along streets, medians, and existing corridors.

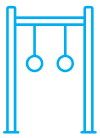


Dog Parks and Pet-Friendly Spaces – Calls for more off-leash dog parks, better maintenance of existing ones, and the conversion of informal off-leash areas into official spaces.



Enhanced Park Maintenance and Safety

Residents request improvements in park upkeep, including better waste management, less intrusive landscaping practices, and safer play areas.



Expanded Park Features and Amenities – Suggestions include splash pads, outdoor exercise equipment, bike parking, and creative elements like historical markers.

In addition to the Ideas widget, website visitors passively engaged with website content:

- 168 documents downloaded, indicating strong interest in official reports.
- 130 visits to Key Dates page and 96 FAQ views, suggesting residents sought project updates.

Key Takeaways & Opportunities

- The open-ended Ideas tool was the most effective engagement feature, suggesting a preference for community-driven brainstorming.
- Users primarily consumed information rather than engaging interactively.

Overall, the ImagineMVParks platform played a valuable role in gathering insights on community priorities.

9.4 APPENDIX D - Staff Input

An integral part of the Public Input Summary is the insights gathered from an all-staff kick-off meeting held on August 22, 2023. Staff in attendance included all full-time and regular part-time employees for the Community Services Department, approximately 90 staff members in attendance. This session was designed to guide the team through the entirety of the strategic plan process. Not only did it serve as an informative walkthrough, but it also provided a platform for staff to voice their perspectives. They shared their insights on the Department's current strengths, identified potential opportunities, and expressed their views on what the foremost outcome of the Strategic Plan could be. The common themes from this foundational meeting are summarized below.

9.4.1 STRENGTHS

Staff Quality and Dedication: Numerous mentions such as "Amazing quality staff," "Caring staff," "Dedicated staff," "Willingness of staff," "Professionalism," and "Exceptional Customer Service" highlight the City's strength in its personnel.

Parks and Facilities: Comments like "Accessibility of Parks," "Quality facilities and programs," "Well maintained," "Abundance of parks and open spaces," and "General cleanliness of parks" emphasize the quality, number, and maintenance of parks and facilities.

Program Diversity and Inclusivity: With mentions like "Variety of Programs," "Number of programs for all ages," "Offering diverse performances and events," "Provides inclusive activities," and "cross-generational programming," it's evident that the range and inclusivity of recreation programs are a significant strength.

Teamwork and Collaboration: Repeated mentions of "Teamwork," "Work as a team," "Collaboration," and "Team Effort," underscore the City's collaborative spirit and team-oriented approach.

Communication and Community Engagement: Comments such as "Communication," "Great customer relations," "Community engagement," and "Diversity of the community coming together" highlight the City's strength in communication and its positive relationship with the community.

9.4.2 OPPORTUNITIES

Staffing and Diversity: Feedback consistently highlighted opportunities to expand staffing and leadership. Comments such as "Need more staff," "Better onboarding of new staff," and "Support diverse staff" and enhance hiring practices point to the importance of creating a welcoming and inclusive workplace where new employees are effectively integrated and all staff feel supported.

Facility Upgrades and Expansion: Comments like "Better facilities," "Refurbish," "Remodel," "Physical Improvements," "Improve aging infrastructures," and "Updating 'weathered' facilities" suggest a need and opportunity for facility renovations and expansions.

Program Expansion and Inclusivity: Staff feedback pointed to a strong interest in expanding offerings and ensuring accessibility for all. Comments such as "Inclusion," "Trying new programs," and "Inclusion/Adaptive programming for folks with disabilities" highlight the need for both innovation and inclusive design. Other suggestions emphasized therapeutic recreation and the importance of programs that reflect the diverse needs of the community.

New Facilities and Features: Comments such as "Indoor Sports Center," "Splash Pad," "Sports complex," "Bike park," and "Waterpark for youth" indicate a desire for new and diverse recreational facilities and features.

Green Initiatives and Natural Resources: Feedback like "More fruit trees," "Better allocation of funds for natural resource programs," "More native plants/natural pollinators," "Clean energy for all equipment," "Tree planting," and "City green belt-walking and biking paths" suggests opportunities for the Department to invest in environmentally friendly initiatives and enhance natural resources.

9.4.3 PRIORITIES

Staffing and Appreciation: Numerous mentions such as "Staff to be appreciated," "More staffing," "Happy/prouder staff," "Hire more staff," and "Increase and diversify staff" emphasize the importance of recognizing, increasing, and supporting the staff.

Strategic Planning and Decision Making: Comments like "A plan that places value on the work of community services," "Data-based decision making," "A plan with a purpose," and "A plan for the community that is used/followed/implemented" highlight the need for a clear, actionable, and data-driven strategic plan.

Facility and Space Management: Feedback such as "Create more open space areas without buildings and concrete," "No sand in parks," "Upgrade our facilities," "More open space and less high-rise buildings," and "Five new parks bigger than a postage stamp" indicate priorities related to the development, maintenance, and enhancement of parks and facilities.

Inclusion and Diversity: Mentions like "What we offer is authentically inclusive, diverse, and accessible," and "Equity and inclusion in programs, staffing, and within the management team" underscore the importance of ensuring programs and staffing reflect the diverse needs and backgrounds of the community.

Programs and Offerings Enhancement: Comments such as "Better product for the community," "Special events staff-supervisor/coordinator/hourlies," "Enforcement of rules," "More affordable and accessible aquatic offerings and facilities," and "Multiple bike and skateparks accessible to kids" suggest a priority to improve and expand the range of programs and offerings provided by the City.

9.5 APPENDIX E - Program Inventory

The Program Inventory, compiled in fall 2023, reflects all programs and services offered by the City over the previous 12 months across a variety of categories.



AQUATICS

Adult Swim Lessons	American Red Cross Classes - Lifeguard, CPR & First Aid, Babysitter's
Birthday Party Rental Package (Rengstorff Only)	Drop-In Water Exercise
Friday Night Family Swim	Lap Swim
Los Altos Mountain View Aquatics Club (LAMVAC)	Mountain View Masters
Multi-Purpose Room Rental (Rengstorff Only)	Pool Rentals
Recreation Swim	Swim Lessons - Learn to Swim Levels 1-6
Swim Lessons - Parent & Tot	Swim Lessons - Preschool Levels 1-3
Teen Lap Swim	

ENRICHMENT

Adult Latin Dance	STEM using Legos
STEM coding	Community Gardens
Music & Arts	Youth Dance Classes and Camps
Girl Scouts of Northern California	Math Enrichment
Hai Chinese	Sign Language
Filming Making, Special Effects	Music Classes -Guitar, Keyboard
Cooking Classes	STEM Robotics
Science Classes and Camps	Acting/Singing
Engineering using Legos	Sailing, Windsurfing

FACILITY RESERVATIONS

Commercial Use Permits	Cuesta Park Family BBQ Tables
Cuesta Park Large Group BBQ Area	Field Rentals
General Use Notifications	Gym Rentals
Historic Adobe Building	Historic Rengstorff House
Mountain View Center for the Performing Arts	Mountain View Community Center
Mountain View Senior Center	Rengstorff Park Family BBQ Tables
Rengstorff Park Large Group BBQ Area	

FITNESS AND WELLNESS

BollyX, POUND, Zumba classes	Adult Yin Yoga, Restorative/Stretch Yoga classes
Morning Yoga, Restorative Yoga classes	Adult Pilates, NIA Dance classes
Adult Bombay Jam classes	

OUTDOOR EDUCATION

Barnyard Visits	Deer Hollow Farm Wilderness Camps
Tots & Family Farm Tours	Deer Hollow Farm Special Events
School Year Classes	

SENIOR PROGRAMMING

Clubs	Drop-in Senior Center Programs
Lifelong Learning Classes	Movie Series
Resource Fair	Senior Advisory Committee
Senior Nutrition Program	Social Services
Special Events	Volunteer Classes
Workshops	

SPECIAL EVENTS

Summer Outdoor Movie Night Series	Community Tree Lighting Celebration
Concerts on the Plaza	Council Policy H-4 Plaza Use Permits
Council Policy K-14 Special Event Permits	Earth Day
Fourth of July Fireworks	Harvest History Festival
KidStock	Lunar New Year
Magical Bridge Performance Series	Monster Bash
Multicultural Festival	Music on Castro
National Night Out	Together in Pride
Banner and Sound Amplification Permits	Summer Camp Fair

SPORTS

Adult Drop-In Programs	Adult Cornhole League
Adult Softball League	Batting Cage Rental Program - Adult
Ultimate Frisbee	Adult volleyball classes
Youth Futsal classes/camps	Youth soccer classes/camps
Youth basketball, volleyball classes/camps	Youth skateboarding camps
Youth soccer, basketball, volleyball, baseball, flag football, track & field classes/camps	Tennis - Adult Group Lessons
Tennis - Camps	Tennis - Court Rentals
Tennis - Private Lessons	Tennis - Youth Group Lessons
Youth martial arts classes	

VOLUNTEERS

Citywide Volunteer Services	Deer Hollow Farm Docent
Deer Hollow Farm Interns	Deer Hollow Farm Livestock Volunteer
Junior Leader Program	Junior Lifeguard Program
Rengstorff House Docent	Santa Letters
Senior Center Volunteers	Special Events
Teen Center Activity Leader	Teen Center Tutor
Habitat restoration and Vegetation Maintenance at Shoreline	Volunteer Fair
Volunteer Ushers at Performing Arts Centers	



YOUTH AND TEEN PROGRAMMING

Beyond The Bell-Afterschool Program	Breakfast with Santa
Club Rec Elite Camp	Club Rec H20 Adventures Camp
Club Rec Juniors Camp	Club Rec Seniors Camp
Club Rec Spring Break Camp	Club Rec Winter Wonderland Camp
Find Your Fit: Teen Career Day	Parents Night Out-preschool aged
Preschool Enrichment Classes	Preschool-Astro Kids Summer Camp
Preschool-Busy Bees Summer Camp	Preschool-Nature Playschool
Preschool-Playschool	Preschool-Tot Time
Santa's Workshop	Teen College Tours
Teen Enrichment Classes	Teen Enrichment Trips
Teen Job Fairs and Find Your Fit	Teen Open Gym
Teen Wellness Retreat	The Beat-After School Program
The View Teen Center Drop-In	The View Teen Center Special Events
The View Teen Center: Adulting 101 Workshops	The View Teen Center: AfterHours
The View Teen Center: Bike To Boba	Youth Advisory Committee

9.6 APPENDIX F – Park Assessment Scoring

This scoring memo was used as a guide in determining a score for key metrics during the Park Assessment by WRT.

General Information

Park Name

Score Categories

Access and Connectivity

Condition

Functionality

Safety and Comfort

Scoring Instructions

All items should be scored on a 1 to 10 scale

Poor (0 - 4.0)

Fair (4.1 - 6.0)

Good (6.1 – 8.0)

Great (8.1 – 10)

Access and Connectivity

Signage and Wayfinding

Quality of signage relative to 'control park' for each park type. Locations of sign, wayfinding will be evaluated.

1. No park signage

5. Entrance sign and minimal secondary signs, limited information

10. Well-designed signage system – unobtrusive, understandable

Edge Permeability

1. Entrances/Access obscured

5. Entrances/Access defined - not noticeable beyond 100 yards

10. Entrances/Access clearly defined - able to be distinguished from a significant distance or multiple entrances not inhibiting access

Universal Design and Connectivity

Only visual analysis will be conducted.

1. Very poor universally accessible circulation condition

5. Limited universally accessible circulation or in moderate condition

10. Extensive universally accessible circulation to all major park areas

Presence of Safe Pedestrian Crossings

(n/a when park entrance is located along a very small, low-traffic, quiet street)

1. Unsafe crossing relative to street width/ traffic volume

5. Standard crossing treatment present

10. Crossing treatment prioritizes pedestrian and/or is directly integrated into park circulation

Sidewalks and Surrounding Circulation

1. No sidewalks/ Park entrances don't connect to external circulation/activity areas

5. Sidewalks present/ Park entrances in vicinity of external circulation/activity areas

10. Sidewalks integrated into and enhance park circulation/ Park entrances directly relate to/act as extensions of external circulation/activity areas

Path Connectivity Within Park

1. Pathways circuitous/confusing, missing connections

5. Pathways adequate

10. Destinations clearly connected and intuitive - circulation very easy to understand

Parking

Parking to be evaluated per park type. Community parks could include on-site parking, school fields to have shared parking, neighborhood parks could have on-site or adjacent street parking. Parking to be evaluated based on connectivity between parking and park elements.

1. Insufficient parking, very poor connectivity

5. Adequate parking, adequate connectivity

10. Sufficient parking and connectivity

Accessible by Bike Route and Adequate Bike Parking

Bike parking quantity per size of park and appropriately located.

1. No marked bike route connecting near park (within 100 yards), no bike parking observed on site

5. Adequate bike route connects directly to park (Class II, III, or IV), bike parking observed / but not conveniently located or adequate

10. Safe, low-stress bike route connects directly to park (Class I , IV/ Fully Separated), ample bike parking for park and neighboring areas

Connectivity to Adjacent Open Space / Trail

Parks not adjacent to open space or trail will not be rated. Evaluated using GIS data and verify with Google Earth.

1. Park adjacent to open space but lacking connection/trail

5. Park adjacent to open space with minimal connection to trail

10. Park well integrated to adjacent open space with trail connections

Public Transportation Nearby

1. No public transportation within ¼ mile

5. Public transportation within ¼ mile (walkable)

10. Public transportation within 5-minute walk

Condition

Hardscape Condition

Potholes / cracks, looser pavers, deterioration, overall attractiveness, and relevance.

1. Poor condition, tripping concerns, not in appropriate locations

5. Fair condition, in appropriate locations

10. Excellent condition and in appropriate locations

Vegetation Condition

No overgrown grass or dirt patches, overall maintenance of planted areas, appropriate pruning, presence of weeds.

1. Poor condition

5. Fair condition

10. Excellent condition

Tree Canopy

Ample amount of distribution throughout site and overall attractiveness

1. Poor condition

5. Fair condition

10. Excellent condition

Recreation Amenities Condition

Equipment condition (broken/protruding parts, rust), mulch, rubber, etc. Relevance of play equipment, variety of play equipment. Cracks, weeds, low spots, lighting, equipment condition.

1. Poor condition

5. Fair condition

10. Excellent condition

Buildings / Facilities

Only parks with a restroom / building will be evaluated. Usable (not locked), sufficient provision for scale of the park, reasonably maintained (no severe maintenance issues)

1. No effective restrooms (not provided for larger parks, inaccessible or strongly undesirable due to cleanliness concerns)

5. Adequate restrooms

10. Well provisioned for the site – bathrooms as amenities

Lighting Condition and Availability

Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)

1. Poor condition

5. Fair condition

10. Excellent condition

Trash Receptacles Condition and Availability

Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)

1. Poor condition

5. Fair condition

10. Excellent condition

Seating / Benches Availability and Condition

Fixture condition (broken/protruding parts, rust, cracking, graffiti/vandalism)

1. Poor condition

5. Fair condition

10. Excellent condition

Functionality

Diversity of Activities / Uses

Variety of amenities serving different user types characterized by interests, age groups, passive/active activities

1. Few amenities and programming available for users.

5. Standard programming, such as playground, seating, area, and lawn are available.

10. Diversity of passive/active activities, serving people of different ages, and different interests.

Appropriate Amenity Adjacencies

Are amenities placed in a logical and balanced way to minimize any disruption

1. Amenities are not logically placed

5. Amenities are somewhat logically placed

10. All amenity areas are placed in the most logical place on site

Distribution of shady and sunny areas

Ample amount of distribution of shade on site through evergreen tree canopy or shade structures. Evaluation will prioritize use zones.

1. No consistent shade present on site

5. Moderate but limited amount of shade on site

10. Ample shade with variety of uses available on site

Compatibility with neighbors

Privacy from park, presence of high noise recreation activity near residences, non-compatible adjacent uses like industrial

1. Adjacent uses are not appropriate

5. Adjacent uses could raise concerns

10. Adjacent uses are appropriate

Safety and Comfort

Traffic Calming

For parks adjacent to higher speed roads, parks on calm neighborhood streets will not be evaluated.

1. No traffic calming measure – excessive traffic speed common

5. Limited traffic calming measures on higher trafficked streets

10. Well integrated and designed traffic calming measures that successfully slow traffic

Mitigation of Views / Noise from Surrounding Land Uses

Effective mitigation of unappealing surrounding land uses, such as industrial facilities, derelict structures, etc. (n/a if no such adjacent uses)

1. Park does not mitigate unappealing surrounding land uses or noise

5. Park has some screening of unappealing surrounding land uses or noise

10. Park completely screens unappealing surrounding land uses, unappealing surroundings or noise imperceptible

Graffiti and Vandalism

1. Significant signs of graffiti, vandalism, or purposely broken furniture

5. Some signs of graffiti, vandalism, or purposely broken furniture

10. No signs of graffiti, vandalism, or purposely broken furniture

Evidence of Illicit or Unauthorized Use

Illicit uses such as evidence of camping, littering, graffiti

1. Active evidence of illicit uses, camping, or vacancy

5. Trace evidence of illicit uses

10. No evidence of illicit uses

Line of Sight / Openness

Evaluation will only apply to use zones of park, i.e., parks next to open spaces or creeks will not be negatively scored by the presence of taller/un-maintained vegetation.

1. Overgrown vegetation within 3'-8', or hidden areas present near use zones

5. Some overgrown vegetation but generally open near use zones within 3'-8'

10. No overgrown vegetation inhibiting clear sightlines through park within 3'-8'

"Eyes on the Park"

Evaluation of park edges for natural surveillance and amount of activation through sidewalks, neighboring use, stoop conditions, walls.

1. Poor edge condition activation

5. Moderate edge condition activation

10. Excellent edge condition activation

9.6.1 PARK ASSESSMENT OVERALL SCORE SUMMARY

Table 49: Park Assessment Overall Score Summary for City Parks and Trails

Park Name	Park Classification	Access and Connectivity Score	Condition Score	Functionality Score	Safety and Comfort Score	Overall Rating
Shoreline at Mountain View	Regional Park	6.3	6.3	6.4	6.7	6.4
Shoreline Athletic Fields	Regional Park	7.2	7.7	7.2	7.6	7.4
Charleston Park	Community Park	8.6	7.7	7.2	8.9	8.1
Cuesta Park	Community Park	6.1	6.8	7.2	7.1	6.8
Eagle Park	Community Park	6.7	7.0	6.8	8.6	7.3
Rengstorff Park	Community Park	6.7	5.6	6.0	7.4	6.4
Sylvan Park	Community Park	6.8	7.3	7.0	8.0	7.3
Bubb Park	Neighborhood Park	6.2	5.8	5.6	8.0	6.4
Fayette Greenway	Neighborhood Park	6.2	6.6	5.4	7.3	6.4
Heritage Park	Neighborhood Park	6.4	6.7	8.0	6.4	6.9
Klein Park	Neighborhood Park	6.0	5.9	6.6	7.0	6.4
McKelvey Ball Park	Neighborhood Park	6.4	7.3	7.8	7.3	7.2
Pioneer Park	Neighborhood Park	7.1	8.7	7.6	8.8	8.0
Pyramid Park	Neighborhood Park	8.4	8.3	8.6	9.4	8.7
San Veron Park	Neighborhood Park	6.0	6.1	7.0	7.6	6.7
Chetwood Park	Mini Park	6.7	6.0	4.6	9.3	6.6
Creekside Park	Mini Park	7.5	6.6	5.6	6.6	6.6
Dana Park	Mini Park	6.9	4.0	6.6	8.6	6.5
Del Medio Park	Mini Park	6.8	6.6	6.8	8.6	7.2

Park Name	Park Classification	Access and Connectivity Score	Condition Score	Functionality Score	Safety and Comfort Score	Overall Rating
Devonshire Park	Mini Park	7.5	6.1	6.4	8.3	7.1
Evandale Park	Mini Park	7.3	8.4	8.0	9.6	8.3
Fairmont Park	Mini Park	6.0	6.3	6.6	8.8	6.9
Fayette Park	Mini Park	7.0	8.9	7.4	7.8	7.8
Gemello Park	Mini Park	6.9	5.4	6.4	7.5	6.6
Jackson Park	Mini Park	7.4	5.5	7.8	8.5	7.3
Magnolia Park	Mini Park	7.4	5.9	6.6	9.0	7.2
Mariposa Park	Mini Park	8.5	6.7	8.2	8.1	7.9
Mercy-Bush Park	Mini Park	7.0	6.9	7.6	8.8	7.6
Mora Park	Mini Park	7.3	8.3	6.6	9.3	7.9
Rex-Manor Park	Mini Park	5.2	4.6	5.4	7.5	5.7
Schaefer Park	Mini Park	6.4	7.3	7.8	7.3	7.2
Sierra Vista Park	Mini Park	6.2	5.9	5.8	8.6	6.6
Thaddeus Park	Mini Park	5.6	5.7	4.8	8.1	6.0
Varsity Park	Mini Park	5.8	5.6	5.6	8.8	6.4
Wyandotte Park	Mini Park	7.3	7.4	8.4	8.8	8.0
Bay Trail	Trail	5.6	6.0	6.7	9.3	6.9
Hetch Hetchy Trail	Trail	6.5	5.4	6.0	9.2	6.8
Permanente Creek Trail	Trail Corridor	6.2	4.2	5.3	8.7	6.1
Stevens Creek Trail	Trail Corridor	5.6	6.8	6.0	8.3	6.7

Figure 85: Access and Connectivity Score Map of City Parks and Trails

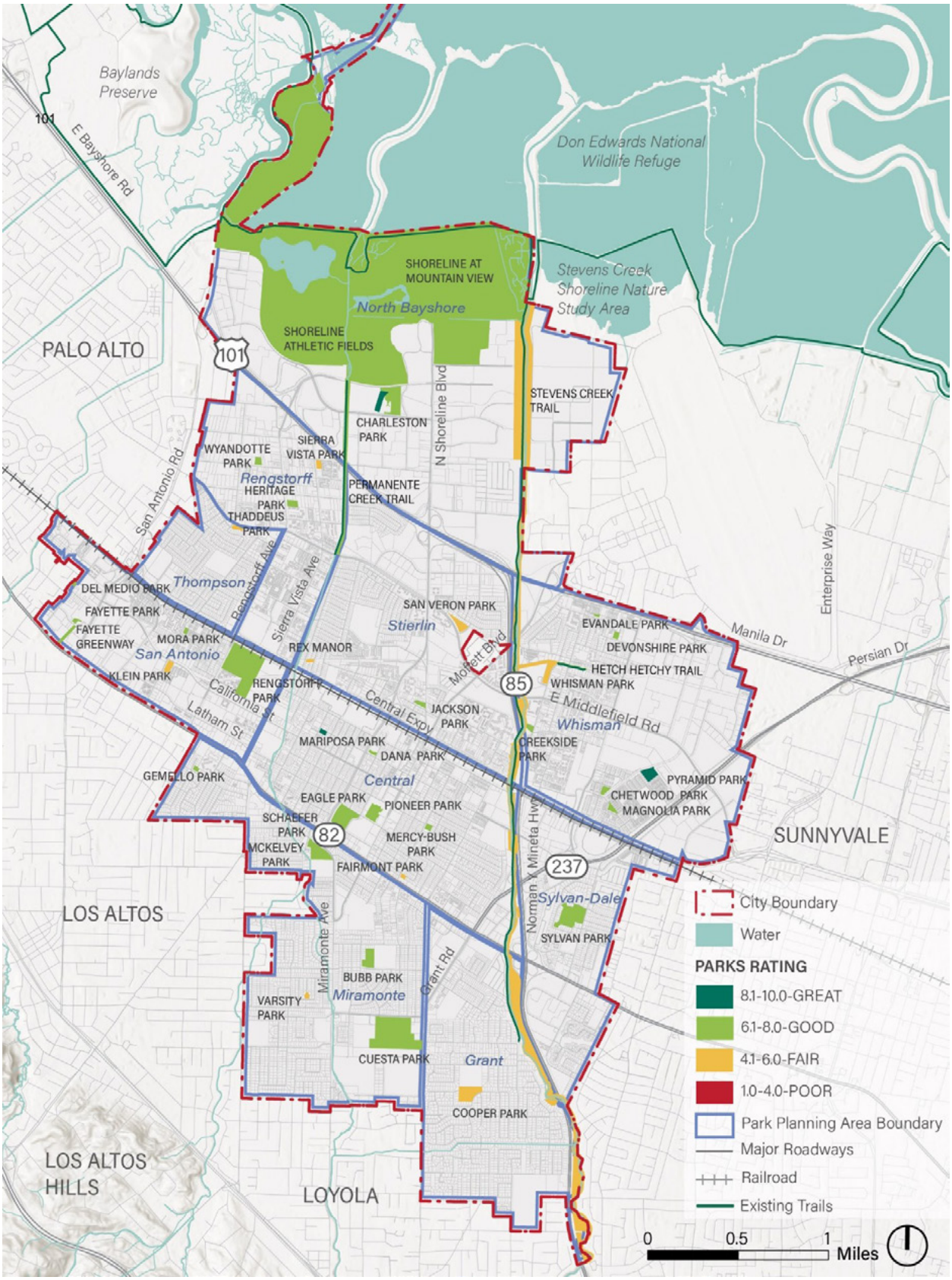
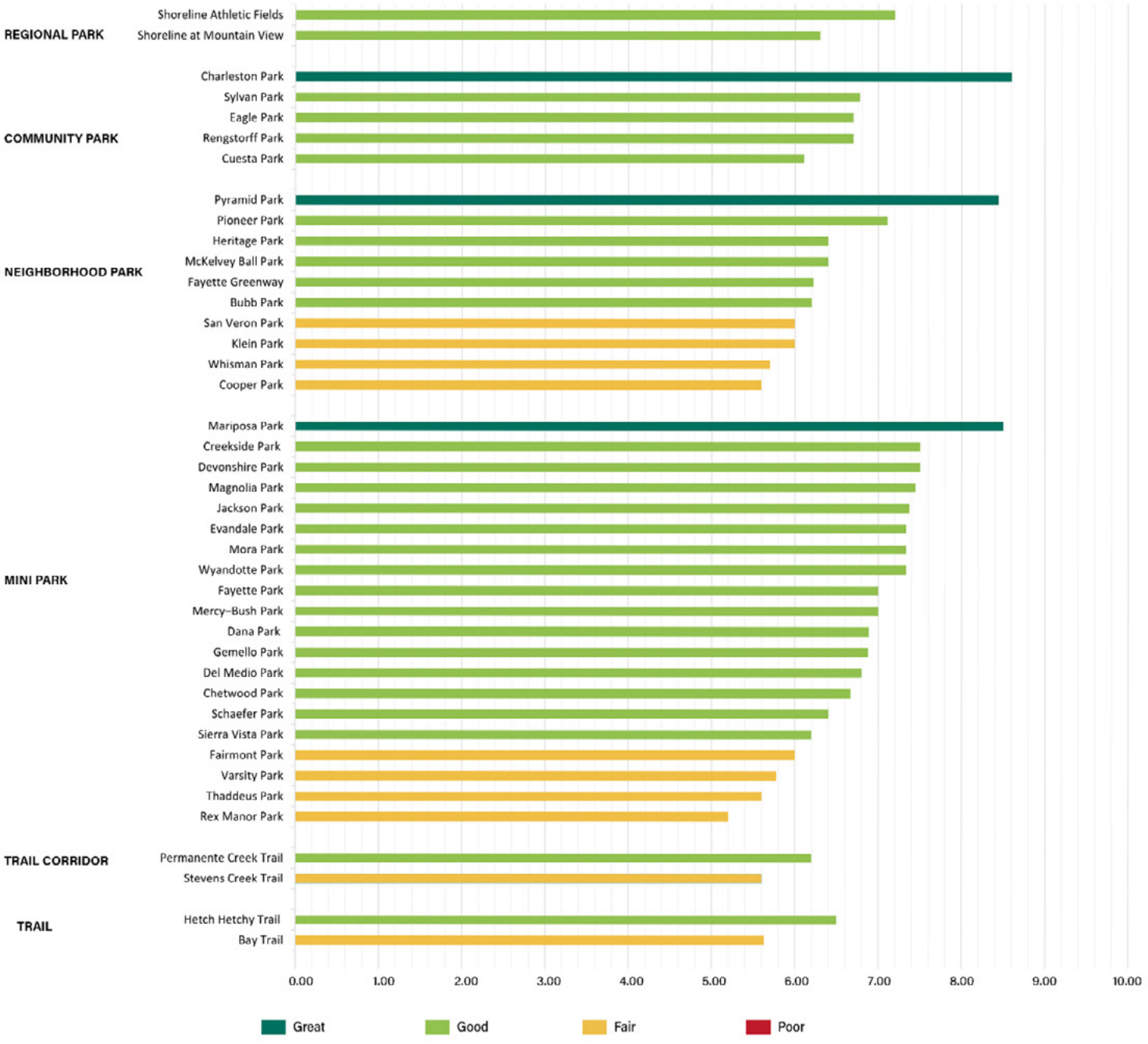


Figure 86: Access and Connectivity Score Summary of City Parks and Trails



Access and Connectivity Highest and Lowest Scoring Parks

HIGHEST SCORING PARK: MARIPOSA (GREAT)

Mariposa Park can be regarded as the benchmark for Access + Connectivity. The parks' interior connectivity and exterior connectivity to the community is excellent. The park is directly adjacent to a quiet residential street and cul de sac, and its paths meet the surrounding sidewalks. The path network, in the shape of a butterfly, connects the various amenities and strengthens the park narrative. The path is accessible and ADA picnic tables are available. Public transportation is located three minutes walking to the park, and three bike racks are located at the front of the park.



Well-connected and accessible paths at Mariposa Park

LOWEST SCORING PARK: REX MANOR PARK (FAIR)

Rex Manor Park scored low for Access and Connectivity. The park is located over a 10-minute walk from the nearest bus stop, and although it is close to an informal and formal bike network, there is no place to park bikes on site. Some portions of the sidewalk, surrounding and inside the park, are in poor condition. A crosswalk leads directly into the park; ivy grows on the fencing. However, the entry could be improved with more signage and vibrant plantings.



