



## CITY OF MOUNTAIN VIEW

**MEMORANDUM**

Planning Division, Community Development Department

**DATE:** April 28, 2021

**TO:** California Office of Planning and Research (OPR)

**FROM:** Brittany Whitehill, Associate Planner, Community Development Department

**SUBJECT:** City of Mountain View 2020 General Plan Annual Progress Report

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**INTRODUCTION**

The City of Mountain View Planning Division is pleased to submit the 2020 General Plan Annual Progress Report to the California Office of Planning and Research. On July 10, 2012, the City Council adopted the 2030 General Plan. The Environmental Planning Commission (EPC) reviews the implementation of the 2030 General Plan on a regular (annual) basis through the action items. The City Council also reviews progress on the 2030 General Plan during the annual goal-setting and budget process. This year, the General Plan Annual Progress report was reviewed by the EPC on April 7, 2021 and City Council on April 27, 2021. The [Housing Element Annual Progress Report](#) was brought to city Council as a separate item on March 23, 2021.

**2020 GENERAL PLAN ANNUAL PROGRESS REPORT**

City Staff has provided three tables of General Plan action items for review by the EPC, City Council, and OPR. Table 1 includes items which have not started, are currently in progress, or were completed during 2020 (Exhibit 1 to this memo). Table 2 includes items that were completed prior to 2020 (Exhibit 2 to this memo). Table 3 includes items which are achieved through day-to-day operations, practices, and policies (Exhibit 3). Since last year's 2020 General Plan action item update, several items have been completed:

- Vehicle Miles of Travel (VMT) impact analysis and updated performance metrics (Mobility Items MOB 8.1.2 – Alternative Impact Thresholds, MOB 8.2.1 – System Performance Target, and MOB 8.2.2 – Monitoring and Reporting).
- NASA sewer discharge agreement (Infrastructure and Conservation INC 6.4.1 – Moffett Field Sewer Discharge).

- Reduced fees and expedited process for photovoltaic and electric vehicle chargers (Infrastructure and Conservation INC 15.1.3 – Green Building Incentives).

## GENERAL PLAN AMENDMENTS APPROVED OR UNDER REVIEW IN 2020

During 2020, the following General Plan Amendments were either approved or under review:

- **851-853 Sierra Vista Avenue:** From General Industrial to Medium-Density Residential (map amendment approved January 14, 2020)
- **1001 North Shoreline Boulevard:** From General Industrial to Mixed-Use Center and amendment to Mixed-Use Center designation (map and text amendment approved June 30, 2020)
- **555 W Middlefield Road:** From Medium-Density Residential to High-Density Residential (map amendment under review)
- **601-649 Escuela Ave & 1873 Latham Street:** From Medium-Density Residential to Mixed-Use Corridor (map amendment under review)
- **901-987 N Rengstorff Ave:** From General Industrial and Medium-Density Residential to High-Density Residential (map amendment under review)
- **Minor General Plan Amendments:** To improve clarity of densities and intensities of land use designations (text amendment under review)

## MAJOR DEVELOPMENT PROJECTS APPROVED OR UNDER REVIEW IN 2020

The Planning Division prepares [bi-monthly updates](#) of private development projects and long range planning studies currently underway. Some major development projects that were either approved or under review in 2020 are listed below:

- **2645-2655 Fayette Drive:** Zoning Map Amendment from R3-D (Multiple-Family Residential) district to P-40 (San Antonio) Precise Plan; Planned Community Permit and Density Bonus request to construct a 6-story, 44-unit condominium building to replace 6 dwelling units and a 6,900 square foot commercial building; Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.66-acre project site; and Tentative Map to create 44 condominium units and one common lot. (Approved by City Council November 17, 2020)
- **600 Ellis Street:** Planned Community Permit and Development Review Permit for a new 259,595 square foot, six-story, office building and eight-level parking structure; an 80,000 square foot Transfer of Development Rights; Heritage Tree Removal Permit to remove 23 Heritage trees; and Development Agreement on a 4.45-acre project site. (Approved by City Council November 17, 2020)

