

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*	<p>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:</p> <ul style="list-style-type: none"> • 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.

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Mountain View's Shuttle Service	<p>Expand shuttle service coverage, frequency, and hours to meet community needs and priorities, and explore options to keep the service free.</p> <p>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.</p>
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*	<p>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.</p> <p>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.</p>
Reach Codes for Commercial Development	<p>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.</p>
Regional Time-of-Sale Energy Upgrade Partnership*	<p>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.</p>
Neighborhood Decarbonization Pilot	<p>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</p>

Buildings	
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	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	
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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.