Entry at Rex Manor Park has no signage and outdated planting

Figure 87: Condition Score Map of City Parks and Trails

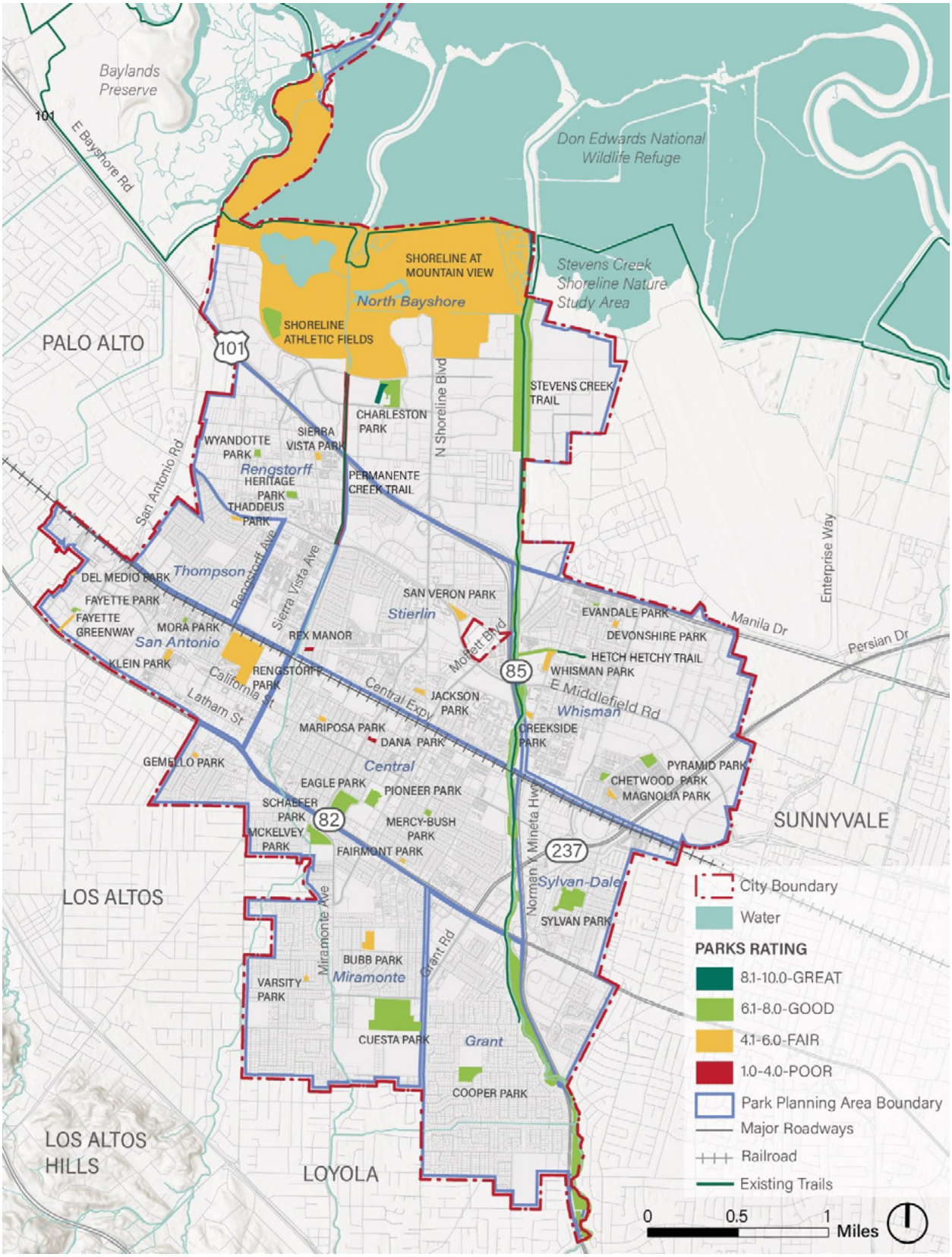
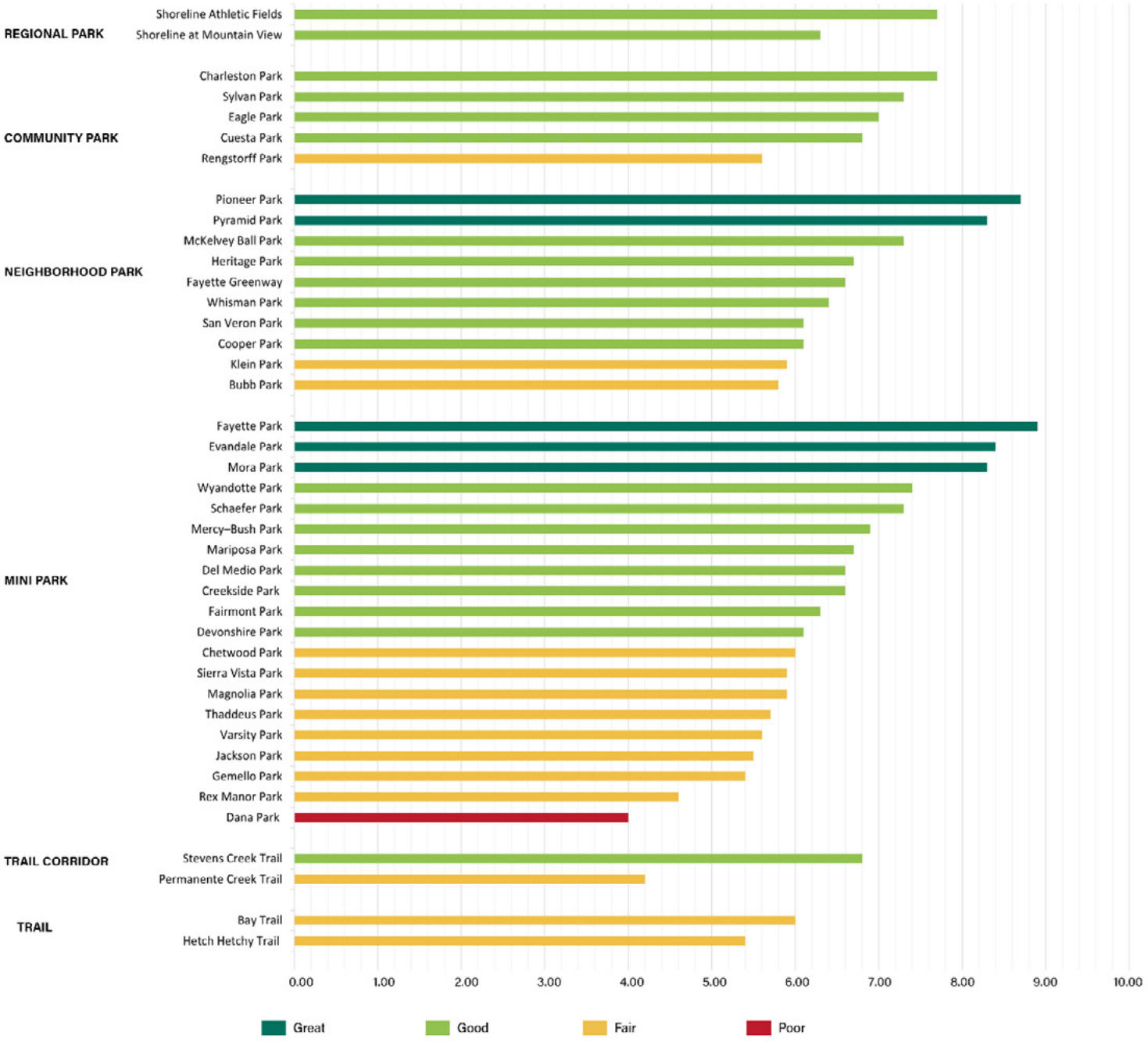


Figure 88: Condition Score Summary of City Parks and Trails



Condition Highest and Lowest Scoring Parks

HIGHEST SCORING PARK: PIONEER PARK (GREAT)

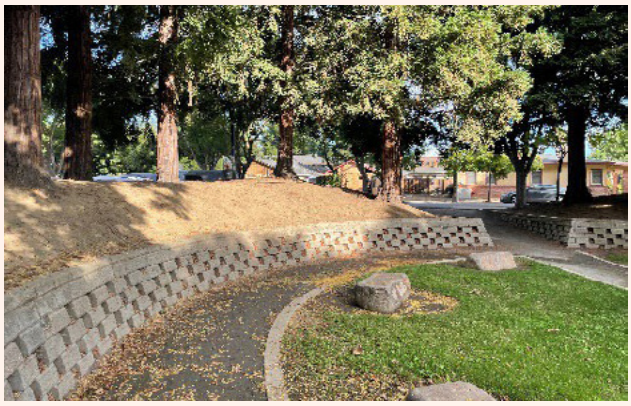
Pioneer Park scored the highest for condition. Its amenities and landscape features – rock garden and sculpture - are in great condition. Trashcans are consistently placed along the path. Seat walls and benches show only a few scratches. The planting includes healthy and large trees, and a high volume of groundcovers and shrubs.



Pioneer Park is planted with many healthy, mature trees and a variety of understory planting. Its amenities are in great condition.

LOWEST SCORING PARKS: DANA PARK (POOR)

Dana Park scored low because of its lack of trashcans, and benches. The dirt path is uneven and muddy in some parts. There is ample tree canopy, and some groundcover vegetation, albeit lacking in variety. The park has no recreational amenities or playground, so these elements were not scored for condition.



The path at Dana Park is unpaved, and there are few amenities and facilities.

Figure 89: Functionality Score Map of City Parks and Trails

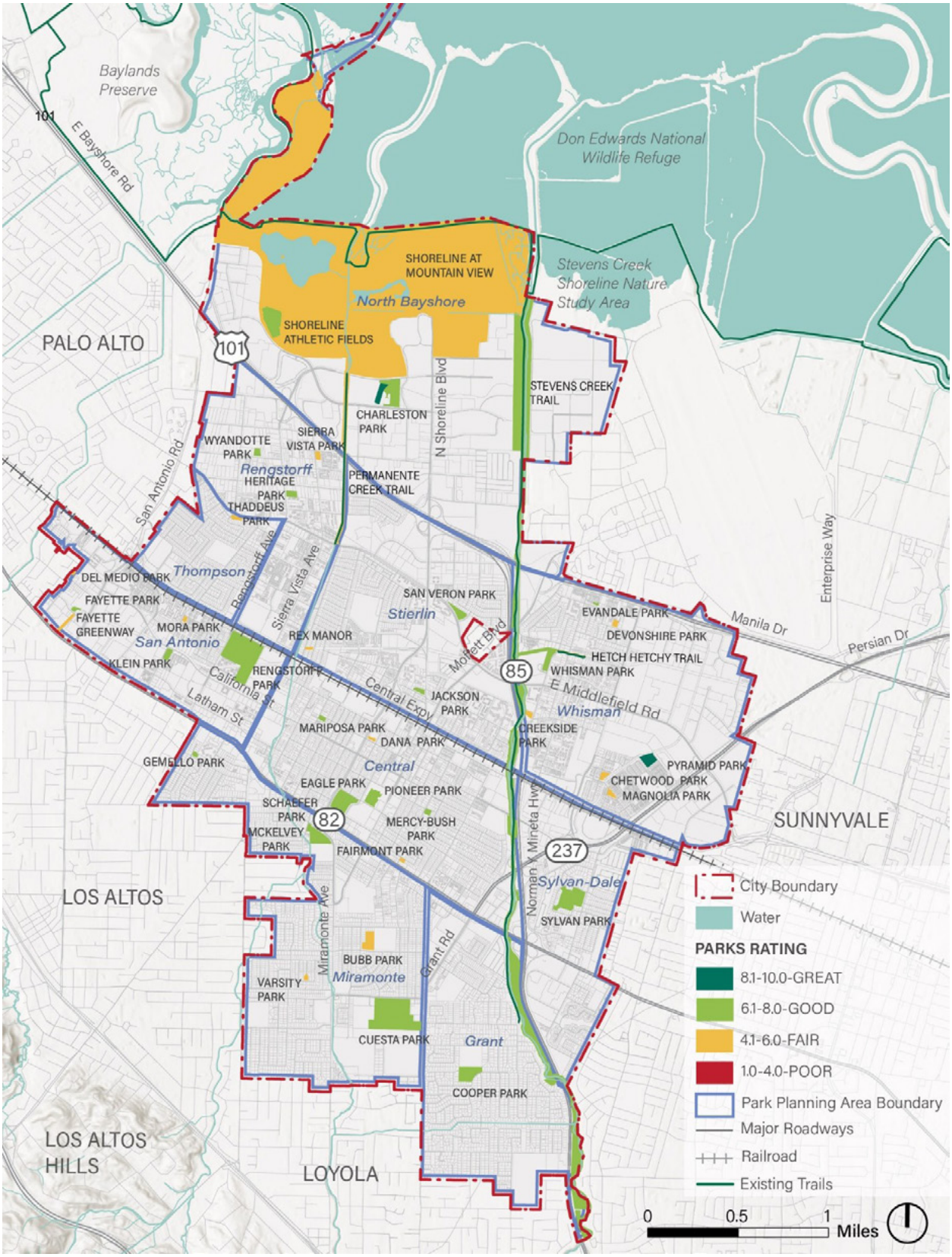
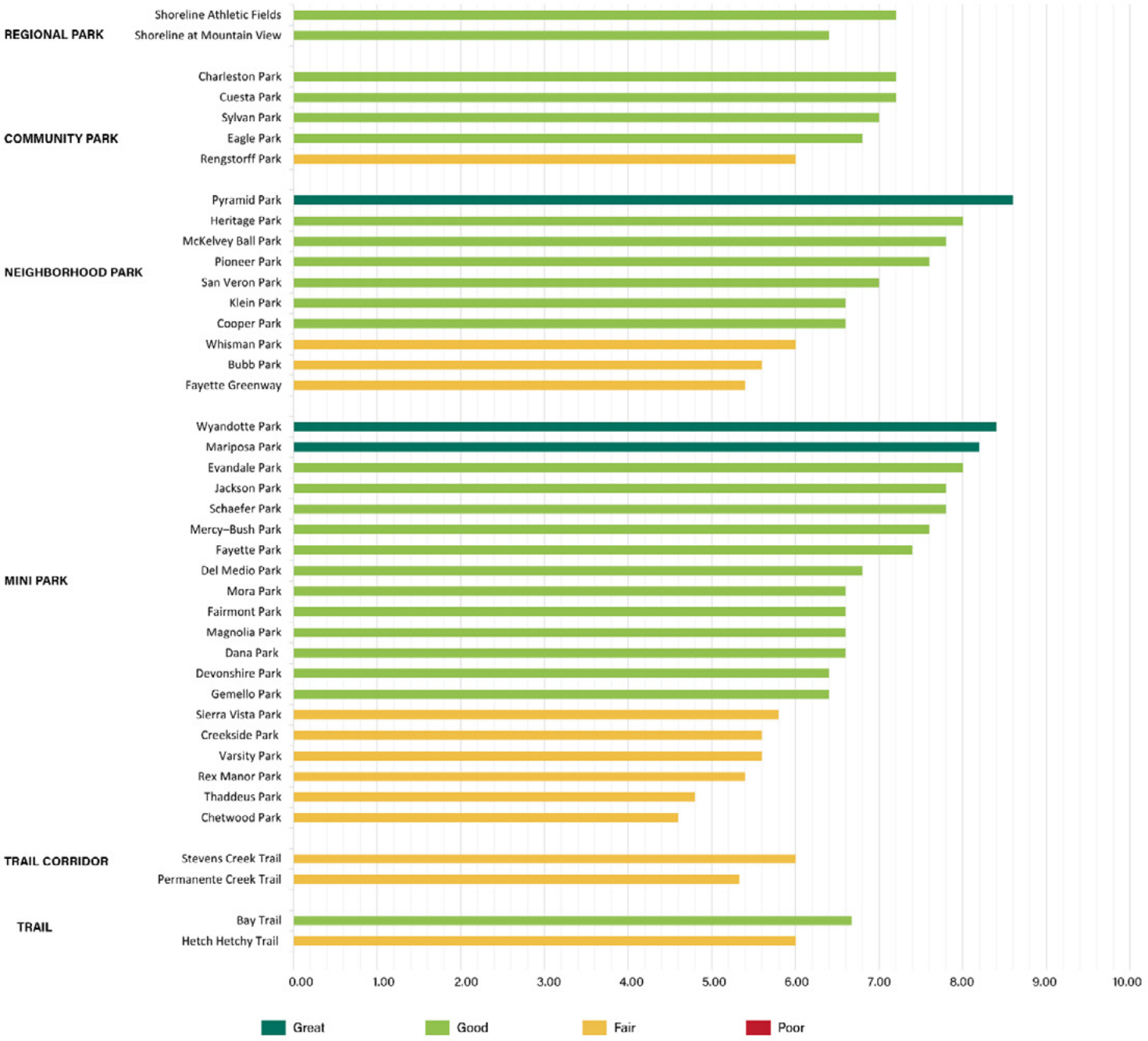


Figure 90: Functionality Score Summary of City Parks and Trails



Functionality Highest and Lowest Scoring Parks

HIGHEST SCORING PARKS: PYRAMID PARK (GREAT)

Pyramid Park offers many amenities, for various user types and age groups. More passive amenities are located on the side of the park close to neighbors, so cause little disturbance. Once mature, the newly planted trees will provide well-distributed shade at edges and at the basketball court. The large park serves the adjacent community well, and a few families are using the park even in the early morning.



Diversity of uses and good distribution of trees at Pyramid Park.

LOWEST SCORING PARK: CHETWOOD PARK (FAIR)

Chetwood Park offers few amenities – a few picnic tables, lawn, and benches. The single path is located uncomfortably close to the front door of residences. Benches face the residences instead of the park.



Chetwood Park has few amenities, and the main path is located very close to the neighbors.

Figure 91: Safety and Comfort Score Map of City Parks and Trails

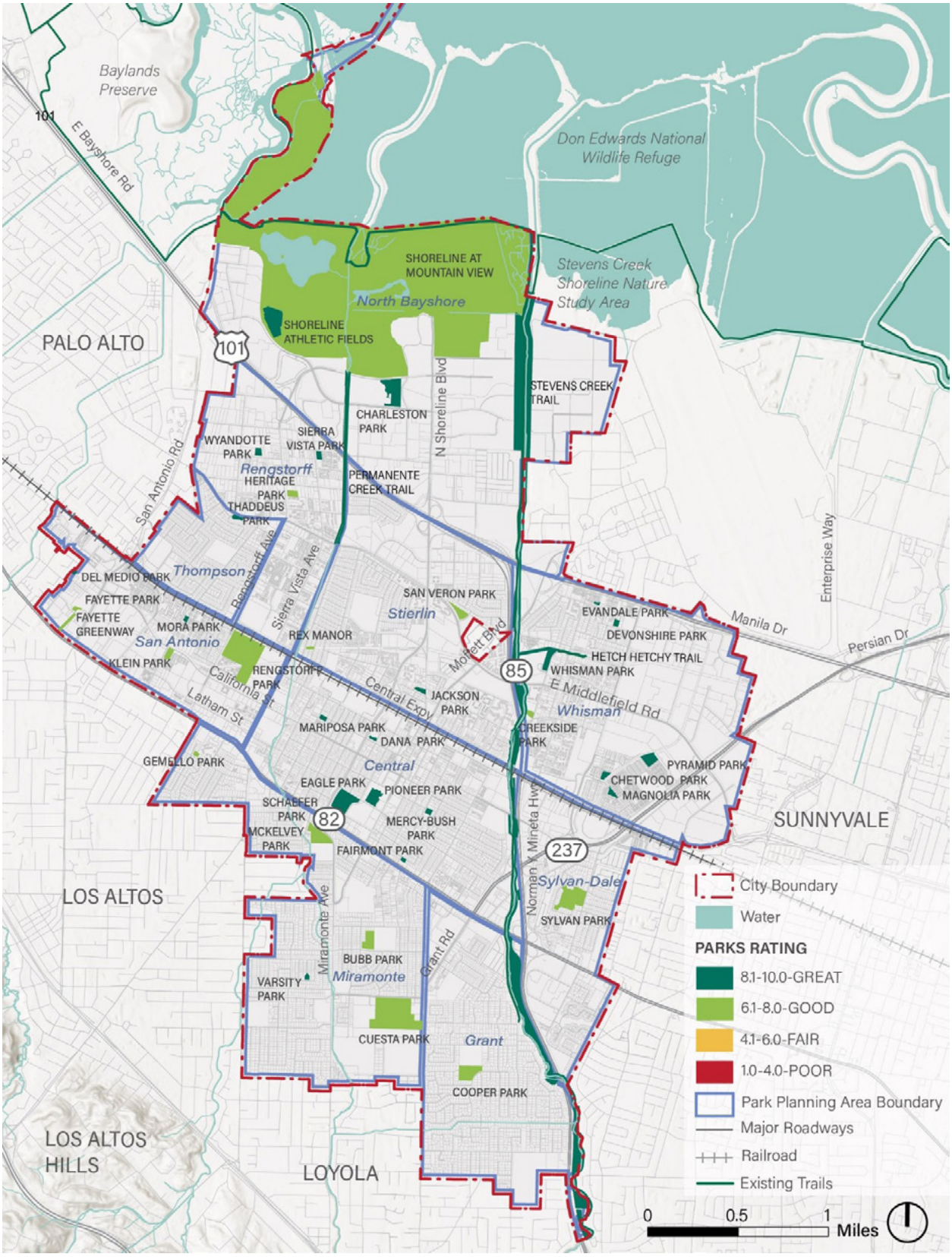
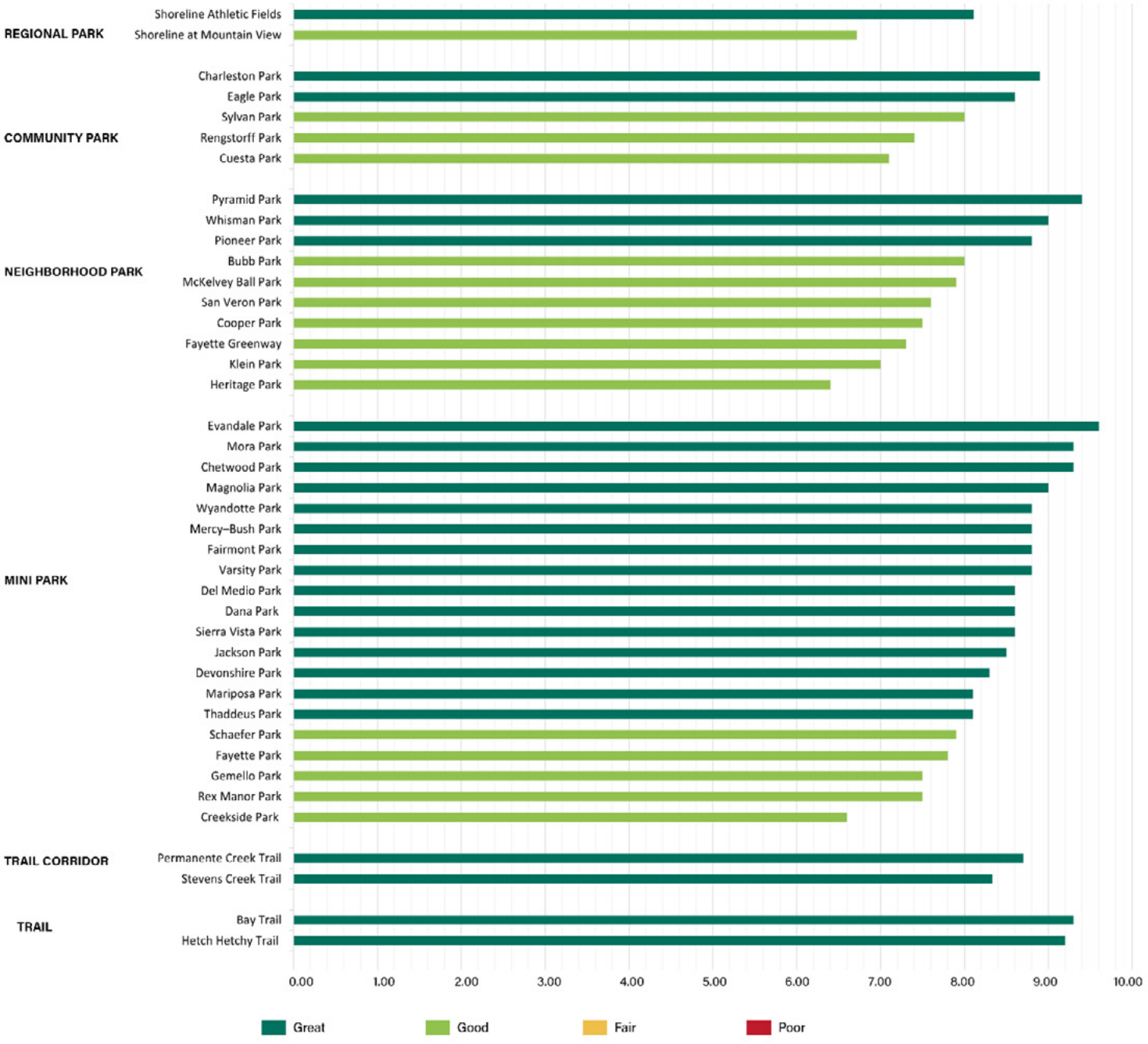


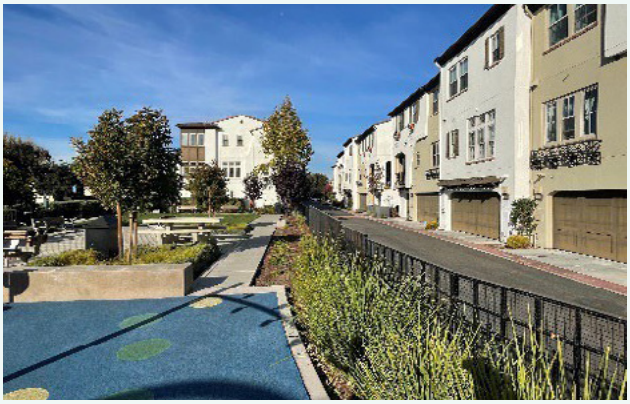
Figure 92: Safety and Comfort Score Summary of City Parks and Trails



Safety and Comfort Highest and Lowest Scoring Parks

HIGHEST SCORING PARK: EVANDALE PARK (GREAT)

Evandale Park is in a peaceful residential neighborhood, and open to apartment complexes on three of its edges. The park is small and has an open layout in which no amenities are obscured by vegetation coverage or other impediments.



An open layout surrounded by an active edge at Evandale Park

LOWEST SCORING PARK: HERITAGE PARK (GOOD)

Heritage Park scored Good in this category, showing it meets many expectations and offers a positive experience to its users, though it scored lower than the other parks in Mountain View for safety and comfort. The park is located next to a busy road without road calming measures near the entrance of the park.

Furthermore, due to the length of the park and the presence of the historic building in the middle of the site, visibility to the back of the park is limited. Since the road frontage is the only access to the park, it creates a limited line of sight into the park.



A historical building divides the front of the site from the back, impeding "line of sight" and a sense of safety.

Figure 93: Overall Park Score Map of City Parks and Trails

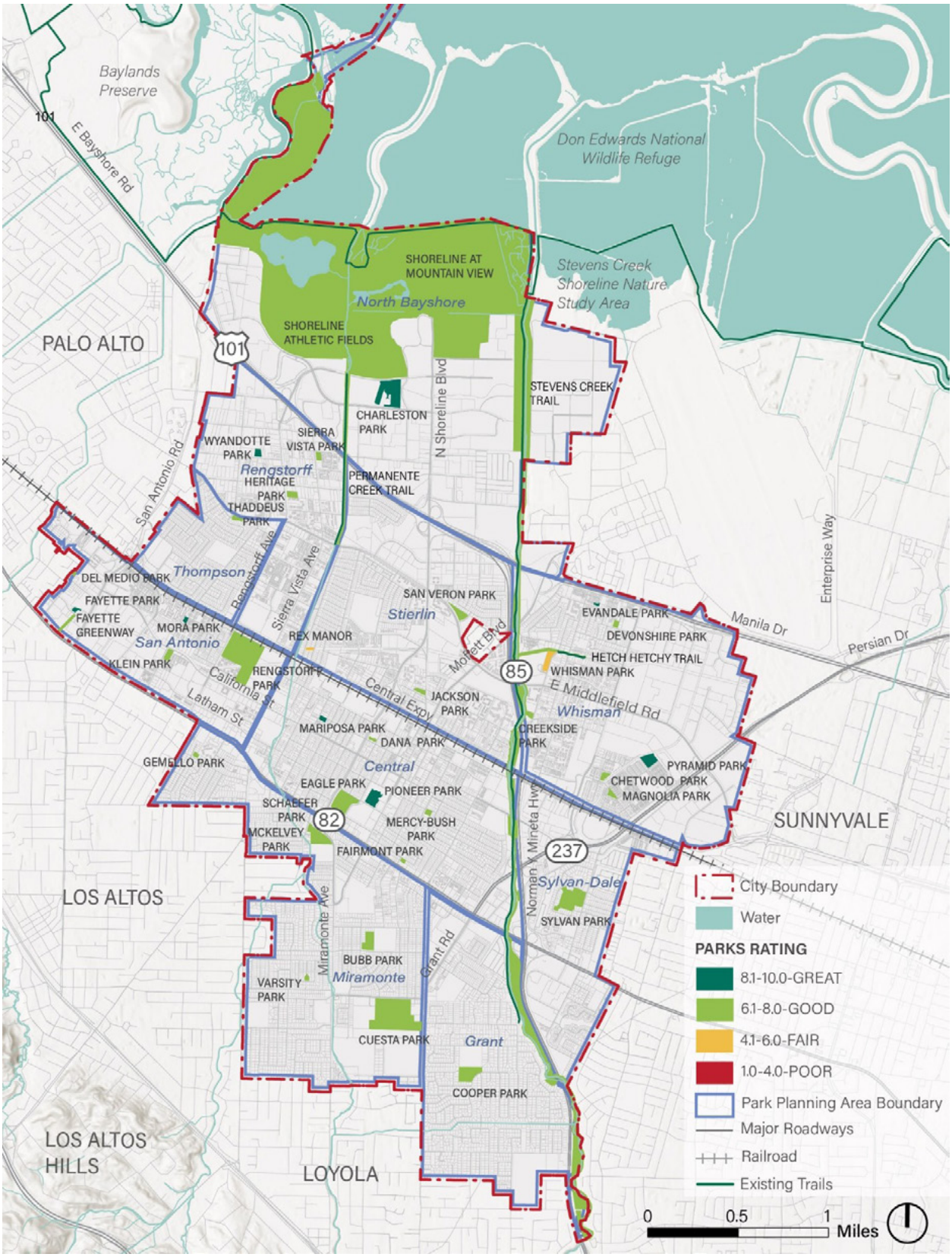
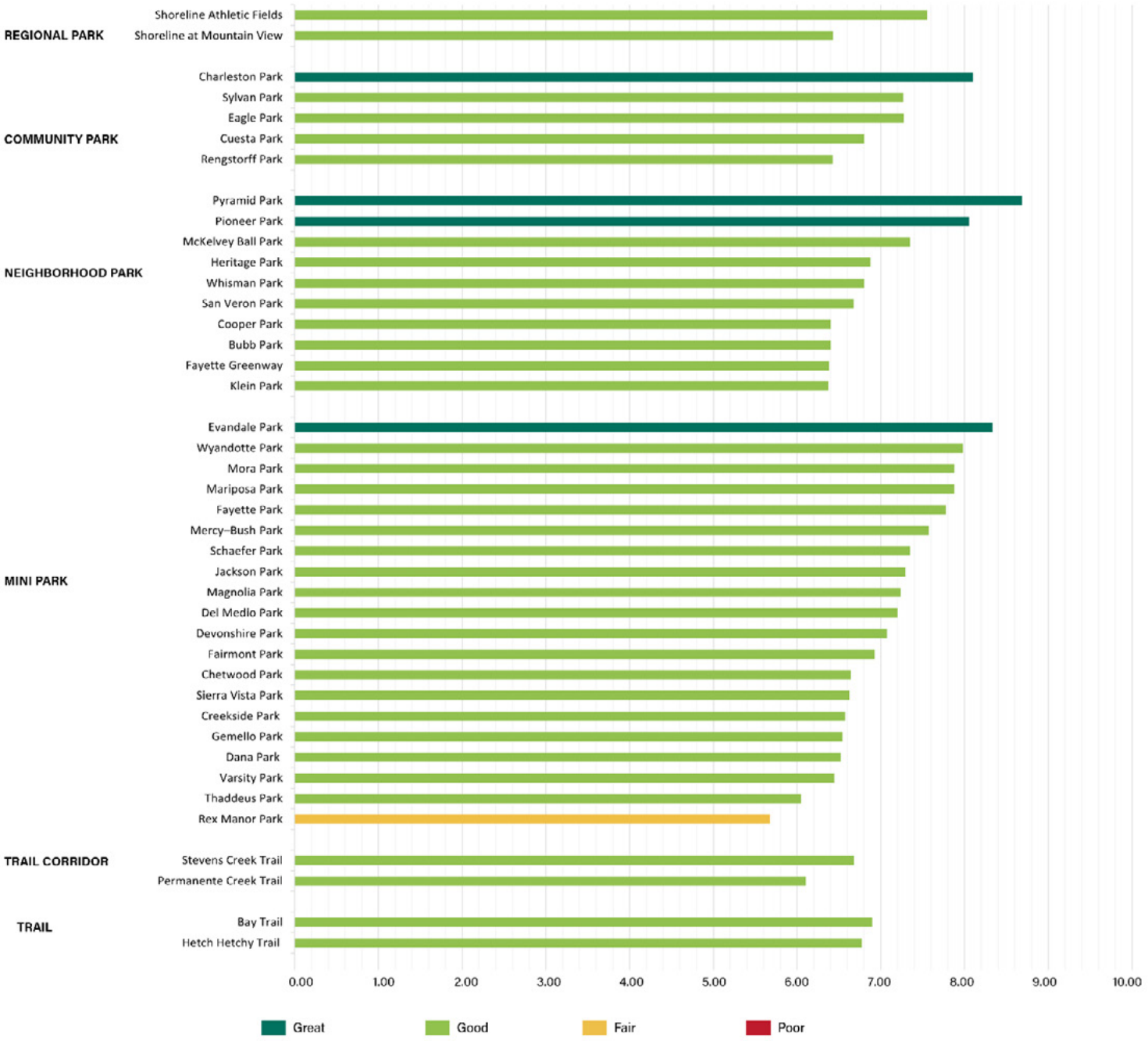


Figure 94: Overall Score Summary of City Parks and Trails



9.7 APPENDIX G - Park Acres and Amenities by Planning Area

9.7.1 PLANNING AREA DESCRIPTIONS

The following summaries provide an overview of each Planning Area, highlighting key geographic features, land use patterns, and considerations related to park access and recreational needs.