- **400 Logue Avenue:** Planned Community Permit and Development Review Permit for an 8-story, 407-unit residential development, a Transfer of Development Rights of 42,000 square feet from the Los Altos School District Site, and a Heritage Tree Removal Permit to remove five Heritage trees, replacing a 42,000 square foot office building, on a 2.54-acre project site. (Under review)
- **365-405 San Antonio Road and 2585-2595 California Street:** Precise Plan Amendment to allow an approximately 182,000 square foot office project with 150,000 square feet of development rights from the LASD TDR Program; a Planned Community Permit and Development Review Permit to construct an approximately 182,000 square foot office building with ground floor retail and four levels of underground parking connected to the adjacent development site; a Provisional Use Permit to allow a shared parking reduction between the proposed project and the adjacent development site, and a Heritage Tree Removal Permit to remove five Heritage Trees, replacing two small commercial building and a surface parking lot on a 0.99-acre site. (Under review)
- **Google Middlefield Park Master Plan:** Master Plan to allow up to 1,900 residential units (with 20 percent affordable), up to 1.3 million square feet of office (654,000 net new square feet), approximately 12 acres of public open space, 30,000 square feet of ground-floor retail, restaurant and service uses, 20,000 square feet of community space, new private streets, pedestrian and bike improvements, and a private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site. (Under review)
- **Google Shorebird Master Plan:** Informal review of a Master Plan to allow up to 7,000 residential units, 1.3 million square feet of office, 25.5 acres of public parks, 265,000 square feet of ground-floor retail, restaurant and services, new private streets, new pedestrian and bike improvements, replacing multiple one to four-story office and industrial buildings, on a 122-acre project site. (Under review)

## CONCLUSION

The City of Mountain View Planning Division thanks the OPR for the opportunity to submit the 2020 General Plan Annual Progress Report. For questions, please contact Brittany Whitehill, Associate Planner at [Brittany.whitehill@mountainview.gov](mailto:Brittany.whitehill@mountainview.gov).

### Exhibits:

1. Table 1 – Outstanding and Recently Completed Items
2. Table 2 – Items Completed Prior to 2020
3. Table 3 – Ongoing and Day-to-Day Items
4. Housing Element Annual Progress Report Staff Report

General Plan Action Plan 2020 Update  
Table 1: Not Started, In Progress, and Recently Completed (in 2020):

ACTION ITEMS	RESPONSIBLE/LEAD DEPARTMENT	SUPPORT DEPARTMENT	PRIORITIZATION	EXISTING EPC PRIORITIES	STATUS 2020	IMPLEMENTATION TIMING 2020	ITEMS ADDRESSED IN PRECISE PLANS OR SUSTAINABILITY ACTION PLAN (SAP 4)	COMMENTS 2020
Land Use and Design Element								
Planning Process								
LUD 1.5.1: <b>Form-based codes.</b> Consider updating Zoning Ordinance sections or appropriate Precise Plans to include form-based code principles that reflect desired community form and character.	Community Development Department		Medium		In Progress	4-10 years		Community Development Department (Planning) - New Precise Plans include some form based elements. R3 update will also include form-based elements which may be a template for broader application in the Zoning Ordinance.
Land Use Mix, Distribution and Intensity								
LUD 3.1.4: <b>Pioneer Area Study.</b> Create a Pioneer Area Study to establish policy guidance on the future land uses and character of this area.	Community Development Department		Medium		Not Started	10+ years		
LUD 3.2.1: <b>Zoning Ordinance update.</b> Update the allowed uses and development standards for each zoning district in the Zoning Ordinance to encourage village centers, transit-oriented development, and a flexible mix of land uses where appropriate.	Community Development Department		High	Existing EPC Priority	Not Started	4-10 years		
LUD 3.2.2: <b>Mixed-Use development standards.</b> Amend the mixed-use development standards in the Zoning Ordinance to facilitate mixed-use development.	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - New Precise Plans include innovative startards for mixed-use developments. Not yet integrated into Zoning Ordinance.	
LUD 3.2.3: <b>Industrial areas.</b> Update the Zoning Ordinance to specify appropriate locations, if any, for educational, recreational, or commercial service uses in industrial areas.	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - East Whisman and North Bayshore Precise Plans provide more options for locating education and recreation uses in office/industrial areas. Additional Zoning Districts not yet addressed.	
LUD 3.2.4: <b>Height flexibility.</b> Zoning Ordinance and Precise Plan updates shall specify required public benefits when development exceeds General Plan height guidelines.	Community Development Department		High		Included in Precise Plans, no citywide policy	4-10 years	Community Development (Planning) - East Whisman, San Antonio, El Camino Real and North Bayshore Precise Plans are complete and provide direction for height-related public benefits. Additional Zoning Districts not yet addressed.	
LUD 3.3.1: <b>Health and land use.</b> Develop and/or update regulations and guidelines in the zoning code regarding the number and location of land uses that may impact community health, such as fast food and tobacco- and alcohol-related uses.	Community Development Department		Medium		Not Started	4-10 years		
LUD 3.4.1: <b>Land use conflicts.</b> Update the Zoning Ordinance to include standards and criteria to minimize potential land use conflicts.	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development (Planning) - This has not been addressed in a Zoning Ordinance update, but has been addressed in specific Precise Plans, including North Bayshore and East Whisman.	
LUD 3.10.1: <b>Amend Zoning Ordinance to protect sensitive uses.</b> Establish standards to protect sensitive uses from hazardous material users through Zoning Ordinance amendments.	Community Development Department		Medium		Not Started	4-10 years		

Land Use and Access to Services								
LUD 5.1.1: <b>Zoning Ordinance amendments.</b> Amend the Zoning Ordinance to update allowed uses and development standards to accommodate a range and variety of village centers.	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - East Whisman Precise Plan, San Antonio Precise Plan and El Camino Real Precise Plan are complete and provide this direction. Not yet addressed for other Village Centers.	
LUD 5.1.3: <b>Old Middlefield retail and service uses.</b> Update the Zoning Ordinance to include standards for retail uses at intersections along Old Middlefield Way while protecting service uses along the corridor.	Community Development Department		Medium		Not Started	4-10 years		
LUD 5.1.4: <b>Old Middlefield/Rengstorff residential use compatibility.</b> Address environmental and design issues to ensure the compatibility of new residential uses with surrounding uses in the vicinity of the Old Middlefield Way / Rengstorff Avenue intersection.	Community Development Department		Medium		Not Started	4-10 years		
Neighborhoods								
LUD 6.1.1: <b>Transitions to low-density neighborhoods.</b> Develop guidelines or design standards for sensitive transitions between low-density neighborhoods and adjacent village centers, transit-oriented development, corridors, or other more intense land uses.	Community Development Department		Medium	Existing EPC Priority	In Progress	4-10 years		Community Development Department (Planning) - R3 update will include guidelines and/or design standards for transitions between low-density neighborhoods and adjacent village centers, transit-oriented development, corridors, or other more intense land uses. This is also addressed in the East Whisman Precise Plan, San Antonio Precise Plan and El Camino Real Precise Plan and implemented through project design review.
LUD 6.1.2: <b>Compatible design measures.</b> Require buffering, screening or other measures to ensure new multi-family or commercial development is compatible with adjacent single-family neighborhoods and homes	Community Development Department		Medium		Included in Precise Plans and in upcoming R3 update, In Progress	4-10 years		Community Development Department (Planning) - R3 update will include direction on buffering, screening and other measures between new development and adjacent single family homes. This is also addressed in the East Whisman Precise Plan, San Antonio Precise Plan and El Camino Real Precise Plan and implemented through project design review.
Downtown								
LUD 7.5.1: <b>Downtown Precise Plan updates.</b> Maintain and update the Downtown Precise Plan.	Community Development Department		Medium		In Progress	4-10 years		
Integrating Buildings into the Community								
LUD 9.3.1: <b>Update sign regulations.</b> Update the City's sign regulations to meet community design expectations and local business needs.	Community Development Department		Low		Included in Precise Plans, no citywide policy	4-10 years	Community Development (Planning) - East Whisman, San Antonio, El Camino Real and North Bayshore Precise Plans are complete and provide direction for new signage. Additional Zoning Districts not yet addressed.	
LUD 9.3.2: <b>Parking area.</b> Update the Zoning Ordinance to address the visible impact of parking structures and lots.	Community Development Department		Low		Included in Precise Plans, In Progress	4-10 years	Community Development Department (Planning) - East Whisman Precise Plan, San Antonio Precise Plan, North Bayshore Precise Plan and El Camino Real Precise Plan are complete and provide this direction. Continues to be implemented on a project-by-project basis.	

<b>Sustainable Building Design and Development</b>								
LUD 10.2.1: <b>Urban ecology awareness.</b> Establish a process to ensure potential impacts of proposed projects to the natural ecosystem is made available prior to approval of project concepts involving open space or undeveloped land.	Community Development Department	Community Services Department	Medium		Not Started	4-10 years		
LUD 10.6.1: <b>Development standards.</b> Update the Zoning Ordinance to include development standards for installing on-site renewable energy technologies.	Community Development Department		Medium		Not Started	4-10 years		
LUD 10.9.1: <b>Sustainable roof standards.</b> Update the Zoning Ordinance to address sustainable roof standards.	Community Development Department		Medium		Not Started	4-10 years	Community Development Department (Planning)- The Zoning Ordinance and Precise Plans do not prohibit sustainable roofs, they can be approved on a project-by-project basis. No official guidelines or standards have been adopted.	
<b>Local Economy</b>								
LUD 14.1.1: <b>Economic Development Strategy Report.</b> Prepare an Economic Development Strategy Report that includes, but is not limited to, the following: Survey businesses, developers, homeowners, and others to determine where and how to improve development-related City services; Continue the use of the City’s rapid response team to assist small businesses in complying with the City’s permitting process; Streamline and improve the development review process; Develop a list of pre-approved consultants to assist businesses with their development service needs; and Update and simplify development permit forms as feasible.	Community Development Department		High		In Progress	4-10 years		City Managers Office - Developed and implemented a Small Business Action Plan to provide immediate support to small businesses impacted by the COVID-19 Pandemic.
<b>CHANGE AREAS</b>								
<b>North Bayshore</b>								
District Sustainability. Create list of NBS district sustainability topics/ categories baseline measures and strategies.	Community Development Department/ Public Works Department/ Community Services Department	Public Works Department/Community Services Department	High		In Progress	4-10 years		Community Development Department (Planning) - This is expected to be ready in 2021
<b>San Antonio</b>								
LUD 21.4.1: <b>Pedestrian and bicycle tunnel.</b> Support the completion of a pedestrian and bicycle tunnel under Central Expressway as part of the redevelopment of the Mayfield Mall Precise Plan area.	Community Development Department/Public Works Department	Public Works Department	Medium		In Progress	4-10 years		
<b>Moffett Boulevard</b>								
LUD 23.1.1: <b>Street design standards.</b> Create and implement Moffett Boulevard street design standards and improvements.	Community Development Department/Public Works Department	Public Works Department	Low		Not Started	10+ years		
LUD 23.8.1: <b>Parking study.</b> Develop a parking study to include updated parking standards, TDM implementation, shared parking facilities, and consideration of an improvement district.	Community Development Department	Public Works Department	Medium		Not Started	4-10 years		Public Works Department - CIP 20-99 Sustainability Action Plan includes sub-task T2.17 to accelerate implementation of bicycle infrastructure projects. A portion of these funds are being used to advance a parking study for Moffett Blvd. This study is delayed due to changed parking conditions due to COVID-19.
<b>Mobility Element</b>								

Bikeability								
<p>MOB 4.4.1: <b>Update bicycle parking requirements.</b> Update the bicycle parking requirements, including potential standards such as: New requirements based on number of dwelling units and commercial square footage, instead of percentage of car parking spaces. Updated bicycle parking standards and guidelines that distinguish requirements for visitor, resident, and employee facilities. Updated standards and siting guidelines for shopping centers and other village centers to significantly improve and increase bicycle access, parking, and safety.</p>	Community Development Department/Public Works Department	Public Works Department	Medium	Existing EPC Priority	Not Started	4-10 years		Community Development Department (Planning) -This will be included in the TDM ordinance updates, based on staffing capacity.
Vehicle Parking								
<p>MOB 7.1.1: <b>Parking requirements.</b> Update and regularly revisit parking standards to: Determine whether it is feasible to reduce or remove minimum requirements for certain districts, land use categories, or development types; Consider the use of parking maximums; Consider allowing developers to meet minimum parking requirements by alternative means, such as shared parking between uses, payment of in-lieu fees, or off-site parking within a reasonable walking distance; Encourage all new commercial and mixed-use parking to be designed so that it is interconnected with adjacent parking facilities; and Provide preferred parking locations for prioritized vehicles such as car-share vehicles, rideshare vehicles, and zero emissions vehicles.</p>	Community Development Department/Public Works Department	Public Works Department	Medium	Existing EPC Priority	Included in Precise Plans, In Progress	4-10 years	Community Development Department (Planning) - San Antonio Precise Plan, El Camino Real Precise Plan, East Whisman Precise Plan, North Bayshore Precise Plan include new parking standards. Still outstanding: Downtown, