

DATE: May 21, 2026

SUBJECT: Actions from the April 28, 2026 City Council Regular and Mountain View Capital Improvements Financing Authority Regular Meeting

At the City Council Regular and Mountain View Capital Improvements Financing Authority Regular meeting on Tuesday, April 28, 2026, the following actions were taken:

3.1) By consensus, the Council generally agreed that the draft Biodiversity and Urban Forest Plan is generally consistent with community priorities and City policies and plans, and that it provides an appropriate long-term policy framework that balances ambition with flexibility to support phased implementation, with the following feedback:

Assign a specific staff member to oversee the plan's monitoring program for continuity and collaboration across departments.

Use plan concepts to develop objective design standards as appropriate (roadways and development)

Adaptive management plan with a community meeting check-in around the one-year mark, with regular check-ins scheduled thereafter with the Parks and Recreation Commission and the City Council

Emphasize planting native trees that are locally sourced where possible

Consider comments from community partners such as GreenSpacesMV, Mountain View Coalition for Sustainable Planning, Daniel Shane, and the Bird Alliance

Bring back funding recommendations for volunteers and partners to assist with implementation

Include greening in Capital Improvement Program funding

4.1) Acting as the Board of Directors of the Mountain View Capital Improvements Financing Authority, approved the meeting minutes of June 10, 2025 and June 24, 2025

4.2) Adopted Ordinance 6.2026 of the City Council of the City of Mountain View Establishing an Entertainment Zone on Portions of Castro Street Consistent with Senate Bill 969 as Codified in Business and Professions Code Section 25692

- 4.3) Adopted Resolution No. 19089 of the City Council of the City of Mountain View Approving a Plan of Finance of the California Municipal Finance Authority to Issue and Reissue Revenue Bonds With An Aggregate Principal Amount Not To Exceed Thirty-Five Million Dollars (\$35,000,000) to Finance a Residential Rental Project Located At 1020 Terra Bella Avenue, and Certain Other Matters Relating Thereto

Adopted Resolution No. 19090 of the City Council of the City of Mountain View Declaring the Real Property Located at 1020 Terra Bella Avenue, Which is Intended to be Acquired and Immediately Leased Back to the Developer, to be Exempt Surplus Land Pursuant to the Surplus Land Act

- 4.4) Adopted Resolution No. 19091 of the City Council of the City of Mountain View Adopting a List of Projects for Funding to Be Allocated During Fiscal Year 2026-27 from Senate Bill 1-the Road Repair and Accountability Act of 2017
- 4.5) Adopted Resolution No. 19092 of the City Council of the City of Mountain View Amending City of Mountain View Resolution No. 18584, which Conditionally Approved a Residential Development Project at 400 Logue Avenue, to Replace “Exhibit A” to Resolution No. 18584 with a Corrected “Exhibit A,” to Remove Condition of Approval No. 163 Regarding the Park Land Dedication In Lieu Fee
- 4.6) Introduced an Ordinance of the City of Mountain View Amending Article V of Chapter 29 of the Mountain View City Code to Align It With State Law, Clarify Real Property Conveyance Tax Exemptions, and to Make Other Clarifying Amendments, and set a second reading for May 12, 2026
- 4.7) Authorized the City Manager or designee to negotiate terms and execute a Cost Sharing Agreement with the Mountain View Whisman School District (MVWSD or District), for MVWSD to cost-share the portion of the repairs on MVWSD property and provide a temporary construction easement to support the project construction

Accepted and appropriated up to \$1,277,256 from MVWSD to Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, to cost-share the portion of the repairs on MVWSD property

Approved plans and specifications for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, and authorized staff to advertise the project for bids

Found that, in accordance with California Environmental Quality Act requirements, Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, is categorically exempt. The creek bank erosion and outfall repairs are categorically exempt

as Class 4, Minor Alterations to Land, under California Public Resources Code Section 15304

Authorized the City Manager or designee to award a construction contract for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, to the lowest responsible responsive bidder if the low bid is within the available project budget

Authorized the City Manager or designee to amend the professional services agreement with Geomorph Design Group, a California corporation (Entity No. 6025530) for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, increasing compensation by \$350,000 for additional professional services, for a total agreement not to exceed amount of \$500,104

Authorized the City Manager or designee to execute a professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240) for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, for a total agreement not to exceed amount of \$380,000