01

Central (12,391 acres) - The Central Planning Area encompasses the heart of Mountain View, including much of the Downtown core and surrounding neighborhoods. Bounded by El Camino Real to the south and Central Expressway to the north, this area is characterized by a mix of high-density residential, commercial, and civic uses, including Castro Street's retail corridor and City Hall.

With 21.59 acres of park land, Central provides 1.74 acres per 1,000 residents, well below the citywide 3-acre goal. The Planning Area includes several mini-parks, an aquatics facility, and benefits from two school fields (3.80 acres of adjusted acreage), which help supplement recreational opportunities but also reflect a reliance on school facilities for key amenities such as athletic fields.

The Planning Area also includes a segment of the Stevens Creek Trail, totaling approximately 5.42 acres, which provides an important linear open space asset and a car-free connection to other parts of the city. However, access to parks is constrained in some areas. While many residents are within a 10-minute walk of a park when school sites are included, access decreases when schools are not considered and major transportation barriers such as Central Expressway and the Caltrain corridor are considered.

Planned mini park development will help address localized gaps, but continued investment will be needed to meet growing demand associated with higher residential density.

02

Grant (5,931 acres) - Located in the southern portion of the city, the Grant Planning Area is predominantly residential, with a mix of low-density residential and limited commercial use. It is bordered by the City of Los Altos to the south and City of Sunnyvale to the east, and includes portions of Grant Road and Phyllis Avenue.

With 4.32 acres of park land per 1,000 residents, Grant exceeds the citywide goal of 3 acres per 1,000 residents. This higher ratio is influenced in part by lower residential density rather than a robust distribution of park facilities. The area has no mini parks or community parks and is relies on school fields for park access, including playgrounds, sports fields, and baseball diamonds.

Grant includes approximately 11.55 acres of the Stevens Creek Trail, which provides a key linear open space asset and north–south connection through the Planning Area. While overall per-capita acreage is higher due to lower housing density, access is uneven, with portions of the area falling outside the 10-minute walk when school fields or transportation barriers are considered.

Future planned extensions of the Stevens Creek Trail—from Heatherstone/Dale to West Remington and ultimately to Fremont Avenue—are expected to further expand trail access and connectivity within the Planning Area. Future investments should focus on enhancing neighborhood-level amenities, improving access to existing open spaces, and addressing gaps in picnic and gathering facilities.

03

Miramonte (11,087 acres)- Miramonte occupies the south-western part of Mountain View, bordered by the City of Los Altos to the west and the Grant Planning Area to the east. This Planning Area is largely low-intensity residential, including residential neighborhoods along Miramonte Avenue and with higher-intensity residential/mixed-use development south of El Camino Real.

With 5.0 acres of park land per 1,000 residents, Miramonte exceeds the citywide 3 acre goal and is not considered underserved. The Planning Area includes several larger parks with a good distribution of picnic amenities. Miramonte benefits from access to two school sites (7.84 acres), which supplement recreational opportunities, particularly for athletic fields.

While overall access to parks is strong, some limitations remain. Small pockets of the Planning Area fall outside a 10-minute walk to a City park when transportation barriers are considered. Maintaining park quality while improving safe access and connectivity will be important as surrounding areas experience incremental growth.

04

North Bayshore (988 acres)- North Bayshore Planning Area is Mountain View's largest geographic Planning Area by land area, located north of Highway 101. It is home to Shoreline at Mountain View regional park, major employers including Google, Intuit and NASA Ames, and extensive wetlands and open space.

With 199.27 acres of park land per 1,000 residents, North Bayshore far exceeds the citywide park land goal. However, much of this acreage serves regional, ecological, or trail functions rather than neighborhood-scale daily use. Unlike other Planning Areas, North Bayshore does not currently include school sites and therefore does not rely on school facilities to meet recreational needs.

Under the refined methodology used in this Plan, North Bayshore includes approximately 18.12 acres of Trail Corridor associated with segments of the Stevens Creek Trail and Permanente Creek Trail that are physically located within the Planning

Area, with the majority of this acreage attributable to the Stevens Creek Trail. Despite its substantial acreage, access within the Planning Area is influenced by its large size, land use patterns, and limited internal connectivity. Portions of the area fall outside the 10-minute walk assessment even when considering available park land.

The population of this Planning Area is currently low and will increase significantly with future housing identified in the North Bayshore Precise Plan. As the area evolves, continued investment in trail connections, internal circulation, and neighborhood-serving amenities will be important to ensure that park access keeps pace with future growth.

05 **Rengstorff** (6,871 acres)- The Rengstorff Planning Area lies just south of Highway 101. The area is a mix of light industrial and residential uses with dense residential neighborhoods along Rengstorff Avenue. It is bounded by Central Expressway to the south and Highway 101 to the north.

With 0.54 acres of park land per 1,000 residents, Rengstorff has the lowest level of park access in the city and falls well below the citywide 3-acre goal. The Planning Area does not include a school site and therefore lacks access to school-based recreational amenities that supplement park access in other parts of the city.

Rengstorff includes approximately 0.78 acres of the Permanente Creek Trail, which provides a modest but important linear open space connection through the Planning Area. However, access to parks is further constrained when considering transportation barriers, which limits safe and convenient pedestrian connections. As a result, larger portions of the Planning Area fall outside a 10-minute walk to a park.

Given its very low park acreage, limited access to recreational spaces, and constrained walkable access, Rengstorff is identified as an underserved Planning Area and a priority for targeted investment, improved connections, and future park development.

06 **San Antonio** (14,752 acres) - Situated in the southwestern part of Mountain View, San Antonio is a rapidly evolving area with significant residential and commercial development near San Antonio Road. This Planning Area is bounded by Central Expressway to the north, El Camino Real to the south, the City of Palo Alto to the west, and Rengstorff Avenue to the east.

With 1.80 acres of park land per 1,000 residents, San Antonio falls below 2 acres per 1,000 . While the Planning Area benefits from major recreational facilities clustered at Rengstorff Park—including aquatics, tennis courts, pickleball courts, a skate park, and a fenced dog park—these amenities are not evenly distributed and do not fully address neighborhood-level park access needs.

San Antonio does not currently include joint-use school sites. A future school

site is planned in this Planning Area and is expected to provide additional opportunities for shared use and expanded access to fields and open space.

Access to parks is further constrained when considering transportation barriers such as El Camino Real, San Antonio Road, Rengstorff Avenue, and Central Expressway, which limit safe and convenient pedestrian connections. As a result, portions of the Planning Area fall outside a 10-minute walk to a park, particularly when accounting for these barriers.

Planned neighborhood park development and future joint-use opportunities will be critical to improving access, alongside continued emphasis on connectivity and equitable distribution of park amenities.

07 **Stierlin** (9,979 acres)- Stierlin is centrally located between the Whisman, Central and Rengstorff Planning Areas, bordered by Middlefield Road to the north, Rengstorff Avenue to the west, Central Expressway to the south and Highway 85 to the east. Land use within the area comprises a mix of residential, light industrial, and commercial uses, with an increasing number of new housing developments.

With 1.65 acres of park land per 1,000 residents, Stierlin falls below 2 acres per 1,000and is considered underserved. The Planning Area has no community parks and relies significantly on school fields (10.88 acres) for several athletic amenities.

Stierlin includes approximately 2.27 acres of the Stevens Creek Trail, which provides an important linear open space connection and north–south mobility through the Planning Area. When school fields are excluded and transportation barriers are considered, portions of Stierlin fall outside the 10-minute walk to a park.

Currently planned neighborhood park projects will add acreage and help address service gaps, but continued focus on access, distribution, and amenity diversity will be essential as residential density increases.

08 **Sylvan-Dale** (7,778 acres)- The Sylvan-Dale Planning Area is located along the eastern edge of Mountain View and includes neighborhoods along Sylvan Avenue, Dale Avenue, and areas near Highway 85. The Planning Area is predominantly residential, with a mix of housing types.

With 1.28 acres of park land per 1,000 residents, Sylvan-Dale falls below the 2 acres per 1,000. The Planning Area has a limited supply of park land, consisting of only two parks that provide a small number of playground and neighborhood-serving amenities.

Access to parks is further constrained when considering major transportation corridors such as Highway 85, which limit safe and convenient pedestrian connections. Under this conditions, portions of the Planning Area fall outside a 10-minute walk to a park. As a result, park access, connectivity, and opportunities

to enhance or expand neighborhood-scale park space remain key planning considerations for this area.

09 **Thompson** (2,671 acres)- Thompson is one of Mountain View's smallest and least populated Planning Areas, located just south of Rengstorff Planning Area and bound by Central Expressway to the south, North Rengstorff Avenue to the east and the City of Palo Alto border to east. The area contains small residential clusters along with limited commercial development.

With 1.10 acres of park land per 1,000 residents, Thompson falls well below 2 acres per 1,000and is considered underserved. The vast majority of this acreage is derived from a school site (2.22 acres), reflecting a high reliance on school facilities to provide access to playgrounds and athletic fields.

Due to the small size of this Planning Area and surrounding transportation barriers, access to parks is limited. When the school site is excluded and these barriers are considered, approximately half of the Planning Area falls outside a 10-minute walk to a park.

The City has recently acquired properties within this Planning Area to establish a new park for the neighborhood and improved access to adjacent areas may further help meet local recreational needs. Thompson remains a priority area for park expansion and investment.

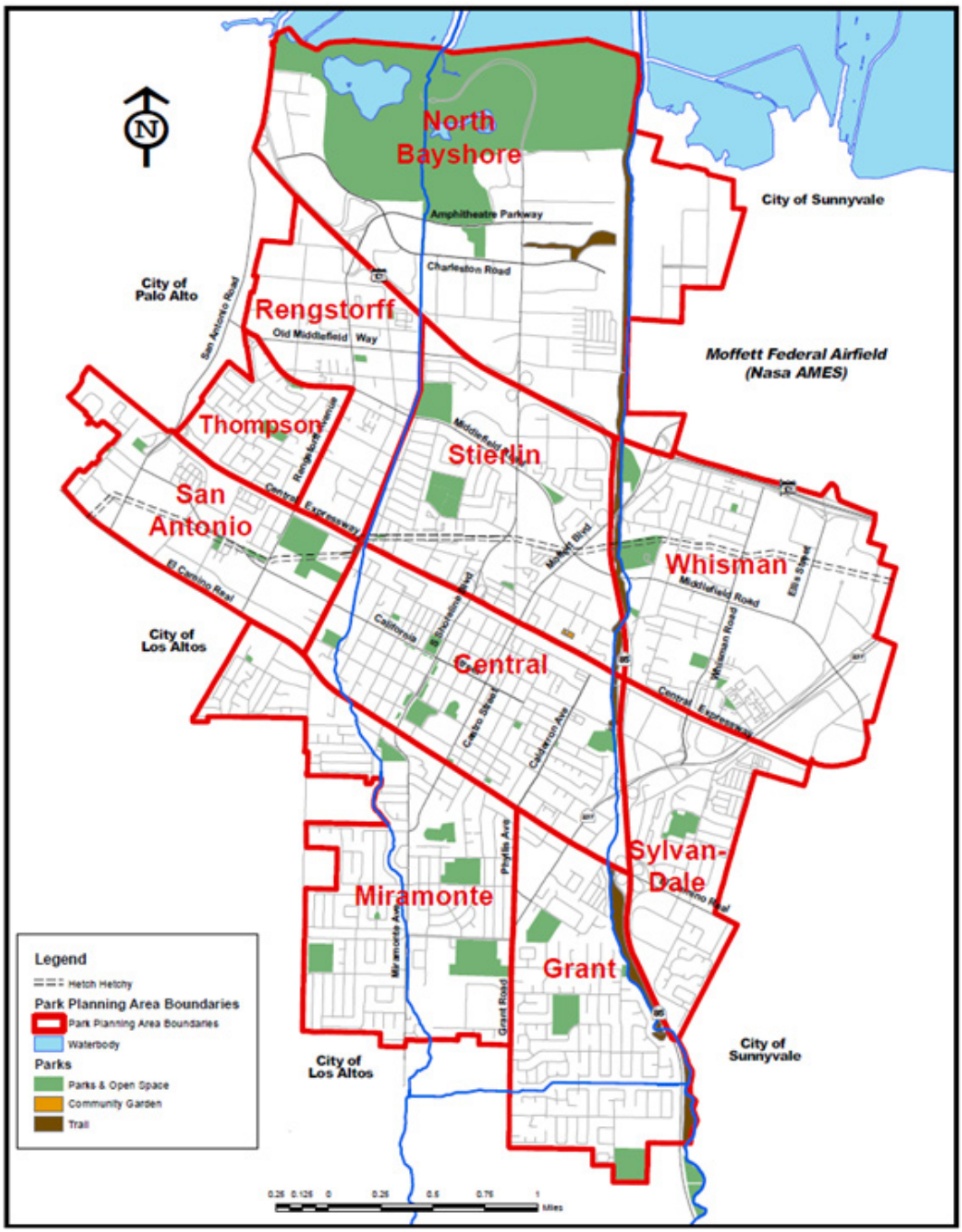
10 **Whisman** - Whisman is located west of Downtown and includes a mix of housing, office parks, and light industrial uses. Bounded by Highway 85, Central Expressway, and Highway 101, the area has seen recent residential growth.

With 3.14 acres of park land per 1,000 residents, Whisman achieves the citywide park land goal. The Planning Area includes a mix of mini and neighborhood parks, along with access to school sites (6.74 acres), which contribute to the overall availability of recreational amenities.

Whisman includes approximately 14.03 acres of the Stevens Creek Trail, which provides a significant linear open space asset and north–south connection through the Planning Area. Portions of Whisman fall outside the 10-minute walk assessment when school fields are excluded or transportation barriers are considered.

Anticipated growth associated with East Whisman Precise Plan zoning updates and planned development will increase demand for park amenities, making strategic investment and improved access a key consideration moving forward.

Figure 95: Park Land Planning Areas Map



9.7.2 PARK ACRES BY PLANNING AREA

Table 50: Park Acres by Planning Area

Planning Area	Priority	Park/School Site Name	Park Type	Total Open Space Acres	Open Space Acres Owned by City	Open Space Acres Owned by MVWSD	Adjusted Open Space Acres	Acres per 1,000 Residents Using Adjusted Acres
Central	12,391	Castro School Field	School Field	2.04	0	2.04	1.25	1.74
		Dana Park	Mini	0.41	0.41	0	0.41	
		Eagle Park and Pool	Community	6.92	6.92	0	6.92	
		Fairmont Park	Mini	0.37	0.37	0	0.37	
		Landels School Field	School Field	4.17	0	4.17	2.55	
		Mariposa Park	Mini	0.62	0.62	0	0.62	
		Mercy-Bush Park	Mini	0.66	0.66	0	0.66	
		Pioneer Park	Neighborhood	3.39	3.39	0	3.39	
		Stevens Creek Trail	Trail Corridor	5.42	5.42	0	5.42	
			Sub-total	**24.00**	**17.79**	**6.21**	21.59	
Grant	5,931	Cooper Park	Neighborhood/School Field	11.69	4.94	6.75	11.69	4.32
		Imai School Field	School Field	3.92	0	3.92	2.40	
		Stevens Creek Trail	Trail Corridor	11.55	11.55	0	11.55	
			Sub-total	**27.16**	**16.49**	**10.67**	**25.64**	
Miramonte	11,087	Gemello Park	Mini	0.49	0.49	0	0.49	5.00
		Bubb Park	Neighborhood	3.56	3.56	0	3.56	
		Bubb School Field	School Field	3.86	0	3.86	2.36	
		Cuesta Park and Annex	Community	37.81	37.81	0	37.81	
		Graham School/Athletic Field	School Field	9.55	0	9.55	5.48	
		McKelvey Ball Park	Neighborhood	4.72	4.72	0	4.72	
		Schaefer Park	Mini	0.57	0.57	0	0.57	
		Varsity Park	Mini	0.46	0.46	0	0.46	
			Sub-total	**61.02**	**47.61**	**13.41**	**55.45**	
North Bayshore	988	Charleston Park and Plaza	Mini	0.81	0.81	0	6.76	199.27
		Shoreline at Mountain View	Neighborhood	1.21	1.21	0	172.00	
		Stevens Creek Trail	Mini	0.90	0.90	0	16.93	
		Permanente Creek Trail	Trail Corridor	0.78	0.48	0	1.19	
			Sub-total	**814.38**	**814.38**	**0**	**196.88**	
Rengstorff	6,817	Sierra Vista Park	Mini	0.81	0.81	0	0.81	0.54
		Heritage Park	Neighborhood	1.21	1.21	0	1.21	
		Wyandotte Park	Mini	0.90	0.90	0	0.90	
		Permanente Creek Trail	Trail Corridor	0.78	0.48	0.30	0.78	
			Sub-total	**3.70**	**3.40**	**0.30**	**3.70**	

Planning Area	Priority	Park/School Site Name	Park Type	Total Open Space Acres	Open Space Acres Owned by City	Open Space Acres Owned by MVWSD	Adjusted Open Space Acres	Acres per 1,000 Residents Using Adjusted Acres
San Antonio	14,752	Del Medio Park	Mini	0.37	0.37	0	0.37	1.80
		Klein Park	Neighborhood	1.31	1.31	0	1.31	
		Rengstorff Park	Community	22.63	22.63	0	22.63	
		Fayette Greenway	Neighborhood	1.30	1.30	0	1.30	
		Mora Park	Mini	0.43	0.43	0	0.43	
		Fayette Park	Mini	0.52	0.52	0	0.52	
			Sub-total	**26.56**	**26.56**	**0**	**26.36**	
Stierlin	9,979	Crittenden School/Athletic Field	School Field	10.30	0	10.30	6.73	1.65
		Jackson Park	Mini	0.82	0.82	0	0.82	
		Rex-Manor Park	Mini	0.41	0.41	0	0.41	
		San Veron Park	Neighborhood	2.10	2.10	0	2.10	
		Stevenson School Field	School Field	6.78	1.10	5.62	4.15	
		Stevens Creek Trail	Trail Corridor	2.27	2.27	0	2.27	
			Sub-total	**22.68**	**6.70**	**15.92**	**16.48**	
Sylvan-Dale	7,778	Sylvan Park	Community	9.28	9.28	0	9.28	1.28
		Evelyn Park	Mini	0.68	0.68	0	0.68	
			Sub-total	**9.96**	**9.96**	**0**	**9.96**	
Thompson	2,671	Monta Loma School Field	School Field	3.62	0	3.62	2.22	1.10
		Thaddeus Park	Mini	0.71	0.71	0	0.71	
			Sub-total	**4.33**	**0.71**	**3.62**	**2.93**	
Whisman	9,982	Whisman Park	Neighborhood/School Field	9.90	4.74	5.16	9.90	3.10
		Vargas School Field	School Field	1.58	0	1.58	0.97	
		Magnolia Park	Mini	0.93	0.93	0	0.93	
		Chetwood Park	Mini	0.98	0.98	0	0.98	
		Creekside Park	Mini	0.81	0.81	0	0.81	
		Devonshire Park	Mini	0.68	0.68	0	0.68	
		Evandale Park	Mini	0.25	0.25	0	0.25	
		Pyramid Park	Neighborhood	2.77	2.77	0	2.77	
		Stevens Creek Trail	Trail Corridor	14.03	14.03	0	14.03	
			Sub-total	**31.93**	**25.19**	**6.74**	**31.32**	
Citywide	82,376			1,025.72	968.79	56.97	390.51	4.74
Citywide w/o North Bayshore	81,388			211.34	154.41	56.87	193.63	2.38

9.7.3 PARK AMENITIES BY PLANNING AREA

Table 51: Park Amenities by Planning Area[2]

Planning Area (population)	Park/ School Site Name (acres)	Playground	Picnic Tables	Multi-Purpose Fields, Rectangular	Ball Fields, Diamond	Basketball Courts	Tennis Courts	Pickleball Courts	Outdoor Swimming Pools	Skate Park	Fenced Dog Parks
Central (12,391)`	Dana Park`(0.41)`										
	Eagle Park`(6.92)`	2	9	1					1		
	Fairmont Park`(0.37)`	1	3								
	Mariposa Park`(0.62)`	2	3								
	Mercy-Bush Park (0.66)`	1	3								
	Pioneer Park`(3.39)`		2								
	Castro School Field`(1.25)`	3		1		1					
	Landels School Field (2.55)`	4		1	1	2					
	Stevens Creek Trail (5.42)										
Subtotal	21.59 acres	13	20	3	1	3	0	0	1	0	0
Grant (5,931)`	Cooper Park`(11.69)`	1		1.5	2	1	4				
	Imai School Field (2.40)`	3		2	1	3					
	Stevens Creek Trail (11.55)										
Subtotal	27.16 acres	4	0	3.5	3	4	4	0	0	0	0
Miramonte (11,087)`	Gemello Park`(0.49)`	2	4								
	Bubb Park`(3.56)`	2	9								
	Cuesta Park and Annex (37.81)`	3	11				12				
	McKelvey Ball Park (4.72)`				2						
	Schaefer Park`(0.57)`	1	3								
	Varsity Park`(0.46)`	2	1			0.5					
	Bubb School Field (2.36)`	2		1	1	2					
	Graham School/`Athletic Field`(5.48)`			2	1	5					
Subtotal	55.45 acres	12	28	3	4	7.5	12	0	0	0	0
North Bayshore (988)`	Charleston Park and Plaza`(6.76)`										
	Shoreline at Mountain View`(172)`	2		2	2						1
	Stevens Creek Trail (16.93)										
	Permanente Creek Trail (1.19)										
Subtotal	196.88 acres	2	0	2	2	0	0	0	0	0	1
Rengstorff (6,817)`	Sierra Vista Park`(0.81)`	2	3								
	Heritage Park`(1.21)`		2								
	Wyandotte Park`(0.90)`	1	2								
	Permanente Creek Trail (0.78)										
Subtotal	3.70 acres	3	7	0	0	0	0	0	0	0	0

San Antonio (14,752)`	Del Medio Park`(0.37)`	1	2								
	Klein Park`(1.31)`	1	3			0.5					
	Rengstorff Park (22.63)`	7	23	2		2	8	3	2	1	1
	Fayette Greenway (1.30)`										
	Mora Park`(0.43)`	1	2								
	Fayette Park`(0.52)`	1	2								
Subtotal	**26.56 acres**	**11**	**32**	**2**	**0**	**2.5**	**8**	**3**	**2**	**1**	**1**
Stierlin (9,979)`	Jackson Park`(0.82)`	2	3								
	Rex-Manor Park`(0.41)`	1	1								
	San Veron Park`(2.10)`	2				1					
	Crittenden School/Athletic Field (6.73)`			1	1	6					
	Stevenson School Field`(4.15)`	3	3	1	3	2.5	3				
	Stevens Creek Trail (2.27)										
Subtotal	**16.48 acres**	**8**	**7**	**2**	**4**	**9.5**	**3**	**0**	**0**	**0**	**0**
Sylvan-Dale (7,778)`	Sylvan Park`(9.28)`	2	9	1			4				
	Evelyn Park`(0.68)`	1	2								
Subtotal	**9.96 acres**	**3**	**11**	**1**	**0**	**0**	**4**	**0**	**0**	**0**	**0**
Thompson (2,671)`	Thaddeus Park`(0.71)`	1									
	Monta Loma School Field`(2.22)`	4	4	1	1	2.5					
Subtotal	**2.93 acres**	**5**	**4**	**1**	**1**	**2.5**	**0**	**0**	**0**	**0**	**0**
Whisman (9,982)`	Magnolia Park`(0.93)`	1	3								
	Chetwood Park`(0.98)`		4								
	Creekside Park`(0.81)`	1	8								
	Devonshire Park (0.68)`	1	4								
	Evandale Park`(0.25)`	1	1								
	Pyramid Park`(2.77)`	2	5	1		1					1
	Whisman Park`(9.90)`	1	14	1	1	2	4				
	Vargas School Field (0.97)`	2		1	1	1					
	Stevens Creek Trail (14.03)										
Subtotal	**31.32 acres**	**9**	**39**	**3**	**2**	**4**	**4**	**0**	**0**	**0**	**1**
Citywide Total	**390.51 acres**	**70**	**148**	**20.5**	**17**	**33**	**35**	**3**	**3**	**1**	**3**

[2]Note: School field acreage values in Table 51 have been updated to reflect adjusted acreage calculations. A previous draft reflected full site acreage.

9.7.4 MAPS OF PARKS AND AMENITIES BY PLANNING AREA

Figure 96: Mini Park Distribution by Planning Area

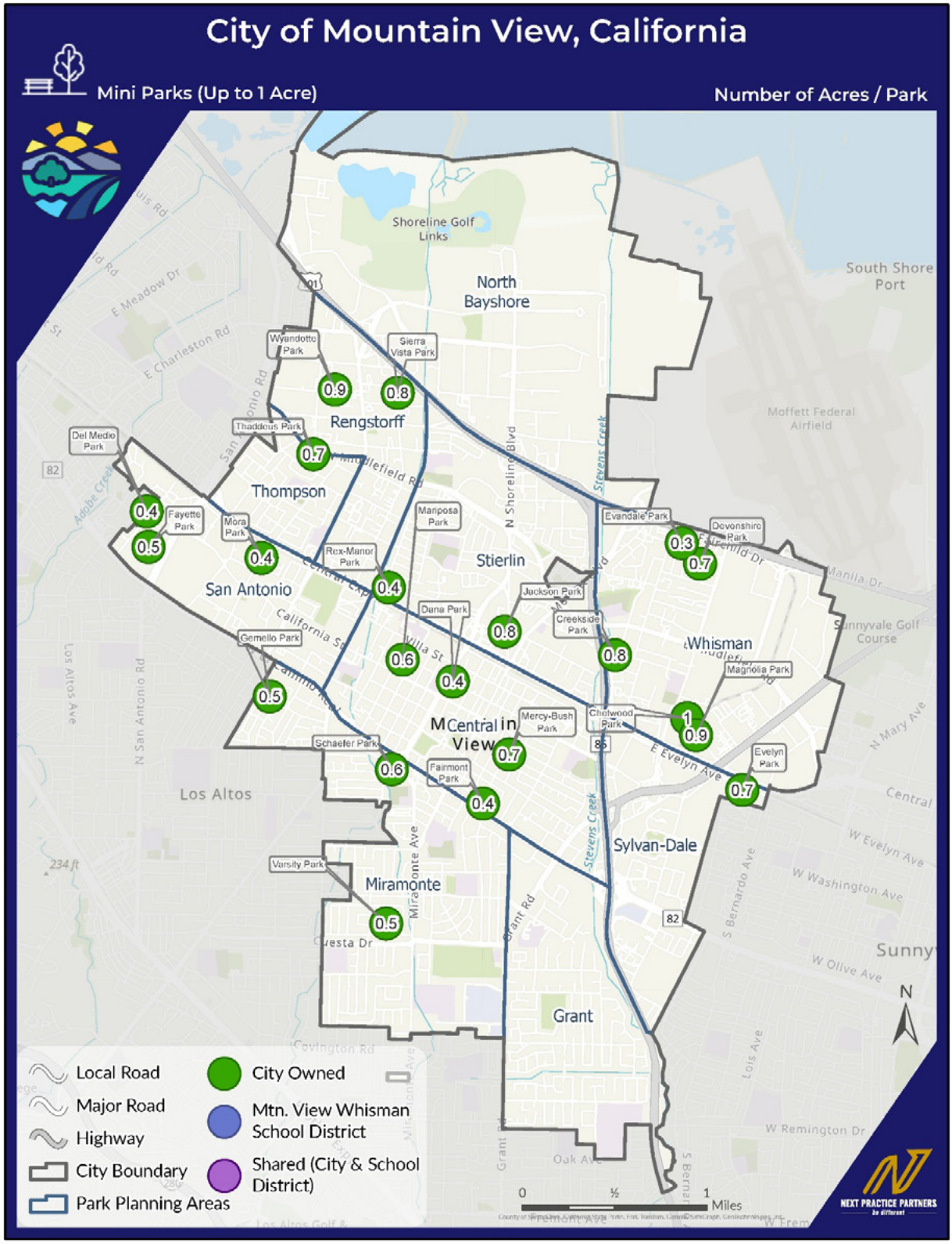


Figure 97: Neighborhood Park and School Field Distribution by Planning Area

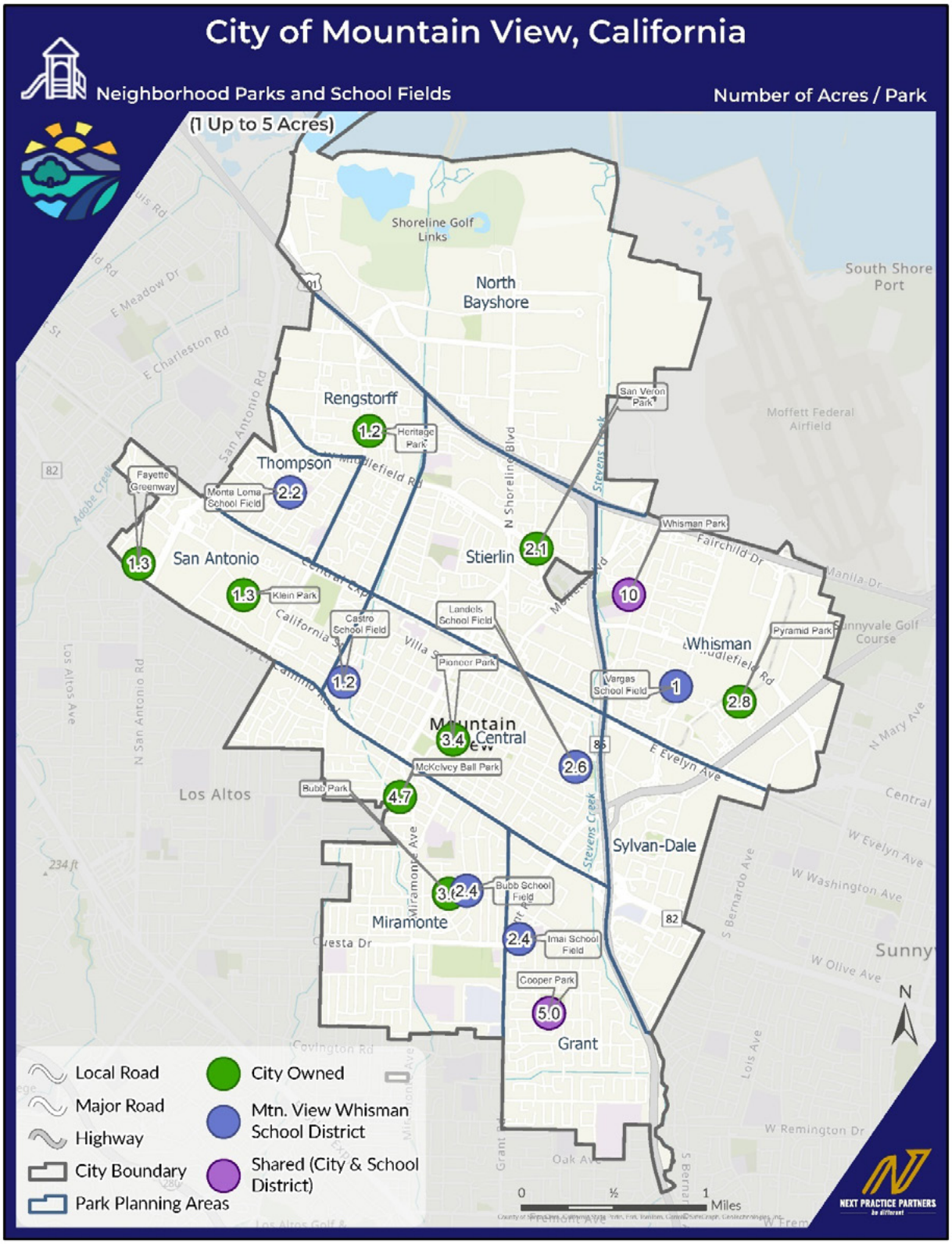


Figure 98: Community Park and School Field Distribution by Planning Area

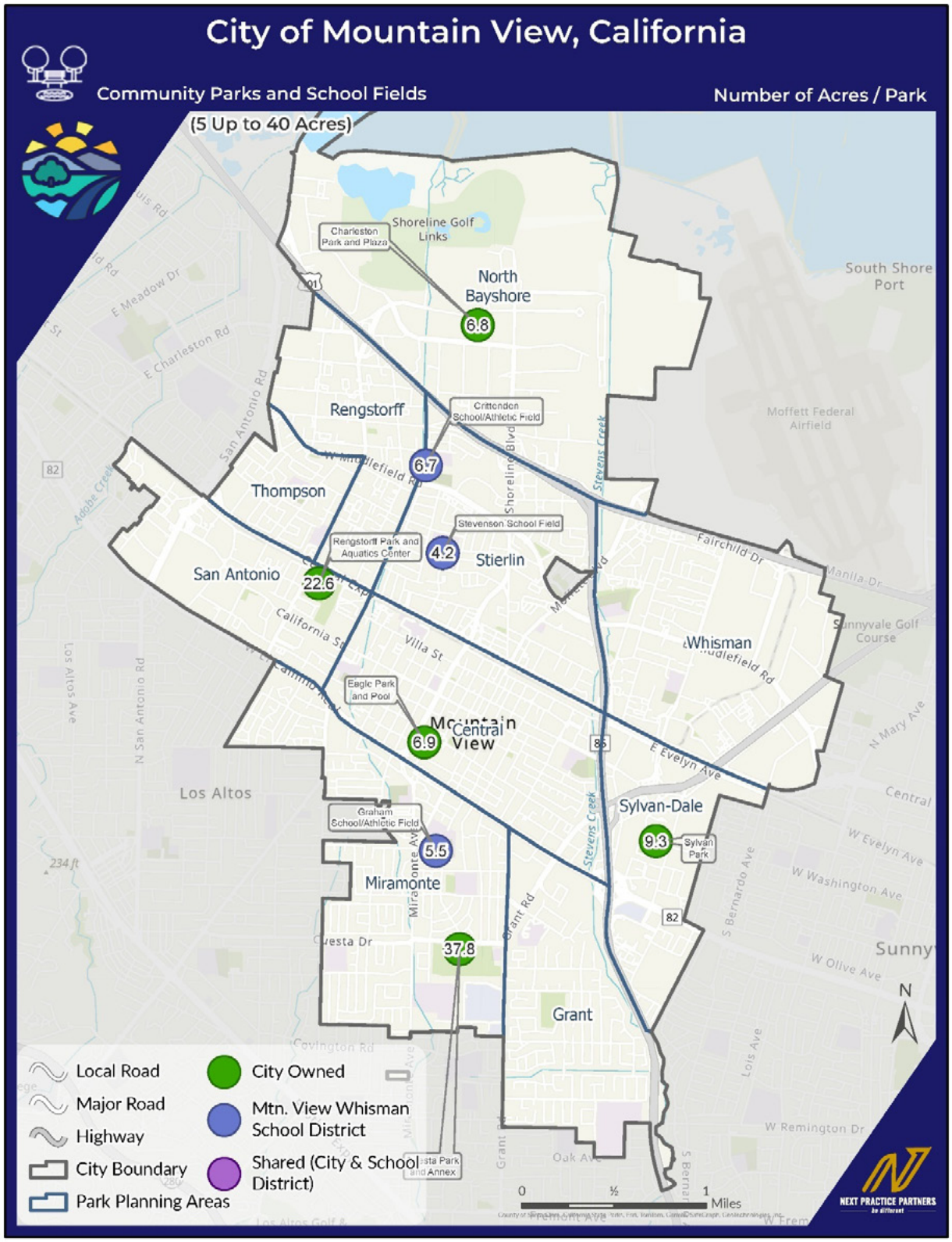


Figure 99: Trail Acreage Distribution by Planning Area

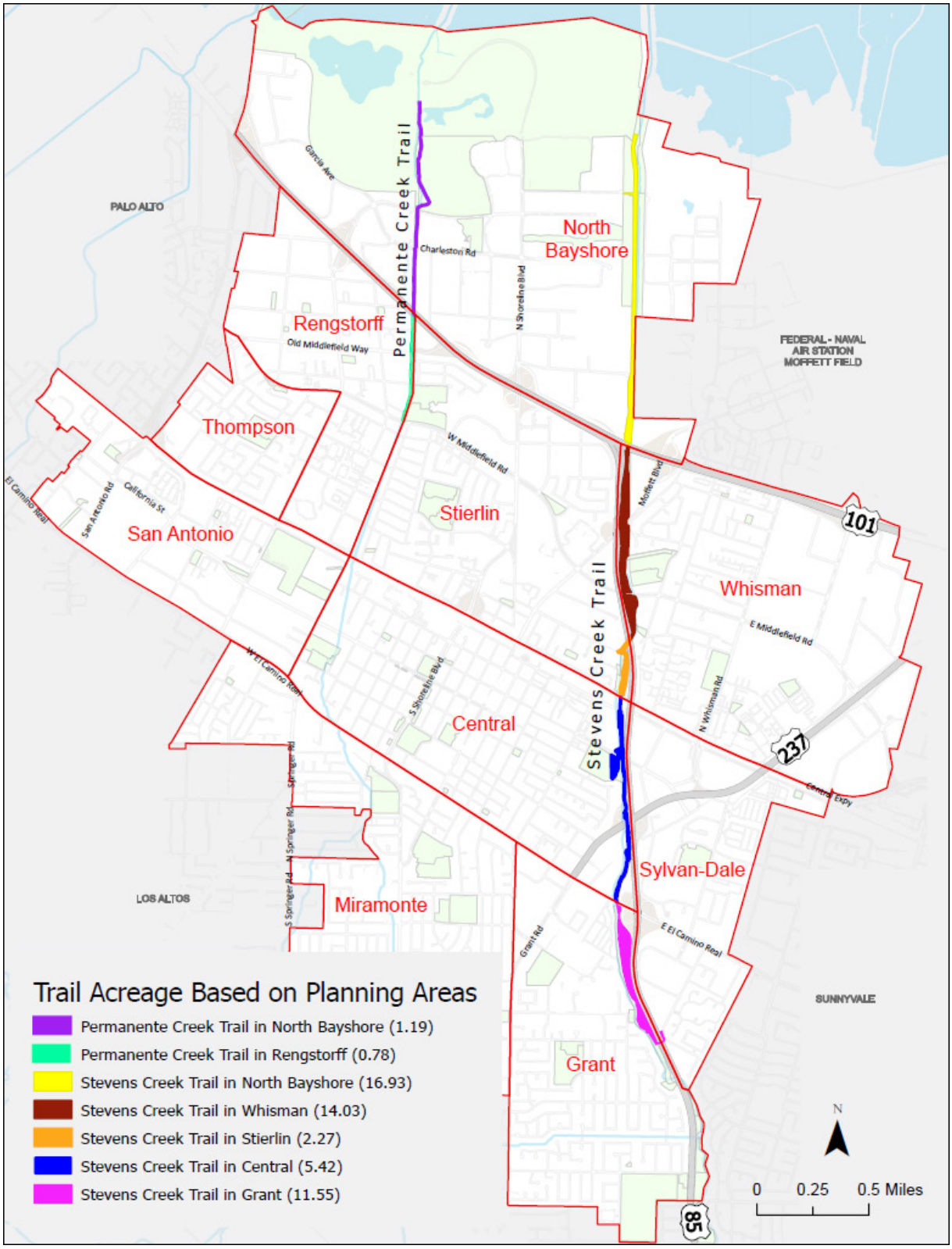


Figure 100: Recreation Facility Distribution by Planning Area

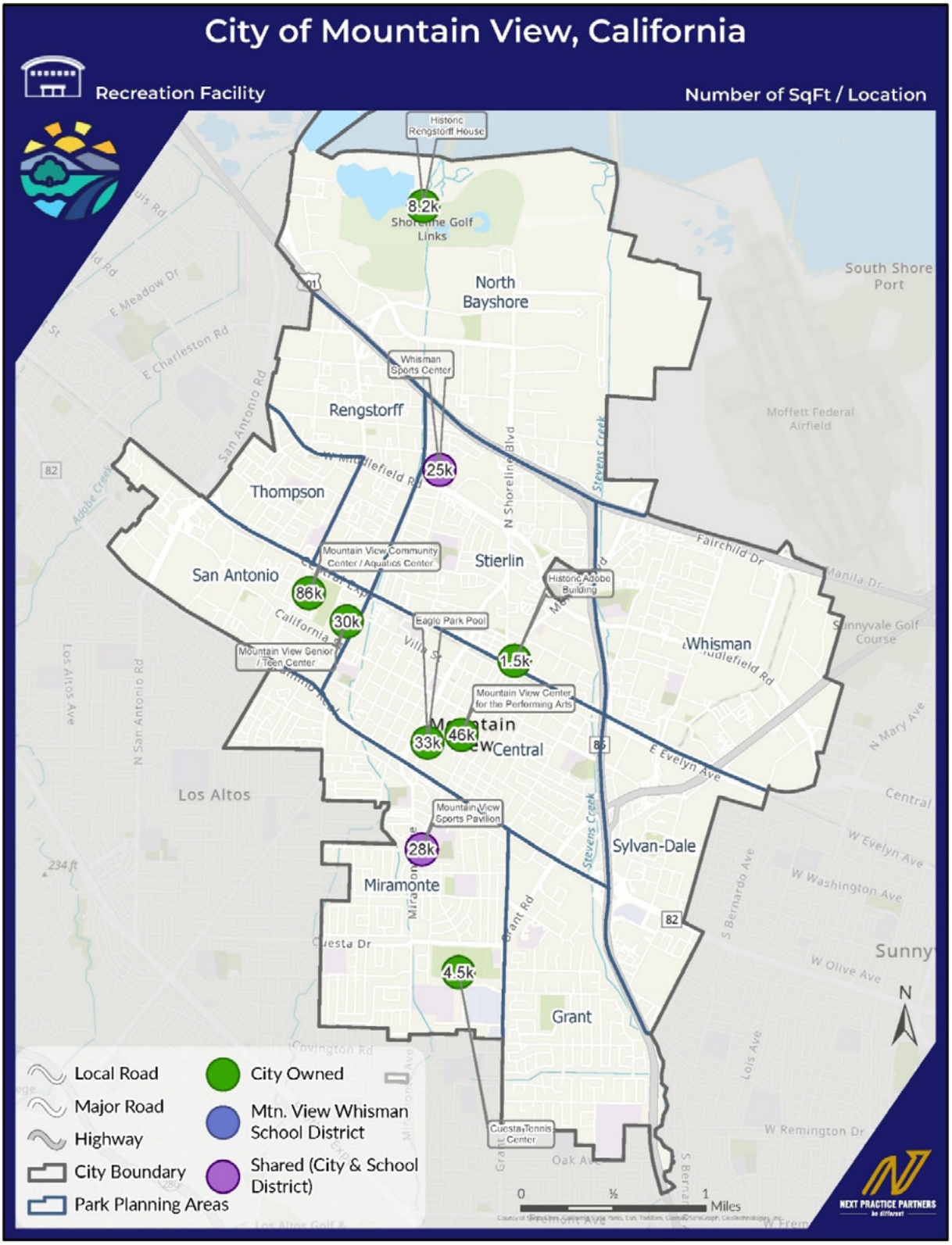


Figure 101: Playground Distribution by Planning Area

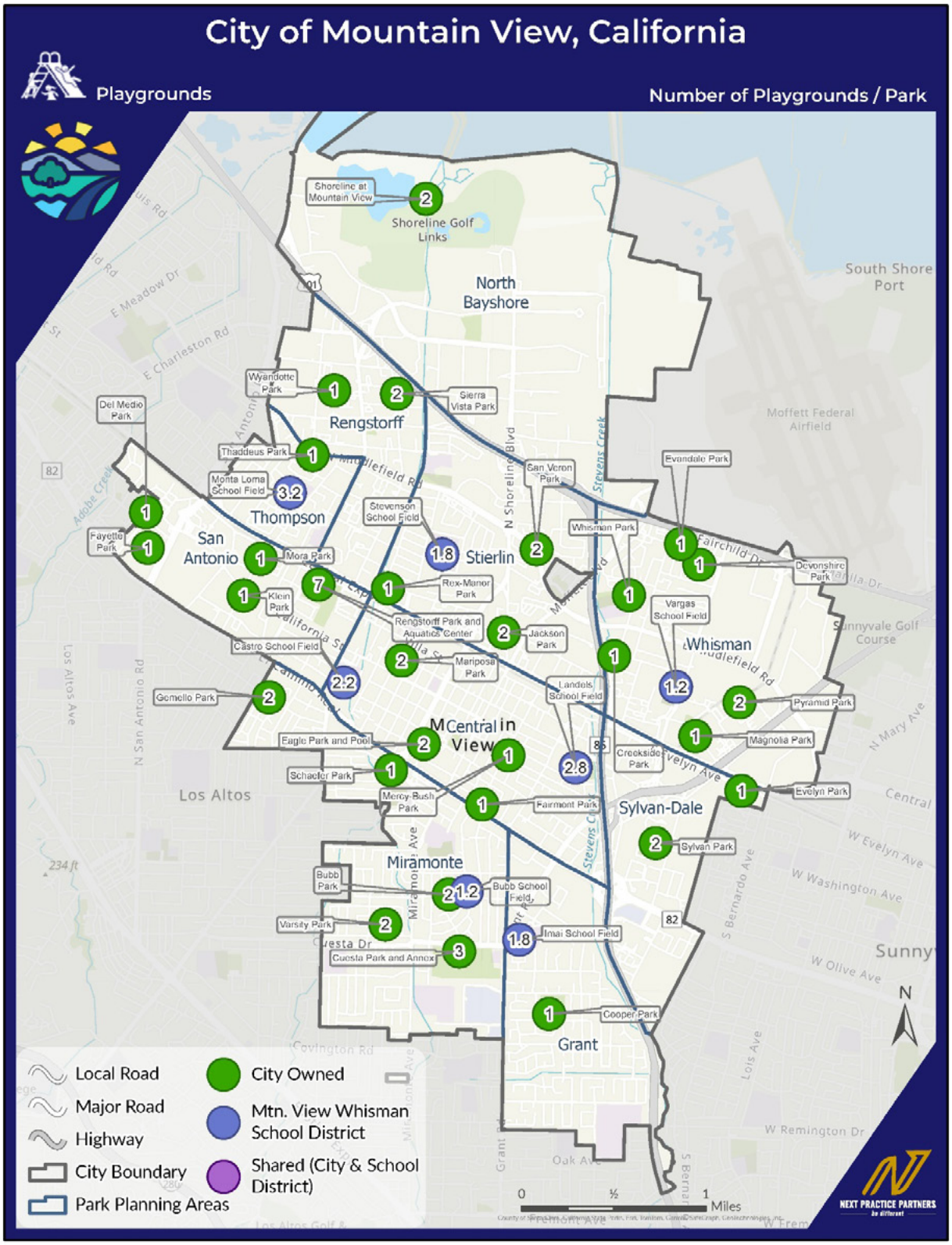


Figure 102: Picnic Table Distribution by Planning Area

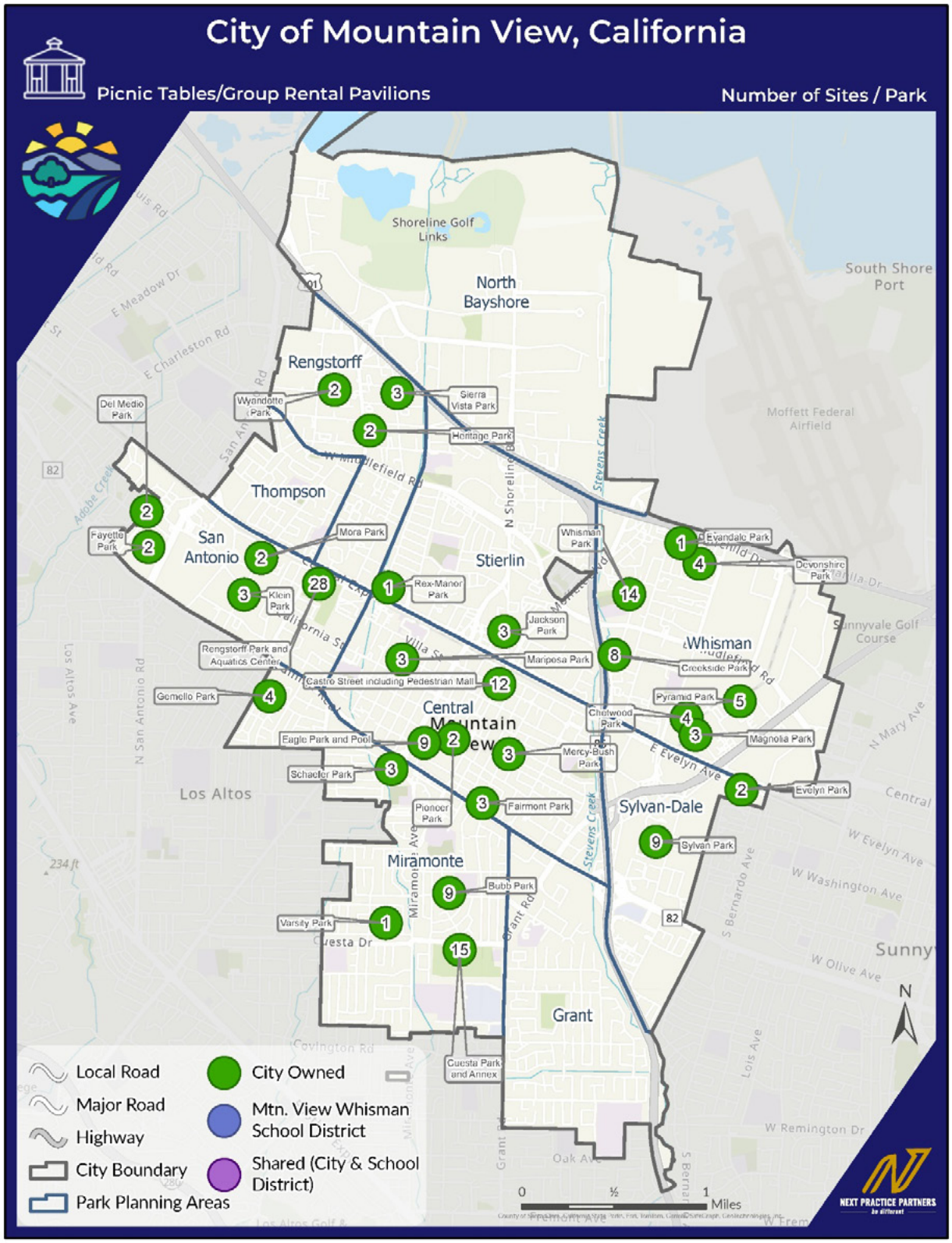


Figure 103: Multi-Purpose Fields (Rectangle) Distribution by Planning Area

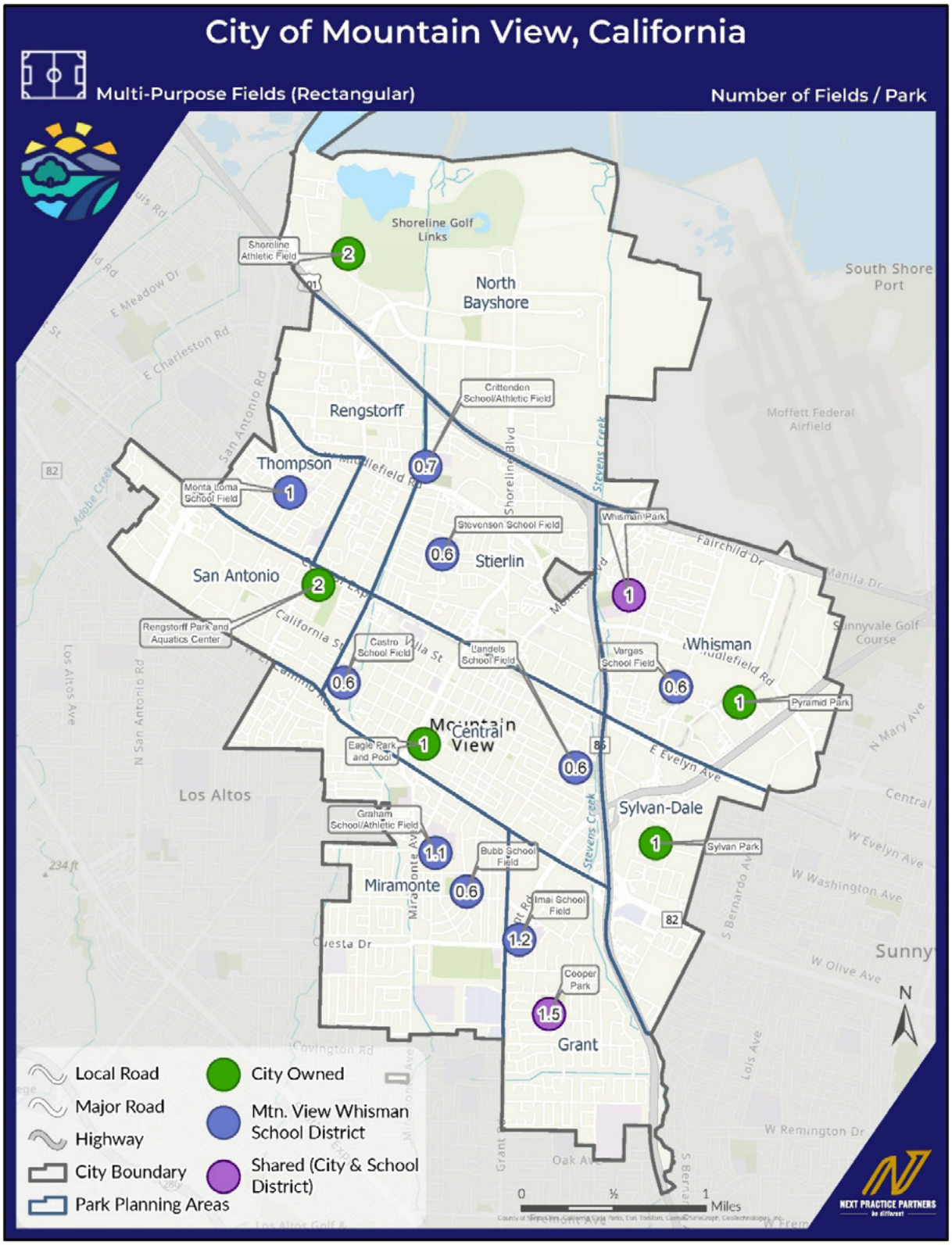


Figure 104: Ball Fields (Diamond) Distribution by Planning Area

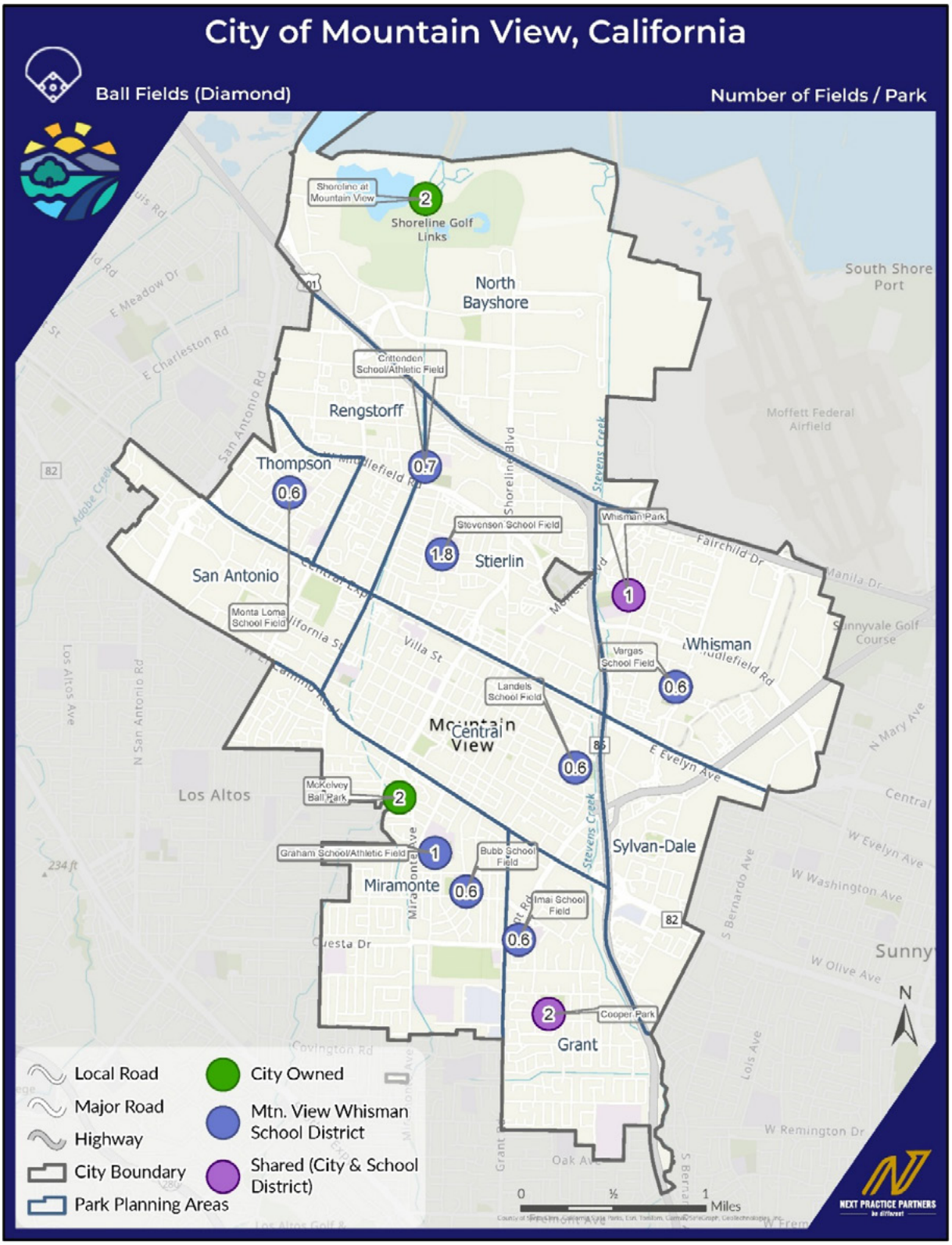


Figure 105: Basketball Court Distribution by Planning Area

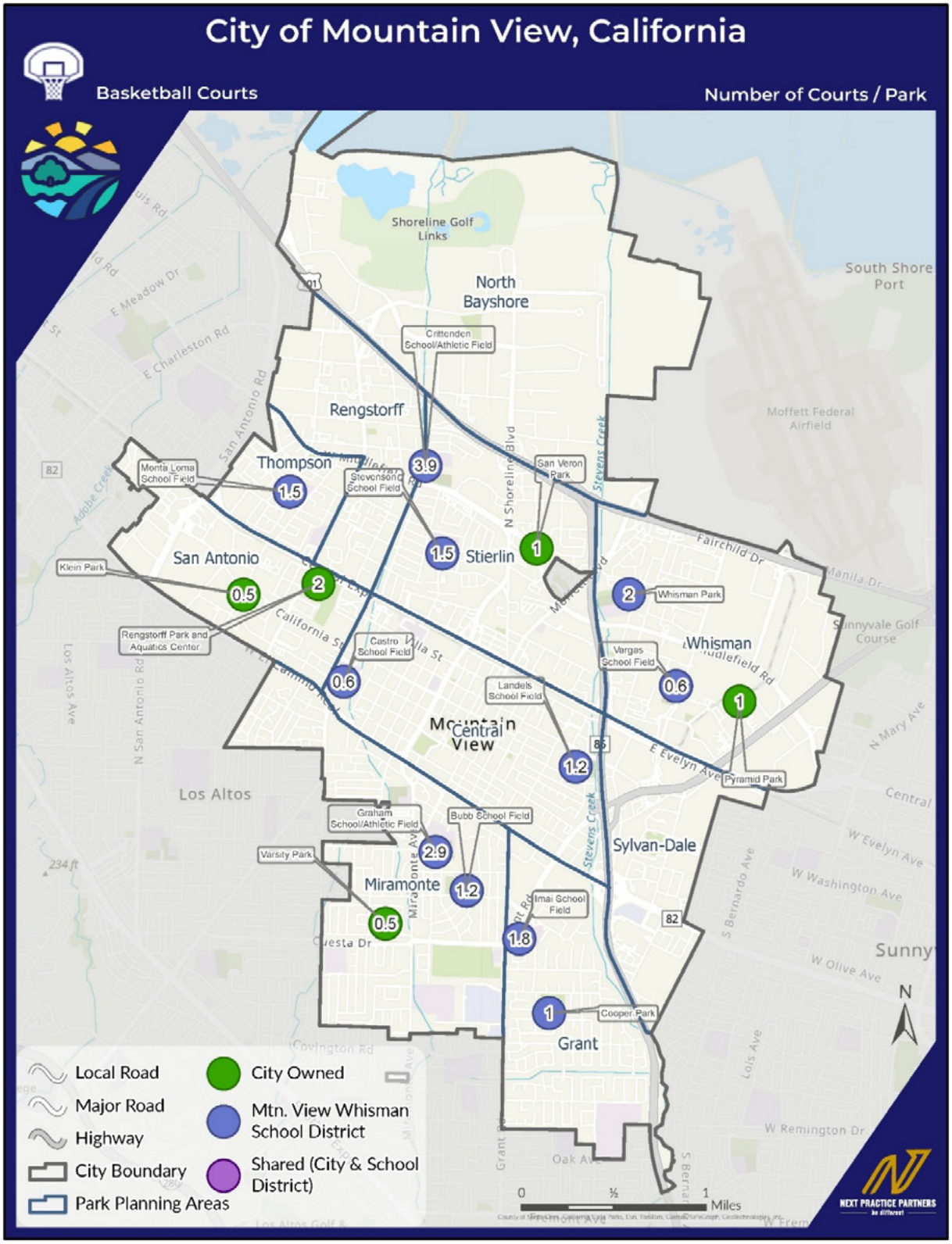


Figure 106: Tennis Court Distribution by Planning Area

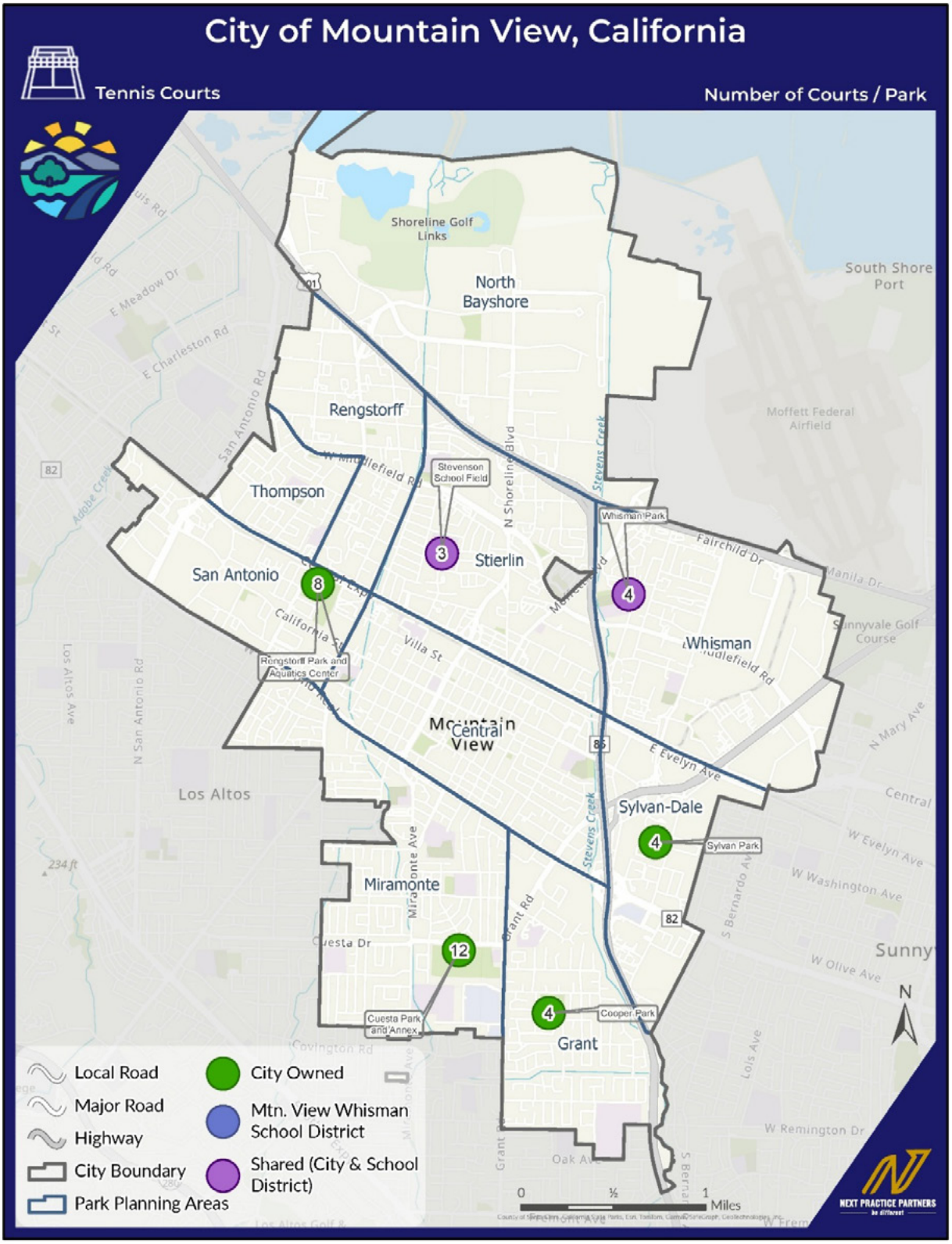
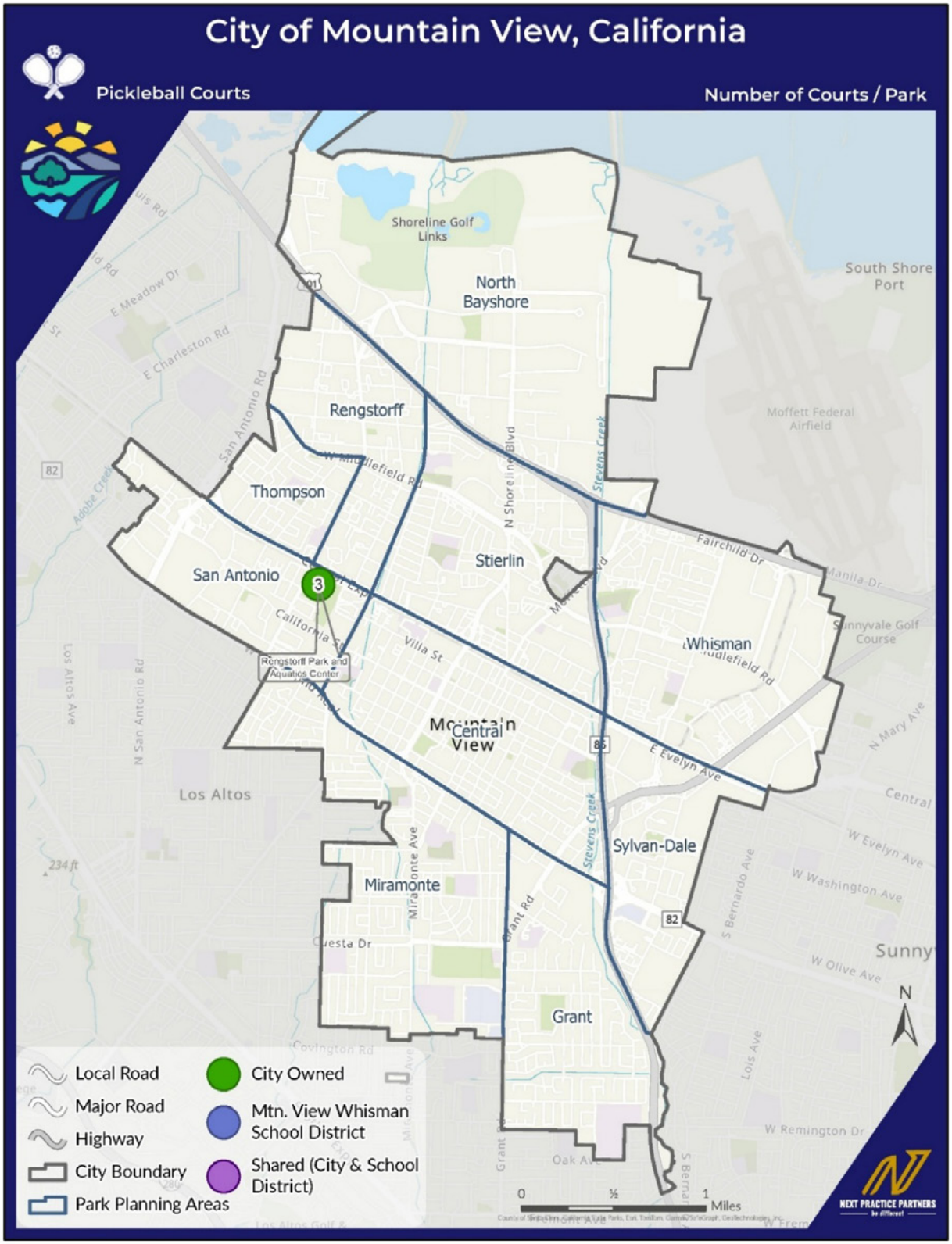


Figure 107: Pickleball Court Distribution by Planning Area*



* In addition to the three dedicated pickleball courts shown on this map, six pickleball courts are striped on two tennis courts at Rengstorff Park, with designated times for tennis and pickleball play. Pickleball hours are also available on select days during Adult Drop-In Sports at the Mountain View Sports Pavilion. For the most current information on pickleball court access and schedules, visit MountainView.gov/Pickleball.

Figure 108: Outdoor Swimming Pool Distribution by Planning Area

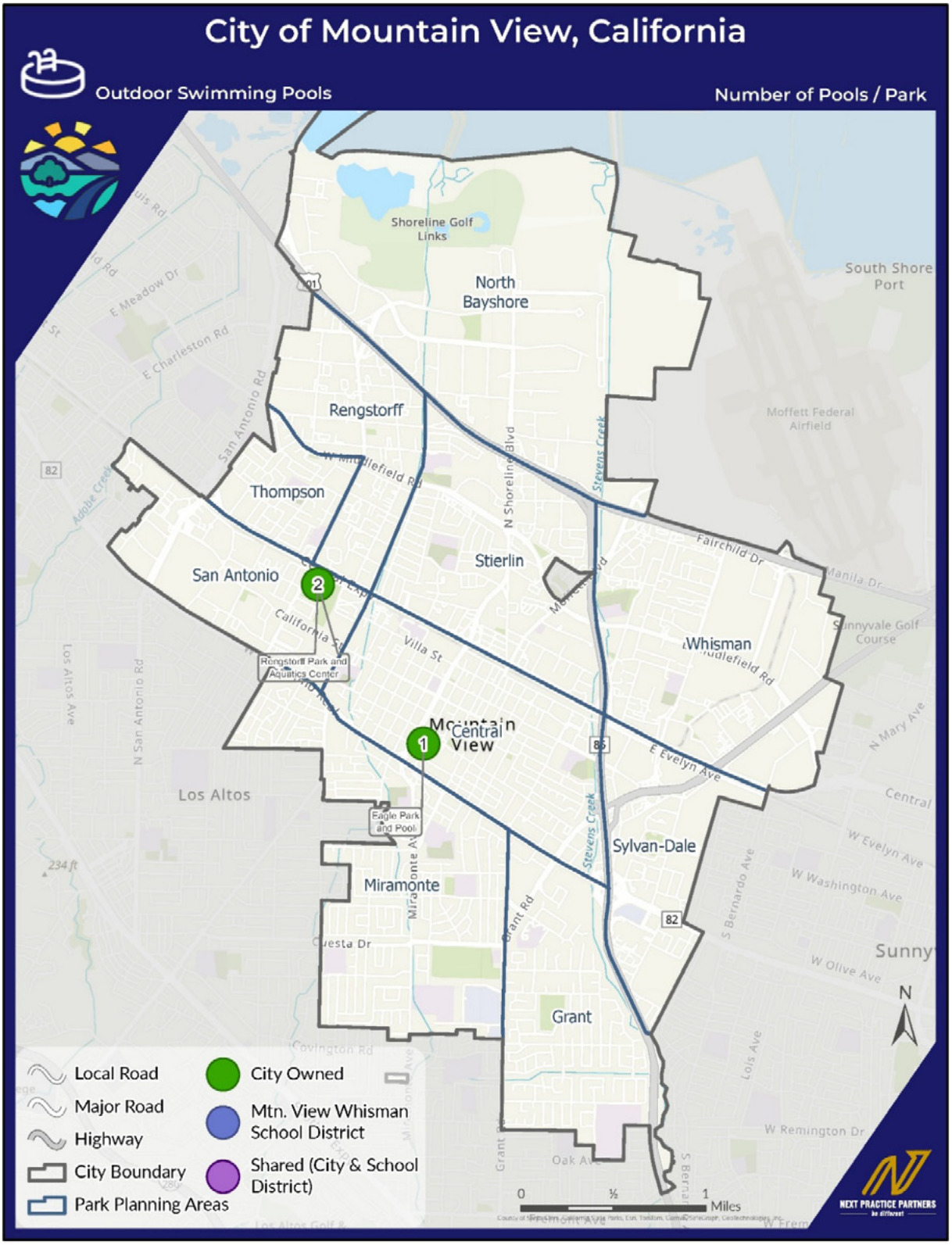


Figure 109: Skate Park Distribution by Planning Area

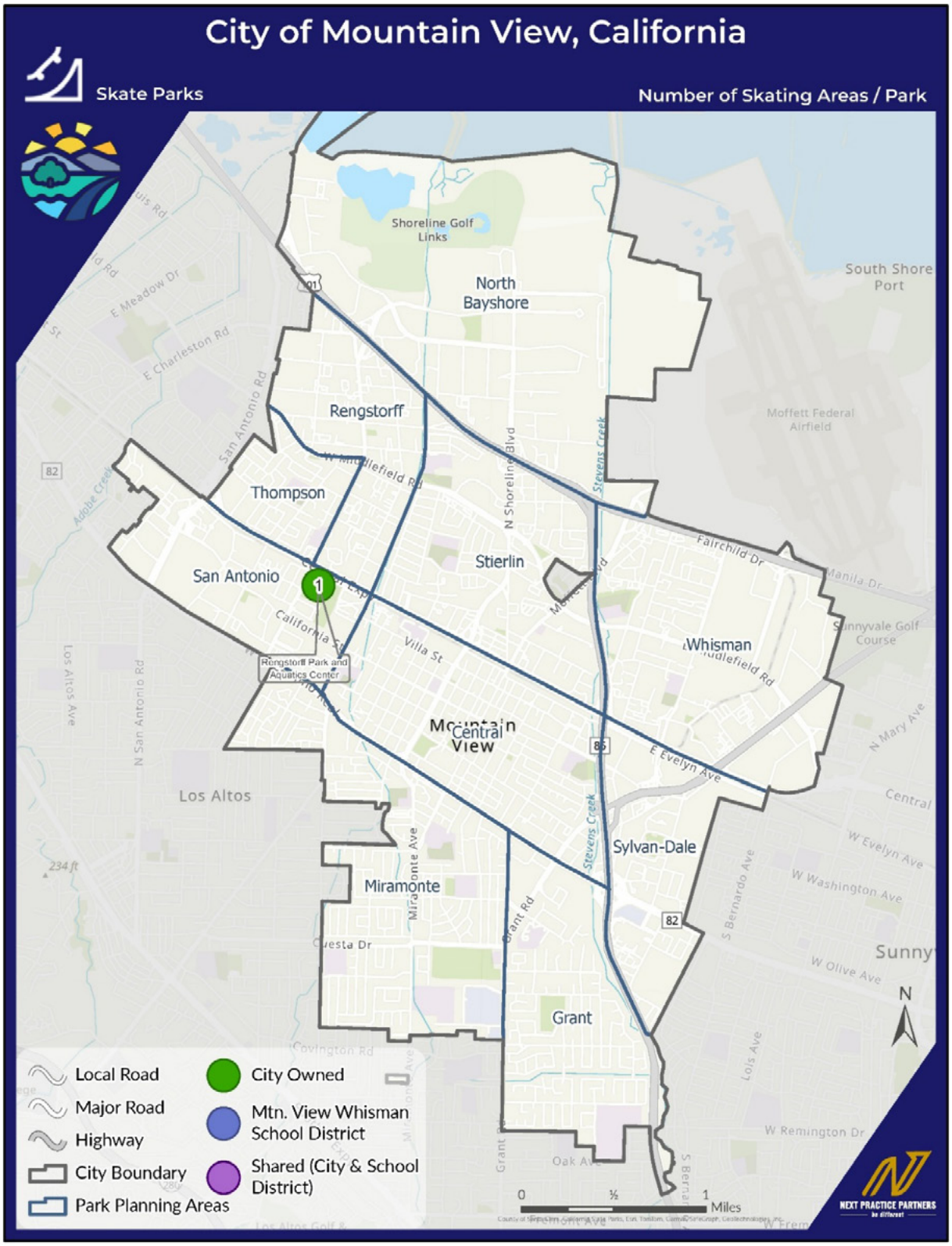
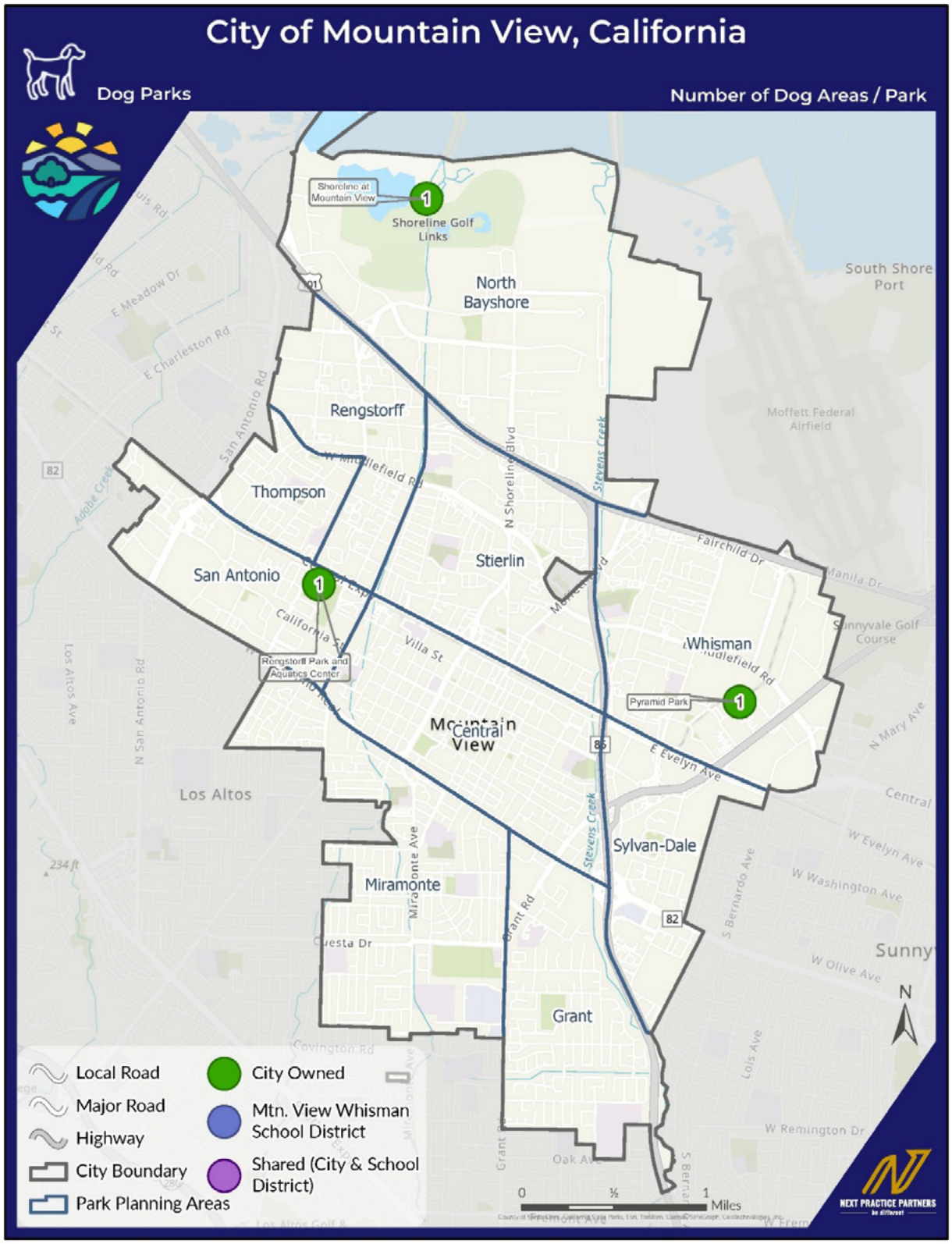


Figure 110: Fenced Dog Park Distribution by Planning Area



9.8 APPENDIX H - Funding and Revenue

9.8.1 FUNDING AND REVENUE SOURCES

The City has several funding sources and revenue-generation strategies to support the acquisition, development, enhancement, and maintenance of its parks, facilities, and recreation programs.

This section outlines the City's current funding mechanisms and provides insights into potential opportunities to optimize financial resources, enhance services, and strengthen sustainable revenue streams. Each funding category is evaluated on implementation feasibility (how likely it is to be implemented in Mountain View), risk (what might be the risks or downsides of implementing these mechanisms), and potential uses, with an eye toward both operational and capital funding needs. Examples of how other agencies have implemented each mechanism is also noted.

9.8.2 EXTERNAL FUNDING SOURCES

External funding sources encompass a variety of options, including corporate sponsorships, partnerships, foundations, private donations, and volunteerism. These sources are pivotal for both ongoing operational support and one-time capital projects.

Currently Doing and Could Expand

- **Corporate Sponsorships:** Sponsorships are currently available for special events and scoreboards at McKelvey Ball Park and Shoreline Athletic Fields. High feasibility and low implementation risk suggest expanding corporate sponsorships to additional programs and facilities and increasing the number of sponsors per special event. Uses could include smaller scholarship programs, specific urban forest environmental programs or naming of facilities. In addition, sponsorship levels for special events could be reviewed to increase sponsorship level amounts based on event attendance and sponsor exposure. (**see Action 5.1.3**)

  Based on the presence of global corporations in Mountain View, stewardship opportunities could provide additional financial support for the City and its park and recreation offerings. A strong sponsorship package will help funders understand the exact benefits they will receive (**see Action 5.1.8**). The City of Fremont has a clearly defined benefit packet in an easy-to-read format as shown *here*.

- **Partnerships:** Existing partnerships with entities like the Friends of Deer Hollow Farm, Friends of Stevens Creek Trail, and Friends of Rengstorff House, Midpeninsula Regional Open Space

District and local school districts have proven to be effective partnerships for program delivery.

Additional partnerships with local businesses or other government agencies could enhance service delivery. This could include technology collaboration for either in-kind support or technology integration to enhance offerings or collaboration with health and wellness providers/hospitals that see parks and recreation as a complementary function.

- For example, San Jose Friends of San Jose Rose Garden put together a case study showing the improvements from targeted volunteerism and the funding that has followed. See *here*.

- **Financial Donations** – Through the Friends Groups, there are options for individual donations either through Fundraising events or a variety of donation opportunities. The City has a formal Donation Policy and process to accept donations, though overall, the donations are currently minimal

  - *Friends of Deer Hollow Farm* accepts donations that support field trip scholarships, livestock feed and care, operations, and farm enhancements.

  - *Senior Center Trust* -The Mountain View Senior Center currently has a trust that provides minimal support to the center. While it is available to receive donations, contributions have been minimal. Donations to the Senior Center are accepted through the Giving Tree Program and allow donors to make contributions in exchange for a personalized message displayed on the Senior Center's Giving Tree.

  - The Parks and Open Space Division has a Memorial Bench Donation Program that covers the cost of the bench and installation done by the staff.

  - Often, the Recreation Division receives donations of smaller items like equipment or games for programs.

  - Other local examples include:

    - Parks Donation Program through the County of Santa Clara

    - Memorial Benches, Tables, etc. through Larkspur Parks, CA (via Public Works)

    - Commemorative Benches and Picnic Tables through San Mateo County Parks Foundation – currently paused due to overwhelming demand.

- **Volunteerism**: While a volunteer program may not be a revenue generator, it can be a good opportunity to reduce or offset operational spending and build community connections and advocacy. Mountain View benefits from a robust volunteer program.

Opportunities exist to expand volunteer engagement further, especially through programs like "Adopt a Spot", which could help reduce operating costs for the City by saving staff maintenance time that is spent on specific locations. This can be augmented via the Council Workplan that outlines a City Volunteer Framework to support opportunities for volunteer organizations to work with the City. (**see Action 3.2.1**)

The Independent Sector annually gathers data and conducts research on volunteerism in the nonprofit sector and helps entities calculate the value of volunteer time. As of April 2024, *their estimated national value of each volunteer hour* is currently $33.49 nationally. Volgistics estimates that the *value of each volunteer hour in California* is $35.56 per hour.

Opportunities to Explore

- **Crowdfunding**: This remains underutilized, likely due to the absence of a City-affiliated foundation to receive donations. Exploring crowdfunding could provide a community-driven funding stream for specific projects. Websites such as *www.GoFundMe.com* and *www.Patronicity*.com are the most commonly used and could be explored via a Foundation or a Friends Group (e.g., *Friends of Stevens Creek Trail, Friends of Deer Hollow Farm or Friends of Rengstorff House*).
  - For example, The Michigan Economic Development Corporation is partnered with the Village of Byron for the Byron Pocket Park crowdfunding campaign and has pledged $50,000 in matching funds if the campaign raises $50,000 on its own. See the press release *here* and the campaign page *here*. Other examples include Baseball Field lights in Nephi, UT and Splash Pad crowd fundraiser in Culver, OR as shown *here*.

- **Foundations/Gifts and Private Donations:** The City has limited experience securing foundation grants for parks and recreation, which indicates a potential growth area. Establishing relationships with local foundations could open new avenues for capital projects or fundraisers with the ability to attract funds that a 501c(3) could receive. (**see Action 5.1.5**)
  - Join the *National Association for Park Foundations* to gain access to resources and examples from other agencies that have foundations.
  - Learn from local agencies such as the *Livermore Area Recreation and Park District Foundation* and the *Napa Parks and Recreation Foundation* could prove beneficial. Also, the *Redwood City Parks and Arts Foundation* serves a similar population to Mountain View.
  - Nationally, *Park Pride*, in Atlanta, is an outstanding model of a park foundation that leads the way in being a champion for the city parks and a convenor for funders.

- **Philanthropy:** Having a Foundation would also help the City pursue philanthropic gifts from individuals or other foundations that have increasingly supported local parks and entities to improve the quality of life and well-being of communities. (**see Action 5.1.7**) A few examples are cited below.

    - The Silicon Valley Community Foundation (SVCF) provided $100,000 as a pilot program/ grant to Elevate MV, Mountain View's guaranteed basic income pilot program in Fiscal Year 2022-23. Another option is building Donor-Advised Funds (DAF) by a public charity like the SVCF or Los Altos-Mountain View Community Foundation. *The DAFs support* of the San Mateo County Parks Foundation is a local example.

    - The Lilly Endowment recently awarded the largest gift in Indianapolis' history - $80 million for park improvements.

9.8.3 CAPITAL FUNDING

Capital Funding focuses on acquiring, replacing, enhancing and adding physical assets, including facilities, parks, and infrastructure.

Capital Improvement Program

The Capital Improvement Program (CIP) is a planning tool used to coordinate location, timing, and funding of capital improvements to maintain and manage City infrastructure that enhances the overall quality of life in Mountain View. City infrastructure consists of physical structures, systems, and facilities needed to provide critical services to the community such as streets, sidewalks, and storm drain systems, as well as parks, trails, open space, and recreational facilities.

The City adopts a five-year CIP biennially, with a full plan developed in odd-numbered years and a focus only on the upcoming fiscal year in even-numbered years. There are a number of potential funding sources for CIP projects. For parks and recreation projects, the main funding source is the City's Park Land Dedication Fund. However, some building projects have been funded by the CIP Reserve and Construction/Conveyance Tax. Most CIP projects are managed by the Public Works Department, with park and recreation projects supported by Community Services Department staff.

The list of active parks and recreation CIP projects, as well as the planned CIPs for Fiscal Year 2025-26 through Fiscal Year 2029-30 can be found on the City's website at *MountainView.gov/CIP*.

Currently Doing and Could Expand

- **Park Land Dedication Ordinance - POPA:** Chapter 41 of the Mountain View City Code, Park Land Ordinance or Fees in Lieu Thereof, was updated in 2021 to allow developers to meet their obligations to provide open space by either dedicating land to the City for a park and/or to build privately owned, publicly accessible open space (POPA) and receive credit towards their park land dedication obligations, preserving public access to open space in high-density areas. The ordinance should be reviewed to determine if additional updates will provide more benefits to both the City and developers.

- **Development Fees (e.g., Park in-lieu fees)**: Chapter 41 of the Mountain View City Code is a good example of residential development fees to support the acquisition, development, and renovation of parks and recreation facilities. As the city grows, this funding source will continue to support park infrastructure. The City's Park in Lieu Fee ordinance requires developers to pay their fair share toward the purchase, development and/or improvement of park and recreational facilities in addition to or in replace of dedicating land to the City or developing a POPA.

  Fees collected through this ordinance are to be used for the purpose of providing park or recreational facilities to serve the residential development from which fees are collected in accordance with the service area requirements outlined in Chapter 41 of the Mountain View City Code. Fees collected shall be used to purchase land, buy equipment, construct improvements or rehabilitate a proposed or existing mini-park, neighborhood park, community park, recreational facility, Stevens Creek Trail, community gardening facility or combination thereof.

Opportunities to Explore

- **Impact Fees/Retail Impact Fees**: Concurrent with the development of the Parks and Recreation Strategic Plan, the City of Mountain View is conducting a nexus study on park and recreation development impact fees, as outlined in the City's 2023-2031 Housing Element, program 1.8 Park Land Ordinance Update. These fees could be essential for maintaining and upgrading parks and recreation facilities. The nexus study evaluates the City's current fee structure and methodology, compares the City's existing in-lieu fees to other cities, explore the adoption of a park and recreation impact fee, and reevaluates the cumulative impact of all residential fees on development.

- **Capital Reserve Fees**: Adding capital reserve fees - nominal additions to existing facility reservation rates - could generate dedicated revenue for future asset replacement or upgrades, though such fees may face public resistance (**see Action 5.1.6**). For example, the City could charge a small additional

fee for a BBQ area reservation, with those funds placed in a separate reserve account to be used on maintenance and improvements for that facility. Clear communication about the purpose and long-term benefits of the fund could help mitigate public concerns.

9.8.4 USER FEES

User fees contribute directly to the operational costs of programs and facilities and can be adjusted based on market demand through the City's Annual Budget Process and review of the Master Fee Schedule.

Currently Doing and Could Expand

- **Recreation Service Fees and General Fees/Charges:** Some recreation programs currently generate revenue, while certain programs (e.g., Senior Center Program) do not charge fees. The City conducted a Citywide Master Fee Study in spring 2025 which resulted in modifications to existing fees, the creation of new fees, and/or the removal of existing fees. The new Master Fee Schedule was approved by the City Council on June 10, 2025 and may provide a modest increase in revenue. The City should continue to review fees annually to modify as needed. In addition, as mentioned above, the City has a Recreation Cost Recovery Policy that establishes uniform guidelines, cost-recovery levels, and goals for Recreation programs, events, activities, and services. The Recreation Cost Recovery Policy could be reviewed to validate that programs are designated at the appropriate cost-recovery levels. This process may result in additional fee modifications based on assigned cost-recovery levels.

- **Reservations and Equipment Rentals:** The City currently has fees to reserve facilities and rent specific equipment. Future revenue growth could be achieved by adding new amenities or premium rental options. The City has two Council Policies that govern Facility Reservations: Council Policy H-5, Use of the City's Facilities, and Council Policy H-7, Athletic Field Use Policy as detailed in a previous section. Both policies should be reviewed to validate definitions of user groups, peak and off-peak hours for each facility, and field use priorities and fees.

- **Permits:** The City currently charges a variety of permits (Plaza Use, Special Events, Commercial Use, etc.) and these fees could be reviewed to determine if they should be increased. Expanding permits for existing commercial park usage could also increase revenue.

- **Demand pricing:** Setting fees based on peak times and locations is another current strategy for facility reservations, which could be expanded to other offerings as determined by staff.

Opportunities to Explore

- **Ticket Sales/Admissions:** The City could analyze the feasibility of charging admission for specific activities or certain events that can be held indoors with clear entry and access points. The cost vs. benefit of implementing ticket sales/admission charges should be analyzed and considered on a case-by-case basis.

9.8.5 GRANTS AND DONATIONS

Grants are a vital funding source for both capital projects and programs, especially those aligned with environmental, equity, health, or recreational goals. However, recent shifts in federal and state budgets have resulted in substantial changes to grant availability and priorities. As a result, it is important for the City to remain adaptable and stay informed about evolving funding opportunities and eligibility requirements.

To maximize return on investment for staff time and resources, it is recommended that the City prioritize pursuing grants of $100,000 or more, and those with a higher likelihood of award based on project alignment and competitiveness. Identifying capacity or staff resources to proactively pursue, apply for, and manage grant funding will be critical to sustaining these efforts and ensuring long-term success in securing external resources (see Actions 4.1.7 and 5.1.5).

Currently Doing and Could Expand

- **State of California** – Office of Grants and Local Services - The State of California provides local government grants to revitalize existing park infrastructure and to address outdoor access gaps in underserved neighborhoods. City of Richmond, City of Antioch, City of Oakland, and the County of El Dorado all received competitive grants from Prop 68 within the past two years. Mountain View was successful receiving state funds for the Magical Bridge Playground in Rengstorff Park. An application for the Rengstorff Park Aquatics Center was not selected for funding.

  - *Per Capita Program:* Provides funding to local governments on a per capita basis for the rehabilitation, creation, and improvement of local parks.

  - Urban County Per Capita: Offers grants to cities and districts in urbanized counties (counties with populations of 500,000 or more) that provide park and recreation services in jurisdictions with populations of 200,000 or fewer. Entities eligible under this program are also eligible to receive funding through the General Per Capita Program.

Opportunities to Explore

- **Land and Water Conservation Fund through the State of California**: The City has previously used funds from this grant program but is not currently using them. This grant program may support the acquisition or development of land to create new outdoor recreation opportunities for the health and wellness of Californians.

- **Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME):** The City receives annual federal allocations through the State CDBG and HOME programs, which support housing and community development activities that primarily benefit low- and moderate-income residents. Under the State CDBG Program, grant funds may be used for public service programs, as well as the construction or rehabilitation of public and recreational facilities - particularly those serving seniors and vulnerable populations. The HOME Program provides additional funding to create and preserve affordable housing opportunities, which can complement CDBG-funded community infrastructure and service initiatives. The City currently directs its CDBG resources toward public service grants that assist local nonprofits and community programs.

- **Recreational Trail Program:** This program has not yet been explored and could be explored for trail maintenance needs. The Recreational Trails Program funds recreational trails and trails-related projects annually.

- **Urban Forestry Assistance Grants (CUF-A):** With recent biodiversity initiatives, tree-related grants align well with the City's goals and should be pursued. 2023 recipients include: Cities of Berkeley, Concord, Fremont, Hayward, Oakland, Petaluma, Pittsburg, San Jose, and Vallejo.

- **Habitat Conservation Fund:** Eligible projects include nature interpretation programs to bring urban residents into park and wildlife areas, protection of various plant and animal species, and acquisition and development of wildlife corridors and trails. The next anticipated application period is due in 2026-27.

The *National Recreation and Park Association* provides a list of Grant and Fundraising Resources that are listed *here*.

Playcore provides a listing of national and state-specific grants *here*. Grant opportunities can be sorted by service or facility type such as Adult Fitness, Dog Parks and Trails.

Some additional national sports entities support grassroots programs through their foundations including the following websites:

- NFL PLAY 60 initiative grant and NFL Youth Football Grant: Agencies need to partner with the local NFL Club who would apply to the NFL for the grant. See *here*.

- US Soccer Foundation – Safe Places To Play Program: See here.

- US Tennis Association Facility Funding: See *here*.
- USA Track & Field Foundation Grant Program: See *here*.

9.8.6 TAX SUPPORT

Taxes provide a steady revenue base and are often foundational to the long-term sustainability of City services.

Information about City tax revenue is found in the City's adopted budget *here*. Detailed information with interactive dashboards and graphics is available through the Open Gov platform *here*.

Currently Doing and Could Expand

- **Property and Conveyance Taxes:** In November 2024, Mountain view voters passed by 72% an increase in the City's Property Transfer Tax (Measure G). The increased tax is imposed on residential and commercial property sales above $6 million. The City anticipates that approximately $9.5 million on average annually may be generated from Measure G with 30-35% to be earmarked for parks and open space.
- **Special Improvement District/Benefit District:** Currently, Mountain View has a downtown Parking Maintenance Assessment District which was enacted over forty years ago and which collects a property tax assessment district for the long-term maintenance and construction of public parking in the Downtown.

  There are also two Business Improvement Areas within the city (BIA #1 and BIA #2), which assess Downtown businesses through the annual Business License Renewal Process. The funds collected by the City are then provided to the Mountain View Chamber of Commerce, acting on behalf of the Downtown Business Association, to market and promote the downtown.
- **Transient Occupancy Tax (TOT) and Sales Tax:** Both contribute to the general operating fund, which indirectly supports parks and recreation. In cities like North Tahoe, projects funded by Transient Occupancy Taxes are also publicly marketed to the public. See *here*. The City could explore seeking voter approval to increase the City's TOT, which is lower than others in the region. Salt Lake County passed a 0.1% Sales Tax titled ZAP (Zoo, Arts and Parks) in November 2024 with 79% of the voters supporting it. More information *here*.

Opportunities to Explore

Bond Measure: The City currently has a AAA bond rating, reflecting its good financial stewardship and strong economic base, resulting in access to capital at favorable interest rates. The City could explore seeking voter approval of a General Obligation bond to help address infrastructure needs for parks and facilities. This would require community outreach to identify feasibility and community support for this initiative. (**see Action 5.1.1**)

9.8.7 FRANCHISES AND LICENSES

Franchises and licenses provide opportunities for unique revenue streams through partnerships with private businesses.

Currently Doing and Could Expand

- **Concession Management and Private Concessionaires:** The City currently partners with private operators for several concession spaces, including Bean Scene Café, Lakeshore Bistro, and Michael's at Shoreline. Staff should continue to periodically review and update concession and vendor agreements as needed to ensure that terms and anticipated revenues align with current market conditions and the local financial environment.

  The City could also consider expanding into food and beverage concessions at other facilities, for example swim product sales at the pool. Some cities use vendors such as Sysco, CoreMark, and US Foods to provide concessions for park and recreation facilities.

- **Advertising Sales:** Existing scoreboard sponsorships demonstrate the feasibility of using advertising to generate revenue. This could include expanding ad sales to other park areas or to publications, like the Recreation Activity Guide. Staff should assess the viability of staff time against the potential revenue to determine if this is a revenue stream to pursue.

Opportunities to Explore

- **Naming Rights:** There is potential for high-profile projects to attract naming sponsors through the City's existing Sponsorship Policy. Examples of other agency's Naming Rights programs are noted below.

  - **South Tahoe Parks Foundation, CA** has set a fundraising goal of $1 million for the City's new *Recreation and Aquatic Center* opening in 2026 and is providing *these* offerings for naming rights.
  - **City of Pleasanton, CA's Bernal Community Park** secured Stanford Medicine as the Naming Rights Sponsor for their Sports Complex.
  - **San Diego Parks and Recreation, CA** have details on naming rights offerings on their *website*.
  - **Parks and Recreation Foundation of San Carlos, CA** has *these* categories for naming rights.
  - **Davie County Recreation and Parks, FL** has this *naming guide* for potential partners.
  - **Fargo Park District, ND** has this *naming rights policy* to guide their decision-making.
  - Several agencies nationwide have successfully utilized this source of revenue for their signature spaces and facilities, such as City of Columbus, Indiana, *Nexus Park in Columbus, IN.*

9.8.8 MISCELLANEOUS FUNDING

This category captures a range of non-traditional or one-time funding sources, including fees, fines, and unique financial mechanisms that do not fall under standard revenue streams. While typically limited in scale or frequency, these sources can provide important support for targeted projects - especially land acquisition or strategic opportunities that arise outside of regular planning cycles.

Currently Doing

- **Acquisition Reserve Funds:** The City currently has two Acquisition Reserve Funds that may be used to acquire property for park land and other City uses:
  - **General Fund Open Space Acquisition Reserve** shall be used for the purpose of acquiring open space to meet the needs of the City and as authorized by the City Council. Proceeds from excess City-owned properties shall fund this Reserve as directed by the City Council. This Reserve may be used for due diligence for site acquisition of future parks sites which may include appraisals, Phase I Environmental Site Assessments, Closing Costs, and Security/Fence Post-Acquisition.
  - **General Fund Strategic Property Acquisition Reserve** shall be used for the purpose of setting aside funds for the City to use for the acquisition of strategic property(ies). This Reserve has been used on a limited basis to acquire park land.

9.8.9 ADDITIONAL RESOURCES

The National Recreation and Park Association (NRPA) also shares the Park and Recreation Professionals' *Guide to Fundraising* which provides a variety of tips and tools for successfully seeking and obtaining external funding for an agency.

9.8.10 SUMMARY

The City has effectively utilized a diverse range of funding sources to support its mission. Recreation's participation and revenues for programs and events have increased significantly year over year and the community survey indicates high participation and quality ratings for the offerings.

There are existing opportunities to generate additional revenue. However, it is important to note that realizing new revenue streams may require increased and dedicated staff resources to address the added workload.

There are recommendations that could be a game-changer for capital projects, including exploring a bond measure, establishing a foundation or similar entity to streamline grant applications and enable private donations. Additionally, strategic expansion of user fees and concession management could also help, albeit to a smaller degree compared to some other tools. By leveraging these strategies and building on its existing partnerships, the City could generate additional funding to accomplish the vision and goals in this Strategic Plan.

PARKS AND RECREATION STRATEGIC PLAN

City of Mountain View

Parks and Recreation Strategic Plan – November 2025 PRC and Community Feedback
Summary of Feedback Themes and Plan Revisions

On November 17, 2025, the Parks and Recreation Commission (PRC) discussed and provided feedback on the draft Parks and Recreation Strategic Plan (Plan), which had been posted for public review on November 3, 2025 through December 14, 2025. During this six-week review period, staff met with community members and received written input through the project website and by email. During the PRC meeting, Commissioners and community members commented on what they saw as the strengths and weaknesses of the Plan, providing thoughtful suggestions for the Plan's improvement. Staff conducted a thorough review of the draft Plan to identify opportunities to incorporate PRC and community feedback. This resulted in a significantly revised Plan, with:

- Added analysis about the implications of future growth; the role, access limitations, and condition of school-based fields, and other topics of interest to the PRC and public;
- Increased emphasis on the importance of biodiversity and tree canopy and safe park/neighborhood connections;
- Clearer links between analysis and recommended actions;
- More specificity about how actions would be accomplished, priorities would be set, and accountability would be tracked;
- Emphasis on the development of new parks as a priority, not as an aspirational goal;
- Greater transparency about the feasibility and timeline of achieving the goal of three acres of park land per 1,000 residents (3 ac/1,000) and the differences between Planning Areas vis a vis this goal; and
- Improved Plan organization.

The amount of change made to the draft Plan was too extensive to present the revised Plan showing track changes. The purpose of this attachment is to summarize the themes from the PRC and community feedback and the ways in which those themes were addressed in the revised Plan being presented to the City Council for feedback on January 27, 2026.

Feedback Theme	Revision to Draft Plan
Unclear approach to 3 ac/1,000 goal (feasibility, timeline, Planning Area vs. citywide)	• Added information to Plan **Introduction** (Chapter 2) • Added information to new **Cost of Implementing the Action Plan and Potential Funding Options Subsection** (Section 8.6.7) • Added **Park Access Subsection** (Section 5.3.2) in Park and Facility Assessment Section to discuss differences in park distribution by Planning Area, reliance on school fields, and impacts of transportation barriers • Expanded description of Planning Areas and impacts of potential growth in **Planning Area Overview Subsection** to the Parks Assessment Section (Section 5.3.1), Level of Service (Section 5.4) and in **Appendix G**
Insufficient analysis of implications of future residential/population growth, including implications of state housing legislation, Housing Element, and other City land use policies	• Added **Future Growth Subsection** to Level of Service Analysis Section (Section 5.4.5) • Added discussion of population growth in new **Identifying and Responding to Risks Subsection** (Section 8.5.4) in Action Plan Development and Framework Section
Insufficient analysis on condition and role of school fields on park access; concern about overcounting school field hours of use if before school hours are included in adjusted inventory of school field acres	• Added **School Fields Assessment Subsection** (Section 5.3.11) to Park and Facility Assessment Section and table of amenities by school field in **Appendix G** • Clarified distinction between City parks and school fields throughout Plan • Confirmed that before school hours are **not** included in calculation of adjusted school field acres in **Level of Service Analysis Section** (Section 5.4.3) • Added discussion of school field access in new **Identifying and Responding to Risks Subsection** (Section 8.5.4) in Action Plan Development and Framework Section
Unclear priority for new park development	• Removed concept of tiers with letters and labels, replaced with categories of park investment magnitude: Develop New Parks, Enhance Existing Parks, and Update Existing Parks in **Framework for Prioritizing New Park Planning and Park Improvements Chapter** (Chapter 7)

Feedback Theme	Revision to Draft Plan
Disagreement about emphasis on 10-minute walk analysis and implication that saying 92% of Mountain View residents are within 10-minute walk means there is sufficient park access	• Reduced and rewrote text • Added discussion of 10-minute walk in context of park access in new **Park Access Section** (Section 5.3.2), which considers impact of transportation barriers • Updated the **Performance Metric** (Section 8.7.2) for Park Access and Land Expansion to focus on increasing park acres per 1,000 residents rather than the 10-minute walkshed.
Insufficient emphasis on importance of trees, vegetation, native planting, and biodiversity	• Added **Integration of Biodiversity into Park Design Subsection** (Section 6.3.2) to Chapter 6 Guidelines for New Park Design and Park Improvements • Expanded goal and strategy statements in **Goals, Strategies, and Action Chapter** (Chapter 8) • Added Action Items to **Action Plan** (Section 8.6) aligned with draft Biodiversity and Urban Forest Plan (BUFP) • Added Action Item to **Action Plan** (Section 8.6) regarding resource needs to implement the BUFP • Emphasized importance of tree canopy in providing shade in parks and clarified role of shade structures in **Park and Facility Assessment Section** (Section 5.3) • Emphasized that trees are part of the City's living infrastructure in **Introduction** (Chapter 2), **Condition subsection** (Section 5.3.8) under Parks and Facility Assessment Section, and in **Landscape Features language** of the **Park Design Guidelines by Park Type Section** (Section 6.2)
Insufficient emphasis on importance of safe park/neighborhood connections	• Added **Park Access Section** (Section 5.3.2), including expanded analysis of impact of transportation barriers and table listing Planned Active Transportation Improvements • Added Action Item to **Action Plan** (Section 8.6) regarding resource needs for active transportation planning and engineering • Added Action Item to **Action Plan** (Section 8.6) regarding coordination with the Active Transportation Plan to promote safe and convenient access to Parks and Open Space

Feedback Theme	Revision to Draft Plan
Unclear link between recommended actions and analysis and public input	• Added **How the Action Plan was Developed Section** (Section 8.5.1) to Action Plan • Added bold text and Action Item numbers to analysis and public input findings to show how findings led to action recommendations • Added 12 Action Items to **Action Plan** (Section 8.6) • Added **Guidelines for New Park Design and Park Improvements Chapter** (Chapter 6), consolidating separate sections • Reformatted **Park Design Guidelines by Assessment Criteria Section** (Section 6.1) to align guidelines with assessment findings • Added **Public Input Highlights Section** (Section 4.1) to Public Input Chapter
Unclear how actions will be prioritized and accomplished, how success of the Plan will be tracked, and how risks to successful plan implementation will be anticipated and addressed; interest in moving as quickly as possible on action items	• Added milestones to **Action Plan** (Section 8.6) • Added reference to performance metrics to **Action Plan** (Section 8.6) and reference to Action Items in **Performance Metrics Subsection** (Section 8.7) in Goals, Strategies, and Action Chapter • Added Action Items to **Action Plan** (Section 8.6) regarding resource needs for Plan implementation • Moved up timeline on some Action Items in **Action Plan** (Section 8.6) • Added **Action Plan organized by timeline** (Section 8.6.5), to complement Action Plan organized by strategy • Added **Cost of Funding the Action Plan and Funding Options Subsection** (Section 8.6.7) • Added **Land Acquisition Strategy Subsection** (Section 8.6.8) • Added **Identifying and Responding to Risks Subsection** (Section 8.5.4) in Action Plan Development and Framework Section • Added **Prioritization Criteria Subsection** (Section 8.6.6) in Action Plan Section
Unclear analysis and implications of benchmark levels of service and equity maps	• Shifted from prescriptive service benchmarks to simplified approach looking at Planning Areas • Removed Equity Maps and replaced with park and amenity distribution maps in **Level of Service Analysis Section** (Section 5.4) and **Appendix G**

Feedback Theme	Revision to Draft Plan
Plan is lengthy and difficult to follow	• Added **Executive Summary** (Chapter 1) • Added section headers and subheaders to make content easier to find in the table of contents and through online navigation • Reorganized sections to improve flow (e.g. moved sections on population density and Healthy Places Index from Analysis Chapter to **Community Profile Chapter** (Chapter 3); added **Park Guidelines Chapter** (Chapter 6), combining content from other sections; moved survey of potential funding mechanisms to **Appendix H**)
Missing information about status of 2014 Parks and Open Space Plan	• Added information to Plan **Introduction** (Chapter 2) • Added **Appendix A**

Parks and Recreation Strategic Plan – January 2026 City Council and Community Feedback
Summary of Feedback Themes and Plan Revisions

On January 27, 2026, the City Council held a Study Session to review and provide feedback on the draft Parks and Recreation Strategic Plan (Plan), which had been available for public review beginning January 13, 2026. During the public review period, staff met with community members and received written input through the project website and by email. During the Study Session, Councilmembers offered positive feedback on the Plan's accuracy and completeness, as well as the goals, strategies, and action plan. Council also directed staff to make revisions in the following areas:

- Establishing a new goal focused on biodiversity and natural park design elements and incorporating the importance of parks as part of the natural environment throughout the Plan;
- Refining and strengthening the Plan's vision statement;
- Allocating trail corridor acreage by Planning Area;
- Adding an Action Item to continue to expand Learn-to-Swim opportunities; and
- Integrating opportunities for "Friends of Parks" groups and incorporating a review of POPA Standards within existing action items;

Due to the breadth of revisions, the updated draft is not presented in track changes format. The purpose of this attachment is to summarize the key themes raised by the City Council and community members, and to identify where and how those themes have been addressed in the revised Plan presented for Parks and Recreation Commission review on March 17, 2026.

Feedback Theme	Revision to Draft Plan
Establish a new goal focused on Biodiversity	• Added **Goal 2, Biodiversity**, to Section 8.2 and Section 8.6.2, and renumbered existing goals • Developed two strategies to support the new goal as noted in Section 8.4, **Strategies** • Moved existing actions related to biodiversity from the Parks, Trails and Open Space Goal to the new **Biodiversity goal and strategies** (Section 8.6.2)
Allocate trail corridor acreage by Planning Area. Note: Previously, all trail acreage had been allocated entirely to the North Bayshore Planning Area. With this modification, the acreage for any trail segment that traverses through a Planning Area is allocated to that Planning Area. With this change, the Plan has been updated to focus on expanding park acres in Planning Areas that fall below 2 acres per 1,000 residents (previously the Plan proposed focusing on Planning Areas below 1.5 acres per 1,000). The five Planning Areas with the lowest level of service (Rengstorff, Thompson, Sylvan-Dale, Stierlin, and Central) have not changed. One additional Planning Area (San Antonio) has been added to create a list of six Planning Areas with the lowest level of service (under 2/acres per 1,000 residents).	• Allocated trail corridor acreage by Planning Area and added information to Section 5.4.4, **Calculating Planning Area Level of Service**, to speak to the trail corridor system and how the acreage is now allocated • Updated Planning Area park acreage calculations in **Calculating Planning Area Level of Service** (Section 5.4.4) and **Appendix G** to proportionally allocate trail corridor acreage to the applicable Planning Areas (North Bayshore, Rengstorff, Whisman, Stierlin, Central, and Grant), and revised related Level of Service references accordingly • Updated the focus to Planning Areas below 2 acres/1,000 residents and added the San Antonio Planning Area to the list in the **Executive Summary** (Section 1.1.1 and 1.1.4), **Introduction** (Chapter 2), **Calculating Citywide Level of Service and Planning Area Level of Service** (Section 5.4.3 and Section 5.4.4), **Neighborhood Park Investment** (Section 7.4.1), **Prioritization Criteria** (Section 8.6.7), **the Cost of Implementing the Action Plan and Potential Funding** (Section 8.6.8), and **Performance Metrics** (Section 8.7.2) • Based on trail corridor acres now included in multiple Planning Areas, updated the number of acres needed to meet 3 acres per 1,000, not including the North Bayshore Planning Area, based on 2020 Census population data into **The Cost of Implementing the Action Plan and Potential Funding Options** (Section 8.6.8) and **Introduction** (Chapter 2)

Feedback Theme	Revision to Draft Plan
Revise the vision statement	• The revised vision statement is incorporated within the **Executive Summary** (Section 1.1.7), the **Introduction** (Chapter 2), and Section 8.1, **Vision Statement**
Strengthen the integration of natural elements in park design	• Emphasized natural elements in **Park Design Guidelines by Assessment Criteria** (Section 6.1) for each key area – Access and Connectivity, Condition, Functionality, and Safety and Comfort • Added a "Biodiversity Anchor" for each park type under **Park Design Guidelines by Park Type** (Section 6.2) • Emphasized natural elements under "Potential Amenities" list for each park type under **Park Design Guidelines by Park Type** (Section 6.2) • Incorporated language related to natural elements into **Goal 2, Biodiversity** (Section 8.2)
Add an Action to continue to expand Learn-to-Swim opportunities	• Added Action 3.1.7 to **Action Plan** (Section 8.6) to continue to expand access to Learn-to-Swim opportunities, with an emphasis on youth water safety
Add to Action 4.1.7 or Action 2.2.1 (previous action item numbers): Look at opportunities to create Friends of Parks groups	• Added milestone to Action 3.2.1 in **Action Plan** (Section 8.6) to evaluate how opportunities to work with Friends of Parks-style groups could be included within the Council Work Plan project to create a volunteer partnership framework • Added milestone to Action 5.1.7 in **Action Plan** (Section 8.6) to explore the feasibility of a "Friends of Parks" or similar nonprofit support model
Expand options for staff to look into POPA standards as part of the update to Chapter 41	• Updated Action 5.1.2 in **Action Plan** (Section 8.6) to incorporate a review and potential update to POPA Standards as part of updating Chapter 41
Add an Action to incorporate inclusive design improvements into existing parks	• Added Action 1.2.9 to **Action Plan** (Section 8.6) to incorporate inclusive design improvement in existing parks guided by the City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan
Further emphasize park design for all abilities	• Emphasized park design for all abilities in **Park Design Guidelines by Assessment Criteria** (Section 6.1) and **Park Design Guidelines by Park Type** (Section 6.2) • Added Action Item 1.2.9 to **Action Plan** (Section 8.6)

Parks and Recreation Strategic Plan – March 2026 PRC and Community Feedback
Summary of Feedback Themes and Plan Revisions

On March 17, 2026, the Parks and Recreation Commission (PRC) discussed and provided feedback on the draft Parks and Recreation Strategic Plan (Plan), which had been available for public review beginning on March 3, 2026. At that meeting, the PRC approved a recommendation to the City Council to adopt the Parks and Recreation Strategic Plan. As part of the recommendation the PRC supported incorporating ways to prioritize expansion of parks and open space to underserved areas of the City, taking into account dependence on school fields and 10-minute walking distance, in addition to looking at acres per thousand. The PRC's recommendation also emphasized identifying opportunities and implementing near-term improvements to benefit all parks and open spaces with an emphasis on planting native canopy trees and landscaping consistent with the Biodiversity and Urban Forest Plan. In addition to public input received at the PRC meeting, staff also received written comments through the project website and via email. Based on the PRC's recommendation and public input, staff made further refinements to the Plan in the following areas:

- Define underserved Planning Areas using a combination of three factors: (1) acres of park land per 1,000 residents, (2) access to parks within a 10-minute walk, and (3) reliance on school fields to meet recreational needs;
- Prioritize the expansion of parks and open spaces in underserved Planning Areas;
- Acknowledge that achieving the citywide Level of Service goal of 3 acres per 1,000 residents is not currently feasible in every Planning Area;
- Prioritize locally native species for trees and landscaping in parks and open spaces;
- Identify incremental, near-term opportunities to expand native planting and tree canopy; and
- Elevate the role of trees and biodiversity in park design.

Due to the breadth of revisions and the development of a final version of the Plan in a designed format, the updated Plan is not presented in track changes format. The purpose of this attachment is to summarize the key themes raised by the PRC and community members, and to identify where and how those themes have been addressed in the revised Plan presented for City Council adoption on May 26, 2026.

Feedback Theme	Revision to Draft Plan
Define underserved Planning Areas as a combination of three factors: (1) acres of park land per 1,000 residents, (2) access to parks within a 10-minute walk, and (3) reliance on school fields to meet recreational needs.	• Added **Defining Underserved Planning Areas**, Section 5.4.5, which states this definition of an "underserved Planning Area" Added **Table 20: Level of Service without School Field Access by Planning Area** to display the Planning Areas' Level of Service without access to school fields • Added **Table 21: Underserved Planning Area Criteria Summary** to summarize low park acreage, reliance on school fields, and limitations to walkable access by Planning Area • Added language on what an underserved Planning Area is in the **Executive Summary** (Section 1.1.4) • Updated the **Prioritization Criteria Aligned to Plan Goals and Strategies** (Section 8.6.7) to reflect the definition of underserved Planning Areas • Added language to the **Introduction** (Chapter 2) noting the definition of underserved • Added text acknowledging the importance of looking separately at both City-owned parks and school fields when looking at Park Acreage in **Defining Level of Services (LOS)** (Section 5.4.2) • Added reference to reliance on school fields and their tie to underserved Planning Areas in **Identifying and Responding to Risks** under the Changes in School Field Access (Section 8.5.4) • Updated **Planning Area Descriptions** (Section 9.7.1) to highlight language related to underserved Planning Areas
Prioritize the expansion of parks and open spaces in underserved Planning Areas	• Updated the **Prioritization Criteria** (Section 8.6.7) to note that the highest priority will be given to projects that expand parks and open space in underserved Planning Areas (This is one of two top priorities, along with near-term opportunities to expand California native, regional native, and near-native planning across City parks and open space, per the theme below.) • Added language in the **Executive Summary** (Section 1.1.7) referencing the updated Prioritization Criteria • Added language to **Develop New Parks** (Section 7.2.1) • Updated **Action 1.1.1** to prioritize underserved Planning Areas and updated milestones • Updated milestones for **Action 1.1.4**

Feedback Theme	Revision to Draft Plan
Prioritize California native, regional native, and near-native species for tree canopy and landscaping within parks and open spaces (consistent with language in the Biodiversity and Urban Forest Plan)	• Where native and/or trees and landscaping were noted, clarified native as "California native, regional native, and/or near-native" - **Executive Summary** (Section 1.1.3 and 1.1.5), **Vegetation Condition** (Section 5.3.8), **Tree Canopy** (Section 5.3.8), Functionality (Section 6.1.3), **Landscape Features** (Sections 6.2.1, 6.2.2, and 6.2.3), **Integration of Biodiversity into Park Designs** (Section 6.3) • Updated milestone for **Action 2.1.1** • Updated **Performance Metric 4** (Section 8.7.2)
Identify incremental, near-term opportunities to expand native planting and trees in City parks and open spaces to the fullest extent possible	• Updated the **Prioritization Criteria** (Section 8.6.7) to note that the highest priority will be given to projects that can be implemented relatively quickly to increase tree canopy and native plantings in all City parks (This is one of two top priorities, along with the expansion of parks and open space in underserved areas, per the theme above.) • Updated the **Prioritization Criteria Aligned to Plan Goals and Strategies** (Section 8.6.7) to move the criteria associated with increasing tree canopy and biodiversity near the top of the list and added text to note "and can it be implemented in most, if not all, City parks?" • Added language in the **Executive Summary** (Section 1.1.7) referencing the updated Prioritization Criteria • Added language to **Update Improvements** (Section 7.2.3) • Added language related to timelines of the Action Plan in **How the Action Plan was Developed** (Section 8.5.1) • Added "tree canopy and other natural elements" to **Action 1.2.7** • Updated timelines for **Action 2.1.2** to Immediate and updated Action and Milestones to focus on natives in all City parks • Updated milestones for **Action 2.1.3** • Added a criterion related to near-term/immediate improvements for habitat, biodiversity or ecological function in **Prioritization Criteria** (Section 8.6.7) • Updated **Performance Metric 4** (Section 8.7.2)
Acknowledge that it is not currently feasible to achieve the citywide Level of Service goal of 3 acres per 1,000 in every Planning Area	• Added language recognizing this acknowledgment in the **Executive Summary** (Section 1.1.4) • Added language in the **Introduction** (Chapter 2) • Added language to **Defining Level of Service (LOS)** (Section 5.4.2) • Added language to **Develop New Parks** (Section 7.2.1)

Feedback Theme	Revision to Draft Plan
Further recognize the important role trees play in parks and open spaces	• Added language in the **Executive Summary** (Section 1.1.5) of the critical role trees play in providing shade, supporting habitat, reducing urban heat, managing storm water, and enhancing climate resilience • Added statement in the **Introduction** (Chapter 2) on essential benefits provided by Biodiversity in parks and open spaces • Added "cooling" as a benefit of tree canopy in **Tree Canopy** (Section 5.3.8) • Added more benefits under **Functionality** (Section 6.1.3), **Landscape Features** (Sections 6.2.1, 6.2.2, and 6.2.3) • Updated **Performance Metric 4** (Section 8.7.2)
Clarified when it may be appropriate to incorporate a shade structure into park design, with preference provided to tree shade	• Updated language under **Distribution of Sunny and Shaded Areas** under Functionality (Section 5.3.9) • Updated language under **Functionality** (Section 6.1.3) • Updated **Potential Amenities** for each park type to prioritize shade preferably through tree canopy (Sections 6.2.1, 6.2.2, and 6.2.3)
Amplify the role of biodiversity within parks and open spaces in creating a connected habitat network	• Added language to the introduction of **Park Design Guidelines by Park Type** (Section 6.2) to define "biodiversity anchor" and role • Added language to **Park System Importance to Biodiversity in Mountain View** (Section 6.3.1) • Updated **Action 2.2.1** to recognize habitat protection
Reference the forthcoming Dark Skies Ordinance, where lighting is mentioned	• Within **Park Design Guidelines by Assessment Criteria** (Section 6.1) added to reference the forthcoming Dark Skies Ordinance, where lighting was mentioned under **Condition** (Section 6.1.2) and **Safety and Comfort** (Section 6.1.4) • Added a reference to the forthcoming Dark Skies Ordinance, where lighting is mentioned for **Potential Amenities** under **Park Design Guidelines by Park Type** (Sections 6.2.1 and 6.2.2) • Added reference in **Biodiversity and Urban Forest Plan Guidelines** (Section 6.3.2)
Incorporate a review of expanding the Recreation Swim program	• Added recreation swim to the action and milestones for **Action 3.1.7**

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AB 481 Military Equipment Annual Report and Policy Adoption

Introduce an Ordinance of the City of Mountain View Renewing Approval of Mountain View Police Department Military Equipment Use Policy, Adopting Updated Military Equipment Use Policy, and Finding That This Action is Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council report).

City of Mountain View

COUNCIL REPORT

DATE: May 26, 2026

CATEGORY: New Business

DEPT.: Police

TITLE: **AB 481 Military Equipment Annual Report and Policy Adoption**

RECOMMENDATION

Introduce an Ordinance of the City of Mountain View Renewing Approval of Mountain View Police Department Military Equipment Use Policy, Adopting Updated Military Equipment Use Policy, and Finding That This Action is Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026 (Attachment 1 to the Council report).

BACKGROUND

On September 30, 2021, Governor Newsom signed a series of police reform bills, including Assembly Bill 481 (AB 481), which stated that the public has a right to know about and participate in the decision-making processes related to the funding, acquisition, or use of military equipment by state or local government officials in an effort to increase transparency, accountability, and oversight. AB 481, codified in Government Code Sections 7070-7075, requires local agencies to develop a policy and prepare an annual report in accordance with the requirements below. In so doing, the legislation encouraged agencies to give strong consideration to the public's welfare, safety, civil rights, civil liberties, and public input.

The Mountain View City Council adopted Ordinance No. 7.22 on May 10, 2022, which approved Mountain View Police Department Policy 709: Military Equipment ("Policy"), in accordance with AB 481, and Council renewed the ordinance on May 9, 2023 (Resolution No. 18799). Council adopted Ordinance No. 3.2025 on May 27, 2025, which adopted an amended Policy.

In addition to the above requirements, AB 481 also requires, at least annually, that the law enforcement agency:

- Prepare an annual military equipment report ("Annual Report") with at least one "well-publicized and conveniently located community-engagement meeting" to allow for public discussion of the report; and

- Present the Ordinance for review at a Regular Meeting of the governing body. During this review, the governing body shall consider the annual report and determine whether each type of military equipment has complied with specified standards for approval. Furthermore, inventory changes to reflect planned or anticipated acquisition or funding of military equipment are considered amendments to the Policy and must be adopted by ordinance.

Required Annual Report Contents

Government Code Section 7072(a) requires that the annual report include the following information for the immediately preceding calendar year for each type of military equipment:

1. A summary of how the military equipment was used and the purpose of its use.

2. A summary of any complaints or concerns received concerning the military equipment.

3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.

4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.

5. The quantity possessed for each type of military equipment.

6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

The 2025 AB 481 Military Equipment Annual Report ("2025 Annual Report") (Attachment 2) provides the aforementioned information, and this memorandum summarizes its salient points.

DISCUSSION

AB 481 Definition of Military Equipment

AB 481 defines "military equipment" as listed below and differentiates the equipment by category. AB 481 does not prohibit law enforcement from obtaining and using military equipment as defined; rather, it creates a public process for obtaining approval for these types of equipment and their authorized uses. The Mountain View Police Department (MVPD) possesses in nine of the 15 categories listed, as noted with an asterisk (*). The 2025 Annual Report includes full descriptions of the equipment in each category.

***Category 1:** Unmanned, remotely piloted, powered aerial or ground vehicles.

Category 2: Mine-resistant, ambush-protected (MRAP) vehicles or armored personnel carriers. However, police versions of standard consumer vehicles are specifically excluded from this subdivision.

***Category 3:** High-mobility multi-purpose wheeled vehicles (HMMWV), commonly referred to as "Humvees," two and one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.

Category 4: Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.

***Category 5:** Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.

Category 6: Weaponized aircraft, vessels, or vehicles of any kind.

***Category 7:** Battering rams, slugs, and breaching apparatuses that are explosive in nature. However, items designed to remove a lock, such as bolt cutters or a handheld ram designed to be operated by one person, are specifically excluded from this subdivision.

***Category 8:** Firearms of .50-caliber or greater. However, standard-issue shotguns are specifically excluded from this subdivision.

***Category 9:** Ammunition of .50-caliber or greater. However, standard-issue shotgun ammunition is specifically excluded from this subdivision.

***Category 10:** Specialized firearms and ammunition of less than .50-caliber, including assault weapons as defined in Sections 30510 and 30515 of the Penal Code, with the exception of standard-issue service weapons and ammunition of less than .50-caliber that are issued to officers, agents, or employees of a law enforcement agency or a state agency.

Category 11: Any firearm or firearm accessory that is designed to launch explosive projectiles.

***Category 12:** "Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.

Category 13: Taser Shockwave, microwave weapons, water cannons, and the Long-Range Acoustic Device (LRAD).

***Category 14:** The following projectile launch platforms and their associated munitions: 40-millimeter projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.

Category 15: Any other equipment as determined by a governing body or a state agency to require additional oversight.

Current MVPD Equipment Meeting Military Equipment Definition

The MVPD continues to carefully assess what equipment is needed to protect the public and officers when resolving critical incidents, such as active shooter response, apprehending violent offenders, hostage rescue, and barricaded subjects, among others. Certain equipment is also beneficial for providing information and creating cover, distance, and time that help improve decision-making during critical incidents. This allows responding officers to take in and evaluate the totality of the circumstances, which results in increased safety and reduced risk for everyone involved.

For the most part, the equipment listed in the report is highly specialized and not carried day to day. Items may be used a few times a year, and their deployment requires departmental notifications. **In 2025, the equipment was minimally used, primarily for training and certification.** While in certain appropriate circumstances, equipment may be taken into the field, it does not mean that any equipment was used or fired. More information about the frequency and manner of use for various types of equipment is provided in Attachment 2.

Many of the items designated by AB 481 as military equipment have been in MVPD's equipment inventory for decades. The MVPD's operating procedures and training program instruct staff in the proper use of this equipment.

The MVPD does not possess any equipment related to the 1033 Department of Defense program. In Fiscal Year 2024-2025, the department returned all AR-15 rifles acquired as part of the program.

Current Policies and Procedures for Equipment Purchase and Use

The MVPD adheres to the City's budget process and purchasing policies and procedures when procuring its equipment. The acquisition of new or replacement equipment or items meeting the reporting requirements of AB 481 is funded from MVPD's budget in accordance with MVPD Policy No. 709: Military Equipment and the approval of the City Council.

As noted, and anticipated in the 2025 AB 481 Annual Report, MVPD purchased an Armored Rescue Vehicle for approximately $382,200, which will be delivered in May 2026. Additionally, 200 rounds of .308 caliber ammunition for approximately $643 and 200 rounds of 40mm Sponge Rounds were

purchased for approximately $2,000. Additional purchases may occur to replace materials used up during the year for training or operational purposes, potentially including ammunition, specialty munitions, noise flash diversionary devices, and breaching equipment.

MVPD Policy No. 300, Use of Force Policy, and Policy No. 308, Control Devices and Techniques, govern the use of equipment. In addition, the State of California Commission on Peace Officer Standards and Training (POST) establishes operational guidelines and training recommendations for certain equipment and tactics, and MVPD's designated subject matter experts manage compliance with these guidelines.

All MVPD policies and procedures governing safe handling, storage, and qualification of specified equipment remain in effect. This includes, but is not limited to, California Occupational Safety and Health Agency (OSHA) certification of energetic breaching operators; Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) oversight of energetic breaching materials; and ATF oversight of Noise-Flash Diversionary Devices.

In 2025, the City received no complaints or concerns regarding the use of equipment specified in AB 481.

Proposed Purchases/Changes in Inventory

The Annual Report is required to include new equipment that the City intends to purchase in the next fiscal year that falls within the definition of "military equipment" under AB 481.

In 2026, MVPD plans on purchasing the following:

- MVPD continues to research and evaluate emerging Unmanned Aerial System technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.
- Approximately 1,000 rounds of .308-caliber ammunition at a cost of $2,000.
- Two hundred (200) 40-millimeter sponge rounds to replace those used in training, operationally, or expiring at a cost of approximately $6,000.
- Chemical munitions to replace munitions used in training, operationally, or expiring, at a cost of approximately $3,000.
- Primacord, Nonel MS (blasting cap), and explosive breaching initiators to replace materials used in training in 2025 at a cost of $1,000.

Community Engagement Meeting

The 2025 AB 481 Annual Report was presented at a community meeting on May 6, 2026, at the City Hall Plaza Conference Room to meet the requirement for a public discussion on the MVPD use, funding, and acquisition of military equipment. This community engagement meeting, held in a well-publicized and accessible location, took place within 30 days of the report's submission to the City Council and publication on the City's website, as required under AB 481. The Annual Report was submitted and published on April 26, 2026, on the MVPD AB 481 webpage.

The meeting was publicized through MVPD's social media channels and shared directly with various community groups and stakeholders. These included the leadership and members of the Mountain View Coalition for Police Reform and Accountability (MVCPRA), Cafecito Con Aroma a Justicia (Cafecito), the Faith Leaders Advisory Council, the Latino Community Advisory Committee, Community Services Agency (CSA), and the Day Worker Center. Spanish services were offered; however, translation services were not requested.

A total of two people attended the public meeting (both in person). The attendees expressed appreciation for the transparency and notification process and asked the following questions:

- What does a sponge round look like? What material is it made of, and what is its approximate size? What would a person likely experience if struck by a sponge round?
- Who determines which resources or equipment are appropriate to use during a call for service?
- How would you respond to a call involving an armed subject experiencing a mental health crisis?
- What officer wellness resources are available to police officers?
- Why is this equipment referred to as "military equipment"?

FISCAL IMPACT

The MVPD anticipates purchasing ammunition, less-lethal projectiles, explosive breaching equipment, noise flash diversionary devices, and chemical munitions at the estimated total cost of $12,000 to replace those anticipated to be used or to expire in the next fiscal year. The funding source for these items is the General Operating Fund.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding $500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html
Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT
☒General policy and legislative actions

ALTERNATIVES

1. Do not renew approval of MVPD Policy No. 709: Military Equipment, and do not adopt an updated MVPD Policy No. 709: Military Equipment.

2. Provide other direction.

PUBLIC NOTICING—Agenda posting.

Prepared by:
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Approved by:
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Kimbra McCarthy City Manager

Attachments:
1. Ordinance and Exhibit A (MVPD Policy 709: Military Equipment)
2. Military Equipment Annual Report

Attachment 1

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW RENEWING APPROVAL OF MOUNTAIN VIEW POLICE DEPARTMENT MILITARY EQUIPMENT USE POLICY, ADOPTING UPDATED MILITARY EQUIPMENT USE POLICY, AND FINDING THAT THIS ACTION IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, California Government Code section 7071 ("Section 7071") requires law enforcement agencies seeking to fund, acquire, or use military equipment to obtain prior approval of its governing body by ordinance adopting a military equipment use policy; and

WHEREAS, on June 11, 2024, the City Council of the City of Mountain View enacted Ordinance No. 6.2024, adopting Mountain View Police Department Policy 709: Military Equipment; and

WHEREAS, California Government Code section 7072 ("Section 7072"), requires law enforcement agencies that receive approval for a military equipment use policy to prepare and submit a military equipment report for each type of military equipment approved by the governing body within one year after approval and every year thereafter for as long as the military equipment is available for use; and

WHEREAS, Section 7072 also requires law enforcement agencies to make the military equipment report publicly available on its website and to hold at least one community meeting to discuss and answer questions about the report within 30 days after submitting and publicly releasing the report; and

WHEREAS, on April 26, 2026, the Mountain View Police Department submitted and posted on its website the required annual military equipment report; and

WHEREAS, on May 6, 2026, the Mountain View Police Department held a community meeting in the City Hall Plaza Conference Room for the purpose of facilitating a discussion and answering questions about the military equipment report and MVPD's funding, acquisition, or use of military equipment as required by Section 7072; and

WHEREAS, notice of the community meeting was provided to the public on April 26, 2026 through MVPD's social media channels, and was shared directly with various community groups and stakeholders; and

WHEREAS, Mountain View Police Department Policy 709: Military Equipment has been updated to include the current list of military equipment in MVPD's inventory and identify military equipment MVPD proposes to have in its inventory in Fiscal Year ("FY") 2026-27; and

WHEREAS, Section 7071(e)(1) requires the governing body to conduct an annual review of any ordinance approving the funding, acquisition, or use of military equipment and vote on whether to renew its approval at a regular meeting of the body; now, therefore,

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. Based on review of the annual military equipment report submitted by the Mountain View Police Department and the updated Mountain View Police Department Policy 709: Military Equipment, attached hereto and incorporated herein as **Exhibit A**, the City Council of the City of Mountain makes the following findings:

a. The military equipment described therein is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.

b. The military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties.

c. The equipment described therein is reasonably cost-effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

d. The Police Department's prior military equipment use complied with the military equipment use policy that was in effect at the time and, if prior uses did not comply with the military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

SECTION 2. Approval and Adoption. Based on the above findings, the City Council of the City of Mountain View hereby renews it's approval of Mountain View Police Department Policy 709: Military Equipment ("Policy 709") and adopts the updated Policy 709 for FY 2026-27, attached hereto and incorporated herein as **Exhibit A**.

SECTION 4. CEQA. Pursuant to California Code of Regulations Section 15060(c)(2), this action is not subject to the California Environmental Quality Act ("CEQA") because it will not result in a direct or a reasonably foreseeable indirect physical change in the environment.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

SECTION 6. Publication. Pursuant to Mountain View City Charter Section 522, at least two (2) days prior to final adoption of this ordinance, the City Clerk shall post this Ordinance in three (3) prominent places in the City and publish in the City's official newspaper notice setting forth

the title of this Ordinance, the date of its introduction, and a list of the places where copies of the ordinance are posted.

SECTION 7. **Effective Date**. Pursuant to Mountain View City Charter Section 519, this Ordinance shall become effective thirty (30) days after the date of its adoption.

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DF/4/ORD
013-05-13-25o

Military Equipment

709.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of military equipment.(Government Code § 7070; Government Code § 7071; Government Code § 7072).

709.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Department.

Military equipment – Includes but is not limited to the following:

- Unmanned, remotely piloted, powered aerial or ground vehicles.
- Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers.
- High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.
- Tracked armored vehicles that provide ballistic protection to their occupants.
- Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
- Weaponized aircraft, vessels, or vehicles of any kind.
- Battering rams, slugs, and breaching apparatuses that are explosive in nature. This does not include a handheld, one-person ram.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue firearms.
- Any firearm or firearm accessory that is designed to launch explosive projectiles.
- Noise-flash diversionary devices and explosive breaching tools.
- Munitions containing tear gas or OC, excluding standard, service-issued handheld pepper spray.
- Area denial electroshock devices, microwave weapons, water cannons, long-range acoustic devices (LRADs), acoustic hailing devices, and sound cannons.
- Kinetic energy weapons and munitions.
- Any other equipment as determined by a governing body or a state agency to require additional oversight.

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709.2 POLICY

It is the policy of the Mountain View Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment.

709.3 MILITARY EQUIPMENT COORDINATOR

The Police Chief should designate a member of this department to act as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

(a) Acting as liaison to the governing body for matters related to the requirements of this policy.

(b) Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

(c) Conducting an inventory of all military equipment at least annually.

(d) Collaborating with any allied agency that may use military equipment within the jurisdiction of Mountain View Police Department (Government Code § 7071).

(e) Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

1. Publicizing the details of the meeting.
2. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.

(f) Preparing the annual military equipment report for submission to the Police Chief and ensuring that the report is made available on the department website (Government Code § 7072).

(g) Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

709.4 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying equipment for the Department.

See attachment: 2025_AB481policyatt_publishedFINAL (002).pdf

709.5 APPROVAL

The Police Chief or the authorized designee shall obtain approval from the governing body by way of an ordinance adopting the military equipment policy. As part of the approval process, the Police Chief or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The

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military equipment policy must be approved by the governing body prior to engaging in any of the following (Government Code § 7071):

(a) Requesting military equipment made available pursuant to 10 USC § 2576a.

(b) Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

(c) Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

(d) Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

(e) Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

(f) Soliciting or responding to a proposal for, or entering into an agreement with, any other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

(g) Acquiring military equipment through any means not provided above.

709.6 COORDINATION WITH OTHER JURISDICTIONS

Military equipment used by other law enforcement agencies that are providing mutual aid to this jurisdiction or otherwise engaged in law enforcement operations within this jurisdiction shall comply with their respective military equipment policies in rendering mutual aid.

709.7 ANNUAL REPORT

Upon approval of a military equipment policy, the Police Chief or the authorized designee should submit a military equipment report to the governing body for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072).

The Police Chief or the authorized designee should also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use. The report shall include all information required by Government Code § 7072 for the preceding calendar year for each type of military equipment in department inventory.

709.8 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of the military equipment.

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Pursuant to California Government Code §7070(d)(7), members of the public may register complaints or concerns or submit questions about the use of each specific type of listed equipment in this policy by any of the following means:

(a) Via email to: PSU@mountainview.gov

(b) Via phone call to: (650) 903-6728

(c) Via mail sent to:
Mountain View Police Department
Attn: Professional Standards Unit
1000 Villa St
Mountain View, CA 94041

The Mountain View Police Department is committed to responding to complaints, concerns and/or questions received through any of the above methods in a timely manner.

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Attachments

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Attachments

709.4 MILITARY EQUIPMENT INVENTORY- 2025

Categories of Military Equipment (Government Code § 7070(c))
***Categories in bold contain items in MVPD's inventory in 2025**
*** Categories in bold italics are planned for purchase in 2026**

1) Unmanned, remotely piloted, powered aerial or ground vehicles.
2) Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers. However, police versions of standard consumer vehicles are specifically excluded from this subdivision.
3) High-mobility multi-purpose wheeled vehicles (HMMWV, commonly referred to as Humvees), two- and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.*
4) Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.
5) Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.
6) Weaponized aircraft, vessels, or vehicles of any kind.
7) Battering rams, slugs, and breaching apparatuses that are explosive in nature. However, items that are designed to remove a lock, such as bolt cutters, or a handheld ram designed to be operated by one person, are specifically excluded from this subdivision.
8) Firearms of .50 caliber or greater. However, standard-issue shotguns are specifically excluded from this subdivision.
9) Ammunition of .50 caliber or greater. However, standard-issue shotgun ammunition is specifically excluded from this subdivision.
10) Specialized firearms and ammunition of less than .50 caliber, including assault weapons as defined in Sections 30510 and 30515 of the Penal Code, with the exception of standard-issue service weapons and ammunition of less than .50 caliber that are issued to officers, agents, or employees of a law enforcement agency or a State agency.
11) Any firearm or firearm accessory that is designed to launch explosive projectiles.
12) "Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.
13) Taser Shockwave, microwave weapons, water cannons, and the Long-Range Acoustic Device (LRAD).
14) The following projectile launch platforms and their associated munitions: 40 mm projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.
15) Any other equipment as determined by a governing body or a State agency to require additional oversight.

* The Armored Rescue Vehicle meets the technical criteria for both categories 2 and 3, as it is armored to protect occupants from firearms, meets the gross vehicle weight requirement, has wheels like a standard Ford F550 truck and can fit an attachment for breaching apparatus.

Military Equipment Inventory

Category 1: Unmanned, Remotely Piloted, Powered Aerial or Ground Vehicles

Equipment Name: Mavic 2 Enterprise Dual with Forward Looking Infrared (FLIR) (Unmanned Aerial System) (UAS)

Purchase Cost: The initial cost of equipment, licensing, software, training: approximately $14,861.31
Quantity: 2
Acquired: 2020
Lifespan: Approximately 5 years
Equipment Capabilities: Remotely piloted aerial vehicles capable of providing live and recorded video images captured from aerial positions, including images enhanced by FLIR and optical zoom lenses.

Manufacturer Product Description:
DJI Mavic 2 Enterprise Dual with FLIR UAS System is a business-level, foldable, portable, long- range flying camera and accessory system that adapts well to uses by first responders and businesses that routinely inspect hard-to-reach assets. The four motors system allows the craft to fly for up to 31 minutes on a single battery. The craft has a top speed of 44 MPH, making it ideal for tracking operations or fights over large areas. This is not a military-grade item and weighs less than two pounds.

Purpose/Authorized Uses: UAS/Drones may be used to enhance the MVPD's mission of protecting lives and property when other means and resources are not available or are less effective. Uses may include but are not limited to: search and rescue (e.g., missing person); critical incidents (e.g., barricaded, hostage, and active shooter); bomb investigation; traffic accident reconstruction; crime scene reconstruction; and "hot pursuits" of suspects.

The system allows officers to safely respond to incidents and view potentially dangerous situations in a safe manner. In addition, the UAS Systems can be used to assist other City departments with tasks such as fire suppression efforts and City Building roof inspections. Additional requirements are listed in the Unmanned Aerial System Operations Policy 613.

Fiscal Impact: Ongoing costs associated with UAS operation is estimated to be approximately $3,000 per year for software licenses, maintenance and replacement parts.

Future Purchases: MVPD continues to research and evaluate emerging UAS technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.

Legal/Procedural Rules Governing Use: Any use of a UAS will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations. The use of the UAS potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to FAA altitude regulations and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure). Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAS operations. In addition, City Council Policy K-23, Use of Unmanned Aircraft Systems, regulates the use of drones by City staff.

Training Required: Prior to piloting any UAS/Drone staff members must obtain basic operator training.

Equipment Name: DJI Matrice 30T Drone with Thermal Camera

Purchase Cost: The initial cost of equipment, licensing, software, and training was approximately $33,986.81.
Quantity: 2
Acquired: 2023
Lifespan: Approximately 5 years
Equipment Capabilities: Remotely piloted aerial vehicles capable of providing live and recorded video images captured from aerial positions, including images enhanced by FLIR and optical zoom lenses.

Manufacturer Product Description:

DJI Matrice 30T Drone with Thermal Camera UAS System is a business-level, foldable, portable, long-range flying camera and accessory system that adapts well to uses by first responders and businesses that routinely inspect hard-to-reach assets. The four-motor system allows the craft to fly for up to 45 minutes on a single battery. The craft has a top speed of 33.5 MPH, making it ideal for tracking operations or fights over large areas. This is not a military-grade item and weighs 2.028 pounds.

Purpose/Authorized Uses: UAS/Drones may be used to enhance the MVPD's mission of protecting lives and property when other means and resources are not available or are less effective. Uses may include, but are not limited to: search and rescue (e.g., missing person); critical incidents (e.g., barricaded, hostage, and active shooter); bomb investigation; traffic accident reconstruction; crime scene reconstruction; and "hot pursuits" of suspects. These UAS also support the Public Works Department by documenting work at City Hall. Drones enhance officer safety by enabling remote observation of potentially dangerous situations and are versatile in applications including crime scene documentation, suspect searches, missing persons searches, inter-agency assistance, to tasks like aerial surveillance for firefighting support, building inspections, and general photography.

Fiscal Impact: Ongoing costs associated with UAS operation is estimated to be approximately $15,000 per year. Some minor maintenance of the systems is performed by in-house staff at no additional cost.

Legal/Procedural Rules Governing Use: Any use of a UAS will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations. The use of the UAS potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to FAA altitude regulations and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure).

Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAS operations. In addition, City Council Policy K-23, Use of Unmanned Aircraft Systems, regulates the use of drones by City staff. Additional requirements are listed in the Unmanned Aerial System Operations Policy 613.

Training Required: Prior to piloting any UAS/Drone staff members must obtain basic operator training.

Equipment Name: Loki MK2 EU Drones

Purchase Cost: The initial cost of equipment, licensing, software, and training was approximately $13,693.80.
Quantity: 2
Acquired: 2023
Lifespan: Approximately 5 years
Equipment Capabilities: Remotely piloted aerial vehicles capable of providing live and recorded video images captured from aerial positions, including images enhanced by FLIR and optical zoom lenses.
Manufacturer Product Description:
The Loki MK2 is fully purpose-built for close-quarter, under-roof, tactical scouting operations. Operating in congested and dark environments, its purpose is to place a microphone and camera practically anywhere to collect critical life-saving intelligence of immediate threats ahead of a team. It enables reliable and rapid situational awareness for precise decision-making while maximizing the team's safety. The four-motor system allows the craft to fly for up to 15 minutes on a single battery. The craft has a top speed of 22.37 MPH, making it ideal for rapid deployments in close quarter, under roof, or tactical intelligence gathering operations. This is not a military-grade item and weighs less than one pound (without battery).

Purpose/Authorized Uses: This drone's primary use is for suspect searches within buildings. UAS/Drones may be used to enhance the MVPD's mission of protecting lives and property when other means and resources are not available or are less effective. Uses may include, but are not limited to: search and rescue (e.g., missing person); critical incidents (e.g., barricaded, hostage, and active shooter); bomb investigation; traffic accident reconstruction; crime scene reconstruction; and "hot pursuits" of suspects. They enhance officer safety by enabling remote observation of potentially dangerous situations and are versatile in applications, including crime scene documentation, suspect searches, missing persons searches, inter-agency assistance, aerial surveillance for firefighting support, building inspections, and

general photography.

Fiscal Impact: Ongoing costs associated with UAS operation is estimated to be approximately $5,000 per year. Some minor maintenance of the systems is performed by in-house staff at no additional cost.

Legal/Procedural Rules Governing Use: Any use of a UAS will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations. The use of the UAS potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to FAA altitude regulations and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure). Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAS operations. In addition, City Council Policy K-23, Use of Unmanned Aircraft Systems, regulates the use of drones by City staff. Additional requirements are listed in the Unmanned Aerial System Operations Policy 613.

Training Required: Prior to piloting any UAS/Drone staff members must obtain basic operator training.

Equipment Name: DJI Mavic 3T Wide/zoom/thermal camera UAS

Purchase Cost: The initial cost of equipment, licensing, software, and training was approximately $6,157.00.
Quantity:1
Acquired: 2023
Lifespan: Approximately 5 years
Equipment Capabilities: Remotely piloted aerial vehicles capable of providing live and recorded video images captured from aerial positions, including images enhanced by FLIR and optical zoom lenses.
Manufacturer Product Description:
The Mavic 3 Enterprise Series redefines industry standards for small commercial drones. With a mechanical shutter, a 56x zoom camera, and an RTK module for centimeter level precision, the Mavic 3T brings mapping and mission efficiency to new heights. The thermal vision is used for search and rescue, inspections and night operations.

Purpose/Authorized Uses: The primary use of this drove is for suspect searches within buildings. UAS/Drones may be used to enhance the MVPD's mission of protecting lives and property when other means and resources are not available or are less effective. Uses may include but are not limited to: search and rescue (e.g., missing person); critical incidents (e.g., barricaded, hostage, and active shooter); bomb investigation; traffic accident reconstruction; crime scene reconstruction; and "hot pursuits" of suspects. They enhance officer safety by enabling remote observation of potentially dangerous situations and are versatile in applications including crime scene documentation, suspect searches, missing persons searches, inter-agency assistance, assistance with aerial surveillance for firefighting support , building inspections, and general photography.

Fiscal Impact: Ongoing costs associated with UAS operation is estimated to be approximately $5,000 per year. Some minor maintenance of the systems is performed by in-house staff at no additional cost.

Legal/Procedural Rules Governing Use: Any use of a UAS will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations. The use of the UAS potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to FAA altitude regulations and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure). Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting

images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAS operations. In addition, City Council Policy K-23, Use of Unmanned Aircraft Systems, regulates the use of drones by City staff. Additional requirements are listed in the Unmanned Aerial System Operations Policy 613.

Training Required: Prior to piloting any UAS/Drone staff members must obtain basic operator training.

Equipment Name: Robotex Avatar Robot

Cost: $12,389.21
Quantity: 1
Acquired: 2011
Lifespan: 10 to 15 years
Equipment Capabilities: This equipment is a battery-powered, remote-operated device equipped with two cameras and two-way radio capabilities.
Manufacturer Product Description:
The AVATAR enhances the capabilities of SWAT and tactical response teams by allowing them to quickly and safely inspect dangerous situations, without the need to expose themselves to danger. The AVATAR Robots are regarded by tactical teams as a standard operational tool, like a firearm, vehicle, or piece of body armor.

Purpose/Authorized Uses: This equipment is for use during high-risk incidents to gain visual/audio information from a safe distance. Use is limited to members of the Department SWAT Team. Incidents that may qualify for its use include but are not limited to, a high-risk warrant service, barricaded subject, and hostage negotiation/rescue. Before entering a structure, particularly in a dangerous situation, knowledge of a subject's location is very important, and the robot can provide that without placing anyone at risk. Cameras can also help determine if a subject is armed and if there are any other people inside who need assistance. The two-way speakers can be used to communicate with anyone inside a location. This makes the situation safer for the subject, community and officers and officers.

Fiscal Impact: No known annual maintenance cost.

Legal/Procedural Rules Governing Use: Any use of the robot is established by the Incident Commander. All other applicable MVPD policies remain in effect, including MVPD Policy 321, Search and Seizure.

Training Required: Prior to operating the robot, an operator must complete in-house operator training.

Category 3: High-mobility multi-purpose wheeled vehicles (HMMWV), commonly referred to as "Humvees," two and one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.

Equipment Name: Armored Rescue Vehicle (ARV)

Approximate: Cost: $382,200
Manufacturer: Terradyne
Quantity: 1 (Estimated arrival in May 2026)
Lifespan: TBD
Equipment Capabilities: The Terradyne MPV is an armored vehicle built upon a Ford-F550 chassis with a custom body designed to protect occupants from all standard handguns and rifle fire. The MPV possesses high ground clearance, off-road capability, and 4-wheel drive capability, with the potential to reach highway speeds. It can accommodate up to 10 officers in full tactical gear and up to 20 civilians needing rescue or rapid evacuation.

Purpose/Authorized Uses: An Armored Rescue Vehicle (ARV) would provide ballistic ("bullet-proof") safety and shelter during critical incidents, large events, high-risk search warrant service, and with people who may be armed or pose a significant danger to our officers or community. An ARV also provides safety and shelter to ensure a safe de-escalation environment for our Crisis Negotiation Team (CNT) for successful outcomes.

Fiscal Impact: City Fleet Staff currently maintains two Fire Department Ford F-550s, and estimate the cost to maintain the Terradyne (built on a Ford F-550 chassis) at $200-$1000 per year depending on the service needed.

Legal/Procedural Rules Governing Use: If the purchase of the ARV is authorized, MVPD will craft a department policy directing the use of the ARV, informed by feedback on this Military Equipment report, community and stakeholder feedback and industry leader organizations such as the California Association of Hostage Negotiators and the California Association of Tactical Officers.

Category 5: Command and Control Vehicles that are either built or modified to facilitate the operational control and direction of public safety units

Equipment Name: MVPD Mobile Command Vehicle

Cost: $536,000
Quantity: 1
Acquired: 2016
Lifespan: Approximately 12 years
Equipment Capabilities: MVPD's Mobile Command Vehicle is similar to a large recreational vehicle, which is set up with multiple desk and meeting areas. It can be driven to most locations within the City of Mountain View and used as a command post to help organize and manage emergency situations.

Manufacturer Product Description: Freightliner MT55, 26,000 lbs. GVWR with air-ride suspension. Features include:

- Custom-fabricated bench seating;
- LDV Intel-I-Touch™ power and data electronics system to control strategic onboard systems;
- 65" interactive display and multiple LED TVs and monitors throughout;
- Weatherproof exterior access door to view LCD monitor;
- Digital HDTV antenna, audio video switching system;
- Mast and camera system; and
- Radio, CAT6 computer network cable, cellular modem.

Purpose/Authorized Uses: Mobile command vehicles support the management of incidents and planned events by providing interior and/or exterior workspaces and command and control capabilities to the Incident Commander on-scene or at remote locations.

Fiscal Impacts: The initial cost of the vehicle and equipment was approximately $536,000 in 2016. Maintenance of the systems is performed by the City's Fleet Service. Annual costs are estimated to be $10,000. The maintenance cost in 2024 was $582.

Legal/Procedural Rules Governing Use: Use of the Mobile Command Vehicle is governed by local and State laws. Mobile Command Vehicle use is consistent with rules for a Class C driver's license in the State of California.

Training Required: Two hours of training involving learning how to drive and deploy the vehicle.

Equipment Name: SWAT Truck/ Freightliner Walk-In-Van

Purchase Cost: $229,884
Quantity: 1

Acquired: 2015
Lifespan: Approximately 15 years
Equipment Capabilities: MVPD's SWAT Vehicle is similar to a large vehicle/van and is set up to transport personnel, equipment and contains storage for weapons. It can be driven to most locations within the City of Mountain View and used as a command post to help organize and manage emergency situations.

Manufacturer Product Description: 2016 Freightliner MT55 forward control chassis, 26,000 lbs. GVWR with rear spring suspension and hydraulic brakes. Features include:

- DOT Triangle reflector kit with three (3) triangles
- Stainless Steel wheel liners with braided stainless steel valve stem extenders.
- Load space area 83" high x 93" wide x 20' long all aluminum step van body.
- Driver sedan door with slider window, door skin chemically bonded to door frame structure.
- Tinted safety plate glass windshield with driver and passenger sun visors.
- Heavy duty fluted aluminum grab handle with rubber inserts and chrome plated stanchions installed at exterior entry door location.
- Dry erase writing surface on overhead cabinet door.
- Weapons cabinet with storage for 12 M4, 8 Remington and 2 FN 303 launcher rifles. Dividers for 3 rifles cases.

Purpose/Authorized Uses: The SWAT vehicles support the management of critical incidents and planned events to transport equipment, providing interior and/or exterior workspaces and command and control capabilities to the Incident Commander on-scene or at remote locations.

Fiscal Impacts: The initial cost of vehicle and equipment was approximately $229,884 in 2015. Maintenance of the systems is performed by the City's Fleet Service. Annual costs are estimated to be $2,500. The maintenance cost in 2024 was $8,617.

Legal/Procedural Rules Governing Use: Use of the SWAT Vehicle is governed by local and State laws. SWAT Vehicle use is consistent with rules for a Class C driver's license in the State of California.

Training Required: None

Category 7: Battering Rams, Slugs, and Explosive Breaching Apparatuses

Equipment Name: Explosive Breaching Equipment

Cost: $200
Quantity: 2
Acquired: 2002
Lifespan: No expiration

Equipment Name: Nonel MS (blasting cap)

Cost: $3.75 each
Quantity: 134
Acquired: 2002
Lifespan: No expiration

Equipment Name: Primacord (50 grains per foot) – primary explosive

Cost: $695 (0.34 per foot)
Quantity: 2,956 feet
Acquired: 2002

Lifespan: No expiration
Equipment Capabilities: This equipment is used to direct explosive energy into a target structure to create an opening to allow for SWAT team entry, hostage escape or increased visibility.

Purpose/Authorized Uses: To safely gain entry into a structure. This equipment would only be deployed during a SWAT incident, and its use would need specific authorization from the Incident Commander.

Fiscal Impact: The program is inexpensive to maintain, replacing only equipment used in training or in operations. The material used for each breach is under $10.

Future Purchases: The department anticipates purchasing replacements for equipment used for training or operations at the estimated cost of $1,000.

Legal/Procedural Rules Governing Use: Use is established by MVPD Policy. It is the policy of the MVPD to utilize explosive breaching equipment only for official law enforcement purposes and pursuant to State and Federal law.

Training Required: The training consists of an 80-hour course for a member of the SWAT Team specifically designated as the "breacher." At the conclusion of the course, the breacher must pass a test proctored by CAL/OSHA. The OSHA certification is valid for 5 years. Before the expiration of the certification, the breacher must retake and pass the test. The materials used for training are inexpensive. A typical training day will consist of 5 to 10 practice breaches.

Category 8: Firearms of .50 Caliber or Greater, excluding standard-issued shotguns and standard-issued shotgun ammunition

Equipment Name: Barrett .50 Caliber Semiautomatic Rifle

Cost: $0
Quantity: 1
Acquired: 2006
Lifespan: 15+ years
Equipment Capabilities: The sniper rifle can fire a .50 caliber bullet at various distances with the ability to penetrate concrete and heavy glass.

Manufacturer Product Description: The Barrett .50 caliber rifle is a recoil-operated, semi-automatic rifle.

Purpose/Authorized Uses: MVPD SWAT is in the process of implementing a large-caliber sniper program. The Barrett .50 caliber rifle is paired with several ammunition types to address a variety of strategic and tactical needs including, but not limited to, stopping automobiles being used as weapons, especially large or armored vehicles and those known or reasonably suspected to contain vehicle-borne improvised explosive devices (VBIEDs); penetrating bank glass and other heavy glass; and neutralizing a criminal sniper firing from a protected position, such as from behind concrete block or brick or a vertical building.

Fiscal Impacts: The Barrett .50 caliber sniper rifle was seized in 2006 during a criminal investigation and now belongs to the MVPD.

Legal/Procedural Rules Governing Use: All applicable State, Federal, and local laws governing police use of force. Various MVPD Policies on use of force and firearms. This weapon and associated ammunition are not currently in operation as MVPD is developing a specific policy around its use.

Training Required: In addition to patrol rifle and standard SWAT operator training, SWAT snipers must successfully complete a California POST-certified sniper course, a 40-hour large caliber rifle instructor course, as well as regular SWAT sniper training and qualifications as required by law and policy.

Category 9: Ammunition of .50 caliber or greater

Equipment Name: .50 BMG M33 NATO Ammunition and Hornady .50 BMG H8270 Match Ammunition

Cost: $4,300
Quantity: 590 rounds
Acquired: 2021
Lifespan: No expiration date
Equipment Capabilities and Purpose/Authorized Uses: The Barrett .50 caliber rifle is paired with several ammunition types to address a variety of strategic and tactical needs, including, but not limited to, stopping automobiles being used as weapons, especially large or armored vehicles and those known or reasonably suspected to contain vehicle-borne improvised explosive devices (VBIEDs); defeating bank glass and other heavy glass; and neutralizing a criminal sniper firing from a protected position, such as from behind concrete block or brick or a vertical building.

Fiscal Impacts: The MVPD originally purchased 750 rounds of .50 BMG M33 NATO Ammunition 624 Grain Full Metal Jacket costing $2,680, and 220 rounds of Hornady .50 BMG H8270 Match Ammunition 750 Grain A- Max costing $1,608. The ongoing costs for ammunition will vary, and maintenance is conducted by Department staff.

Legal/Procedural Rules Governing Use: All applicable State, Federal, and local laws governing police use of force. Various MVPD Policies on use of force and firearms. The Barret .50 Caliber Semiautomatic Rifle and its associated ammunition are not currently operational as MVPD is developing a specific policy around its use.

Training Required: In addition to patrol rifle and standard SWAT operator training, SWAT snipers must successfully complete a California POST-certified sniper course, a 40-hour large caliber rifle instructor course, as well as regular SWAT sniper training and qualifications as required by law and policy.

Category 10: Specialized Firearms and Ammunition of less than .50 Caliber

Equipment Name: .308 Caliber Sniper Rifle

Cost: $7,518
Quantity: 2
Acquired: 2021
Lifespan: Approximately 15 years
Equipment Capabilities: The sniper rifle is capable of firing a .308 caliber bullet.

Manufacturer Product Description: .308/7.62 with 20'' barrel, semiautomatic, magazine-fed sniper rifle.

Purpose/Authorized Uses: This rifle may only be used by a SWAT Officer trained and certified to be a sniper (MVPD currently has two such officers) and may be deployed to assist the SWAT Team in a critical incident or emergency. The main use is for observation of an incident and to be able to accurately and immediately be able to stop a threat to life.

Examples of situations for deploying the rifle may include, but are not limited to when an Officer reasonably anticipates an armed encounter; is faced with a situation that may require accurate and effective fire at a long distance; reasonably expects the need to meet or exceed the firearms and ammunition that a suspect is reported or believed to possess; reasonably believes that there may be a need to fire on a barricaded person or a person with a hostage; and reasonably believes that a suspect may be wearing body armor.

Fiscal Impact: The ongoing costs for ammunition will vary and maintenance is conducted by Department staff.

Future Purchases: The department will purchase approximately 1,000 rounds for approximately $2,000.

Legal/Procedural Rules Governing Use: All applicable State, Federal, and local laws governing police use of force. Various MVPD Policies on use of force and firearms.

Training Required: In addition to patrol rifle and standard SWAT operator training, SWAT snipers must successfully complete a California POST-certified sniper course as well as regular SWAT sniper training and qualifications as required by law and policy.

Equipment Name: .308 Caliber Ammunition

Cost: $3,300
Quantity: 1,000 Rounds
Acquired: 2022 (replenished to maintain stock)
Lifespan: No expiration

Equipment Name: B-West AK-47 .762 Semi-automatic Rifle

Cost: $500
Quantity: 1
Acquired: 2008
Lifespan:15+ years
NOTE: This rifle is currently in storage as surplus.

Equipment Name: M4 .223 Rifle, semi and fully automatic

Cost: $3,000
Quantity: 2
Acquired: 2000
Lifespan: 15+years

Equipment Name: HK MP5 suppressed 9mm submachine gun

Cost: $2,700
Quantity: 1
Acquired: 1994
Lifespan: 15+ years
NOTE: This is currently in storage as surplus.

Equipment Name: HK .308 Rifle

Cost: $5,000
Quantity: 1
Acquired: 2010
Lifespan: 15+ years
NOTE: This is currently in storage as surplus.

Equipment Name: Remington 870 Breaching Shotgun

Cost: $800
Quantity: 1
Acquired: Prior to 1995
Lifespan: 15+ years
NOTE: This is currently stored as surplus

Equipment Name: Steyr AUG .223 Rifle

Cost: $2,000
Quantity: 1
Acquired: Prior to 2010
Lifespan: 15+ years

Category 12: Noise Flash Diversionary Device and Chemical Munitions

Equipment Name: Chemical Munitions

Purchase Cost: $4,800
Quantity: 83
Acquired: 2018
Lifespan: Approximately 5 years
Equipment Capabilities: This equipment includes various types of chemical agents in canisters and munitions that can be deployed by hand or through munition launchers.

Purpose/Authorized Uses: The purposes are to: compel an individual to cease their actions when such munitions present a reasonable option; control riots to bring an objectively dangerous and unlawful situation safely and effectively under control; deny a designated area to a suspect; force a suspect to move to a desired area; or disorient a suspect.

Fiscal Impact: No known annual maintenance cost.

Future Purchases: To replace used and/or expired equipment, the department may purchase approximately 40 rounds for approximately $3,000.

Legal/Procedural Rules Governing Use: All applicable State, Federal, and local laws governing police use of force. Various MVPD Policies on use of force and firearm
Training Required: 40-hour chemical agent instructor course

Equipment Name: Noise Flash Diversionary Device (NFDD)

Cost: $4,407
Quantity: 50
Acquired: 2018 & 2023
Lifespan: 5 years
Equipment Capabilities: An NFDD, is a device that creates a bright flash and loud sound to temporarily divert the attention of subjects in the immediate area.

Purpose/Authorized Uses: NFDD's are used to distract and temporarily immobilize dangerous suspects by overwhelming their senses of vision and hearing. The distraction gives Officers time to create an opportunity to take control of high-risk or dangerous situations.

Fiscal Impact: No known annual maintenance cost.

Legal/Procedural Rules Governing Use: All applicable State, Federal, and local laws governing police use of force. Various MVPD Policies on use of force and firearms.

Training Required: 8-hour NFDD instructor school.

Category 14: Kinetic Energy Weapons (Projectile Launcher) and Munitions

Equipment Name: Projectile Launchers and Associated Munitions (see below for each individual type)

Purchase Cost: See below

Quantity: See below
Acquired: See below
Lifespan: See below

Equipment Capabilities: Launcher systems that use smokeless powder to deliver projectiles from a safe distance.

Purpose and Authorized Use: To help deescalate and limit the escalation of conflict where effective without the need for lethal force. Situations for use of the less-lethal weapon systems may include, but are not limited to:

- Self-destructive, dangerous, and/or combative individuals.
- Riot/crowd control and civil unrest incidents.
- Circumstances where a tactical advantage can be obtained.
- Potentially vicious animals.
- Training exercises or approved demonstrations.

Fiscal Impact: No known annual maintenance cost.

Future Purchases: The department plans to purchase 200 rounds for approximately $6,000.

Legal/Procedural Rules Governing Use: Use is established under MVPD Policy 308. It is the policy of the MVPD to utilize chemical agents only for official law enforcement purposes and pursuant to State and Federal law, including those regarding the use of force. Training Required: 24-hour less-lethal instructor course.

Equipment Name: FN303 .68 Launcher

Cost: $2,400
Quantity: 2
Acquired: Prior to 2010
Lifespan: 15+ years

Equipment Name: .68 Caliber Projectiles

Cost: $4,443
Quantity: 900
Acquired: 2023
Lifespan: 5+ years

Equipment Name: 40mm LMT Single-Shot Sponge Round Launcher

Cost: $1,800
Quantity: 42
Acquired: 2024
Lifespan: 15+ years

Equipment Name: 40mm LMT 4-Shot Multi-Launcher

Cost: $2,300
Quantity: 1
Acquired: 2024
Lifespan: 15+ years

Equipment Name: 40mm Sponge Round

Cost: $5,675
Quantity: 300
Acquired: 2020
Lifespan: 5+ years

Equipment Name: 40mm Less-Lethal Sponge Round with Chemical Agent

Cost: $1,080
Acquired: 2020
Quantity: 59 rounds
Lifespan: 5+ years

Equipment Name: 12-Gauge Shotgun Chemical Munition Launcher

Cost: $400
Quantity: 1
Acquired: Prior to 1995
Lifespan: 15+ years

Equipment Name: SAGE 37mm Projectile Launcher

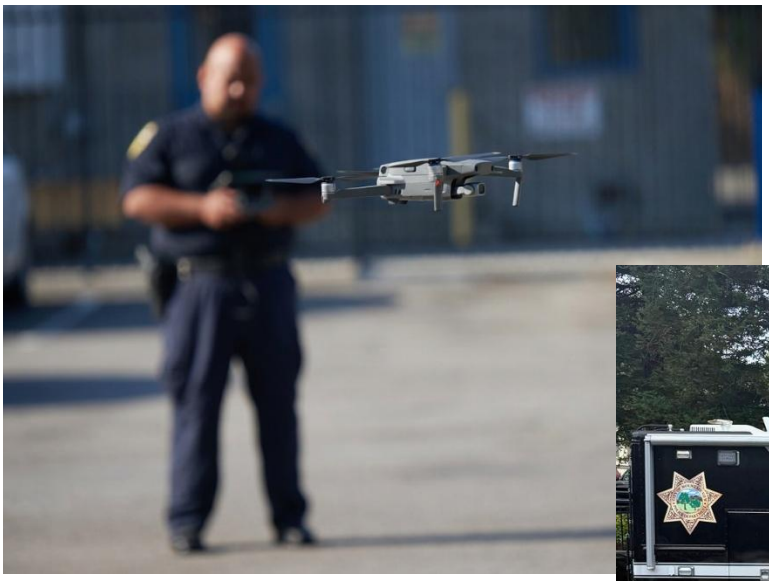
Cost: $2,325
Obtained: Prior to 2000
Quantity: 3
Lifespan: 5+ years

Equipment Name: SAGE 37mm Impact Munition

Cost: $500
Quantity: 50
Acquired: Prior to 2000
Lifespan: 5+ years

**** The data presented in the above inventory list represents the most current and accurate count. Discrepancies from previously reported figures may occur due to updates, or improved data accuracy.**

Mountain View
Police Department





ASSEMBLY BILL 481
MILITARY EQUIPMENT
ANNUAL REPORT
2025

POSTED: April 26, 2026

Background

On September 30, 2021, Governor Gavin Newsom signed a series of eight (8) policing reform bills, including Assembly Bill 481 (AB 481) on the acquisition and use of items defined as military equipment. On May 10, 2022, the Mountain View City Council adopted Ordinance No. 7.22 approving Mountain View Police Department Policy 709, Military Equipment ("MVPD Policy 709") pursuant to AB 481, which was renewed on May 9, 2023. On May 27, 2025, the City Council adopted Ordinance No. 3.2025, which adopted an amended MVPD Policy 709.

Summary

In 2025, the Mountain View Police Department (MVPD) had equipment meeting 9 of the 15 categories requiring reporting by AB 481. For the most part, the equipment listed in this report is highly specific in its use, requires authorization and training, and is not carried day-to-day. Even when equipment is deployed into the field in certain appropriate circumstances, it is not necessarily used or fired. The majority of equipment used in 2025 was during training and certifications.

The City of Mountain View has not received any complaints or concerns regarding the use or acquisition of the equipment covered by AB 481 during this reporting period. MVPD has diligently followed MVPD Policy 709, ensuring transparency and accountability in its operations, with no policy violations in 2025.

In 2025, the department purchased 200 rounds of .308 caliber ammunition for approximately $643, replaced expired chemical munitions for approximately $2,000, and purchased 200 rounds of 40mm Sponge Rounds for $6,000. As noted in the 2024 AB 481 Report, the Police Department proposed the purchase of a high-mobility, multi-purpose wheeled vehicle as part of the Fiscal Year 2025-26 Budget. This item was approved in the Budget. The City has purchased the vehicle and is awaiting its delivery. Unless otherwise noted, all the costs for the equipment listed in the tables below are funded in the Police Department budget from the City's General Operating Fund.

Plans for future equipment purchases meeting the reporting requirements of AB 481 include incidental purchases to replace or replenish equipment used throughout the year for existing items. Further, MVPD continues to research and evaluate emerging UAS technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.

MVPD does not possess any equipment related to the 1033 Department of Defense program. All equipment that was previously possessed as part of this program has been returned. In addition, any items listed from the 2023 report that have been removed from the tables below are no longer in the possession of MVPD.

Introduction

As required by AB 481 and MVPD Policy 709, MVPD must prepare an annual report on the use of each type of military equipment approved in the Policy over the last year. Subsequently, the City Council must review the Ordinance, Policy, and AB 481 Annual Report and determine whether MVPD's use of the defined military equipment in the past year complied with the Policy.

AB 481 requires police departments to identify, at a minimum, six (6) elements in their annual reports for each type of covered equipment:

1. Summary of how each type of equipment was used and the purpose of that use.

2. Summary of complaints or concerns received for each type of equipment.

3. Information disclosing violations of military equipment policies and actions taken in response, as well as the result of internal audits.

4. Annual costs for each type of equipment, "including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs," and from what source funds will be provided for the military equipment in the calendar year following submission of the annual report.

5. Quantity possessed of each type of equipment.

6. Plans to acquire additional military equipment in the coming year and the quantity sought.

In 2025, MVPD has equipment meeting nine of the 15 categories set forth in AB 481 and MVPD Policy 709, indicated below in **bold.**

Category 1: Unmanned, remotely piloted, powered aerial or ground vehicles.

Category 2: Mine-resistant, ambush-protected (MRAP) vehicles or armored personnel carriers. However, police versions of standard consumer vehicles are specifically excluded from this subdivision.

***Category 3: High-mobility multi-purpose wheeled vehicles (HMMWV), commonly referred to as "Humvees," two-and-a-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.**

Category 4: Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.

Category 5: Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.

Category 6: Weaponized aircraft, vessels, or vehicles of any kind.

Category 7: Battering rams, slugs, and breaching apparatuses that are explosive in nature. However, items designed to remove a lock, such as bolt cutters or a handheld ram designed to be operated by one person, are specifically excluded from this subdivision.

Category 8: Firearms of .50-caliber or greater. However, standard-issue shotguns are specifically excluded from this subdivision.

Category 9: Ammunition of .50-caliber or greater. However, standard-issue shotgun ammunition is specifically excluded from this subdivision.

Category 10: Specialized firearms and ammunition of less than .50-caliber, including assault weapons as defined in Sections 30510 and 30515 of the Penal Code, with the exception of standard-issue service weapons and ammunition of less than .50-caliber that are issued to officers, agents, or employees of a law enforcement agency or a state agency.

Category 11: Any firearm or firearm accessory that is designed to launch explosive projectiles.

Category 12: "Flashbang" grenades and explosive breaching tools, "tear gas," and "pepper balls," excluding standard, service-issued handheld pepper spray.

Category 13: Taser Shockwave, microwave weapons, water cannons, and the Long-Range Acoustic Device (LRAD).

Category 14: The following projectile launch platforms and their associated munitions: 40-millimeter projectile launchers, "bean bag," rubber bullet, and specialty impact munition (SIM) weapons.

Category 15: Any other equipment as determined by a governing body or a state agency to require additional oversight.

* Although the military equipment category for the ARV, category 3, contains a broad range of possible equipment types, including traditional military vehicles such as "Humvees" the ARV is not designed for traditional military use. Instead, it is a purpose-built public safety vehicle constructed on a standard Ford F-550 chassis.

Military Equipment

The tables on the following pages provide the required information regarding Quantity, Costs, Summary of Use and Purpose, Complaints, Policy Violations, and Future Purchases. The cost column includes any expenditures in 2025 as well as the original acquisition cost, noted in the table with an asterisk (*).

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 1: Unmanned, Remotely Piloted, Powered Aerial or Ground Vehicles						
Mavic 2 Enterprise Dual with Forward-Looking Infrared Unmanned Aerial System (UAS)	2	*$14,861.31 (when purchased in 2020) $0 cost in 2025	In 2025, this Unmanned Aerial System (UAS) platform was used in four (4) mission-related deployments, including support for patrol operations and assistance to outside agencies, zero (0) public outreach flights, and twelve (12) training-related flights. The Mavic aircraft were primarily used for training and pilot proficiency exercises, allowing department personnel to maintain familiarity with aircraft controls, thermal imaging systems, and aerial observation techniques. Operational deployments included patrol support operations and assistance to outside agencies, providing aerial situational awareness during police operations. These flights allowed officers to remotely observe areas that may present hazards and assist officers on the ground by providing additional visual perspective. The Mavic serves as a valuable training and supplemental operational tool within the department's UAS program. The system supports officer safety and operational effectiveness by allowing personnel to remotely assess potentially hazardous situations and maintain proficiency with unmanned aerial technology.	None	None	MVPD continues to research and evaluate emerging UAS technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
DJI Matrice 30T Drone with Thermal Camera	2	*$33,986.81 (when purchased in 2023) $0 cost in 2025	In 2025, this Unmanned Aerial System (UAS) was deployed for training, assisting outside agencies/task forces, investigations, special operations, patrol support, and public outreach. 74 flights in total were conducted (24 missions, 33 trainings, 6 public outreach/flight demonstrations, and 11 flights to ensure operational readiness). Operational deployments included patrol support operations, special operations support, and assistance to outside agencies. These flights allowed officers to remotely observe areas that may present hazards, assist in locating individuals, and provide aerial situational awareness during police operations. Additionally, the UAS program supported public outreach and community engagement efforts, including demonstration flights that allowed the public to better understand how UAS technology supports public and officer safety.	None	None	MVPD continues to research and evaluate emerging UAS technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.
Loki MK2 EU Drones	2	*$13,693.80 (when purchased in 2023) $0 cost in 2025	In 2025, this UAS platform was deployed for training, assisting external agencies, community presentations, and supporting SWAT and investigations in executing search warrants. This equipment enhances officer safety by allowing remote observation of dangerous situations, thus reducing risks to personnel. Their primary use is for suspect searches within buildings. The estimated number of deployments in 2025 was 15 times in training and five times in the field.	None	None	MVPD continues to research and evaluate emerging UAS technologies. MVPD will also research potential funding streams for the possible procurement of updated platforms.

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
DJI Mavic 3T Wide/ Zoom/ Thermal Camera UAS	1	*$6,157 (when purchased in 2023) $0 cost in 2025	In 2025, this UAS platform was not used. This UAS platform enhances officer safety by enabling remote assessment of risks, thereby reducing potential harm to personnel. It serves various purposes, including documenting crime scenes, suspect and missing person searches, interagency support, and tasks like aerial surveillance for firefighting support, building inspections, or aerial photography.	None	None	None planned
Robotex Avatar Robot	1	*$12,389.21 (when purchased in 2011) $0 cost in 2025	In 2025, this robot was deployed in the field once and used in training eight (8) times. The robot enters buildings ahead of officers based on intelligence to gather visual/audio information safely, enhancing safety for individuals and officers. Only trained, assigned operators can operate this equipment.	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 3: mobility multi-purpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached.						
Terradyne Armored Rescue Vehicle (ARV)	1	$382,200	As noted in the 2024 AB 481 Report and included in the Fiscal Year 2025-26 Budget, the City purchased an ARV. The vehicle has not yet been delivered to the City. Therefore, there was no use in 2025. Having an ARV provides a safe, robust, rapid response option in emergency situations where there is a risk of gunfire, violent confrontations, or hazardous conditions (such as active shooter events, riots, dangerous rescues, high-risk warrant services, and natural disasters). An ARV can shield first responders, such as paramedics, firefighters, and police, from harm and can help safely extract injured or trapped individuals from dangerous areas.	None	None	Purchased with an estimated delivery in May 2026

Although the military equipment category for the ARV, category 3, contains, a broad range of possible equipment types, including traditional military vehicles such as "Humvees" the ARV purchased by the City is not designed for traditional military use. Instead, it is a purpose-built public safety vehicle constructed on a standard Ford F-550 chassis.

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 5: Command and Control Vehicles that are Either Built or Modified to Facilitate the Operational Control and Direction of Public Safety Units						
Mobile Command Control Vehicle (MCV)	1	*$536,000 (when purchased in 2016) $0 cost for maintenance and repair costs in 2025	In 2025, the Mobile Command Vehicle (MCV) was deployed to large concerts and other Shoreline events, SWAT/Crisis Negotiation Team training, City-hosted and corporate events, and driver familiarization exercises. It provides command and control capabilities and workspaces for the Incident Commander at both on-scene and remote locations, supporting incident and event management.	None	None	None planned
SWAT Command Vehicle	1	* $229,884 (when purchased in 2015) $288.37 maintenance and repair costs in 2025	In 2025, the SWAT Command Vehicle was deployed in the field twice and was used in monthly SWAT training. It provides command and control capabilities for the SWAT Commander, transports SWAT personnel and equipment, facilitates training, and provides a safe environment for emergency medical and tactical medic staff.	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 7: Battering Rams, Slugs, and Explosive Breaching Apparatuses						
Explosive Breaching Initiator	2	*$200 (when purchased in 2002) $0 cost in 2025	Explosive breaching equipment was used only in training in 2025. This equipment enables safe, quick entry into structures, is restricted to SWAT incidents, and requires Incident Commander authorization for deployment.	None	None	The department anticipates purchasing replacements for equipment used in training or operations at an estimated cost of $1,000.
Nonel MS (blasting cap)	134	*$3.75 each (when purchased in 2002) $0 cost in 2025				
Primacord (50 grains per foot) —primary explosive	2,956’	*$695 for 2,000’ (when purchased in 2002) $0 cost in 2025				

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 8: Firearms of .50-Caliber or Greater (Excludes Standard-Issue Shotguns and Standard-Issued Shotgun Ammunition)						
.50-Caliber Semiautomatic Rifle	1	The Barrett .50 caliber sniper rifle was seized in 2006 during a criminal investigation and now belongs to the MVPD. $0 cost in 2025	The Barret .50-caliber rifle was not used for training or deployed in the field in 2025. It is designed for specific strategic and tactical purposes, such as stopping weaponized vehicles, penetrating heavy glass, or neutralizing protected snipers. It uses various ammunition types to suit different scenarios.	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 9: Ammunition of .50-Caliber or Greater						
.50-Caliber Ammunition	590 Rounds*	*$4,300 (when purchased in 2021) $0 cost in 2025	In 2025, the Barret .50-caliber ammunition was not used for training nor deployed in the field. The rifle is compatible with various ammunition types for different uses (see Category 8).	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 10: Specialized Firearms and Ammunition of Less than .50-Caliber						
.308-Caliber Sniper Rifle	2	*$7,518 (when purchased in 2021) $0 cost in 2025	In 2025, this firearm was not deployed in the field. The SWAT team trained monthly with this sniper rifle. The rifle's primary functions are incident observation and immediate threat assessment.	None	None	None planned
.308-Caliber Ammunition	1,000	200 rounds purchased in 2025 for 643.00	In 2025, 800 rounds of ammunition were used in firearms qualifications and departmental training.	None	None	In 2026, 1,000 rounds will be purchased for approximately $2,000.
B-West AK-47 .762 Semiautomatic Rifle	1	*$500 (when purchased in 2008) $0 cost in 2025	The B-West AK-47 was not used in 2025. It was acquired in lieu of destruction in 2008 and used for operator weapons systems familiarity and weapons systems capabilities. This rifle is currently in inventory and stored as surplus.	None	None	None planned
M4 .223 Rifle, Semi- and Fully Automatic	2	*$3,000 (when purchased in 2000) $0 cost in 2025	The M4 .223 semi- and fully automatic rifles were not deployed in the field or in training in 2025. These rifles were the previously assigned SWAT operator primary weapon.	None	None	None planned
HK MP5 Suppressed 9mm Submachine Gun	1	*$2,700 (when purchased in 1994) $0 cost in 2025	The HK MP5 suppressed 9mm submachine gun, acquired for concealed carry by plainclothes SWAT operators, was used only in training in 2025 and is stored as surplus in inventory.	None	None	None planned
HK .308 Rifle	1	*$5,000 (when purchased in 2010) $0 cost in 2025	The HK .308 rifle was not deployed in the field or used in training in 2025. This firearm is stored as surplus in inventory.	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Remington 870 Breaching Shotgun	1	*$800 (when purchased prior to 1995) $0 cost in 2025	The Remington 870 breaching shotgun, designed for defeating locks and hinges for emergency entry, was neither deployed in the field nor in training in 2025 and is stored as surplus in inventory.	None	None	None planned
Steyr AUG .223 Rifle	1	*$2,000 (when purchased prior to 2010) $0 cost in 2025	The Steyr AUG .223 rifle, converted for blank ammunition use in scenario training, was not deployed in the field or in training in 2025.	None	None	None planned

The M4 rifles previously listed under category 10 are being removed from the military equipment inventory because they utilize the same platform and are consistent with standard-issue patrol rifles, which are excluded from reporting requirements as standard-issue service weapons.

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 12: Noise Flash Diversionary Device and Chemical Munitions						
Chemical Munitions	83*	*$4,800 (when purchased in 2018) $2,076 in 2025 to replace expired munitions	In 2025, chemical munitions were deployed in the field but not fired, and were used only in training to ensure certification and proficiency. This includes various chemical deployment munition systems. These munitions are used primarily as a non-lethal tool to disperse rioting and barricaded suspects. SWAT members spend about four (4) hours per year on chemical munitions training.	None	None	Approximately 40 rounds may be purchased in 2026 to replace used and/or expired equipment. The estimated cost is $3,000.
Noise Flash Diversionary Device (NFDD)	50	*$4,407 (when purchased in 2018 & 2023) $0 cost in 2025	In 2025, two (2) NFDDs were deployed and detonated during a criminal barricade. They were also used in training to ensure certification and proficiency. NFDDs serve to distract or disorient threats, aiding officers in managing dangerous situations. SWAT members spent approximately eight hours training with NFDDs in 2025.	None	None	None planned

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
Category 14: Kinetic Energy Weapons and Specialty Munitions						
FN303 .68 Launcher	2	*$2,400 (when purchased prior to 2010) $0 cost in 2025	The FN303 .68 launcher was only used for training in 2025. It fires .68-caliber projectiles, such as impact, marker, chemical, powder, and training rounds, to prevent suspect access to protected areas, control suspect movement, cease suspect actions, or disable or disorient suspects.	None	None	None planned
.68-Caliber Projectiles	900	*$4,443 (when purchased in 2023) $0 cost in 2025	These munitions were deployed only in training and are a non-lethal option used to de-escalate conflict.	None	None	None planned
40mm LMT Single-Shot Sponge Round Launcher	42	*$1,800 (when purchased) $0 cost in 2025	In 2025, the 40mm LMT Single-Shot Sponge Round Launchers were deployed in the field but not fired except at mandatory training and qualifications. This equipment provides the option for gaining compliance through less-lethal munitions.	None	None	None planned
40mm LMT 4-Shot Multi-Launcher	1	*$2,300 (when purchased) $0 cost in 2025	In 2025, the 40mm LMT 4-Shot Multi-Launcher was deployed in the field, but not fired except at mandatory training and qualifications. This equipment provides the option for gaining compliance through less lethal munitions.	None	None	None planned
40mm Sponge Round	300	*$1,980 (when purchased) $5,675 in 2025 for 200 rounds	In 2025, these projectiles were deployed in the field but not fired. They were used for training and qualification purposes. Projectiles fired with the launchers are used to prompt individuals to stop their actions when deemed a reasonable option.	None	None	The department plans to purchase 200 rounds in 2026 for approximately $6,000

Equipment Name	Qty	Cost	Summary of Use and Purpose	Complaints	Policy Violations	Future Purchases
40mm Less- Lethal Sponge Round with Chemical Agent	59	*$1,080 (when purchased in 2020) $0 cost in 2025	In 2025, these projectiles were deployed in the field but not fired except at 40mm training and qualification. Projectiles fired with the launchers are used for the purpose stated above.	None	None	None planned
12-Gauge Shotgun Chemical Munition Launcher	1	*$400 (when purchased prior to 1995) $0 cost in 2025	In 2025, the 12-Gauge Shotgun Chemical Munition Launcher was deployed in the field but not fired except at training. This equipment is used as a non-lethal option to de-escalate conflict.	None	None	None planned
SAGE 37mm Projectile Launcher	3	*$2,325 (when purchased prior to 2000) $0 cost in 2025	In 2025, the SAGE 37mm Projectile Launcher was not deployed in the field or in training. It launches less-lethal munitions and is currently stored as surplus in inventory.	None	None	None planned
Sage 37mm Impact Munition	50	*$500 (when purchased prior to 2000) $0 cost in 2025	37mm impact munitions were not deployed in the field nor used in training in 2025. Rounds for the above launcher systems offer an additional less-lethal option and are currently stored as surplus.	None	None	None planned

*** Purchased or acquired in previous fiscal years.**

The (37) 12-Gauge Shotgun Beanbag Launchers and munitions are no longer in use. They have been disassembled and submitted for destruction.

Conclusion

This Assembly Bill 481 Annual Military Equipment Use Report is designed to ensure compliance with the law and Mountain View Police Department policies. The equipment, purpose, and training outlined in this report are essential in helping Mountain View officers maintain community safety. The department is committed to using this equipment responsibly, as it enhances the ability to deliver professional and efficient service during incidents that require a strategic law enforcement response.