4.8) *This item was added by a two-thirds vote of the City Council because immediate action was required and the need for action came to the City's attention after the agenda was posted:*

Adopted Resolution No. 19093 of the City Council of the City of Mountain View Ratifying Proclamation of Local Emergency

6.1) Adopted Resolution No. 19094 of the City Council of the City of Mountain View Ordering the Conditional Vacation of the Existing Public Street Known as Fairmont Avenue, Between Castro Street and Hope Street, and a Five-Foot Street and Utility Easement Thereon

Adopted Resolution No. 19095 of the City Council of the City of Mountain View Declaring the City-owned Portion of Fairmont Avenue, Between Castro Street and Hope Street, to be Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(E) Upon the Vacation of Fairmont Avenue as a Public Street and Public Easement

Approved the Key Terms for the Sale of Approximately 11,028 Square Feet of a Former City Street and Easements Upon the Vacation of Fairmont Avenue Between Castro Street and Hope Street to Castro GPRV 10, LLC for \$4,200,000, and Authorized the City Manager or Designee to Execute a Purchase and Sale Agreement and Take All Necessary Actions Related to the Sale of the City-owned Fairmont Avenue, Between Castro Street and Hope Street, to Castro GPRV 10, LLC

Adopt Resolution No. 19096 of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Construct an Eight-Story Mixed-Use Development with 140 Residential Condominium Units, 9,743 Square Feet of Ground-Floor Commercial Space and Two Levels of Below-Grade Parking, Utilizing State Density Bonus Law, Replacing Existing Commercial Properties and Four Residential Units, a Provisional Use Permit to Allow Residential Uses (On Upper Floors Only) Along the Castro Street Frontage, and a Heritage Tree Removal Permit to Remove Seven Heritage Trees on a 1.43-Acre Site Located at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue (APN 158-06-008, 158-06-010, 158-06-036, 158-06-037, 158-06-038, and 158-06-039), and Finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines

Adopted Resolution No. 19097 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create One Parcel with 140 Residential Condominium Units and Six Commercial Units at 843-903 Castro Street, 700 West El Camino Real and 750 Fairmont Avenue (APN 158-06-008, 158-06-010, 158-06-036, 158-06-037, 158-06-038 and 158-06-039)

- 6.2) Adopted the Fiscal Year 2026-27 Annual Action Plan (Attachment 1 to the Council report) and authorize the City Manager or designee to execute and submit any required forms and certifications to the U.S. Department of Housing and Urban Development

Approved the following Fiscal Year 2026-27 Annual Action Plan funding recommendations

Allocated \$2,764,925 for capital projects and economic development, and \$223,357 for program administration costs in Community Development Block Grant and HOME Investment Partnerships Program funds as shown in Table 3

Allocated \$191,227 in Community Development Block Grant funding and \$48,584 in supplemental General Housing Funds for public services as shown in Table 4

Allocated \$371,227 in General Housing Funds for contingency funding in the event that Fiscal Year 2026-27 CDBG funding is unable to be implemented as shown in Table 5

Allocated \$171,000 in General Funds for Fiscal Year 2026-27 for public service organizations as shown in Table 6

- 6.3) Adopted Resolution No. 19098 of the City Council of the City of Mountain View Finding That the Issuance of the Lease Revenue Bonds Will Result in Significant Public Benefits;

Declaring the Intention to Reimburse Expenditures on the Public Safety Building Project Made Prior to Issuance of the Lease Revenue Bonds; Approving the Issuance and Sale of the Lease Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$140,000,000; Approving Related Documents, Including a Site Lease, Lease Agreement, Bond Purchase Agreement and Continuing Disclosure Certificate; Approving a Preliminary Official Statement and Authorizing Distribution of the Preliminary Official Statement and a Final Official Statement; Appointing Bond Counsel, Disclosure Counsel and Municipal Advisor in Connection with the Lease Revenue Bonds; and Authorizing Official Actions

Adopted Resolution No. FA-25 of the City of Mountain View Capital Improvements Financing Authority Board of Directors Authorizing the Issuance and Sale of Lease Revenue Bonds to Provide Financing for a Public Safety Building Project to be Owned and Operated by the City of Mountain View, Approving Related Documents and Directing Related Actions

- 7) Directed staff to provide an off-agenda memo with information regarding regional safe parking programs and neighboring jurisdiction recreational vehicle parking restrictions instated since December 2025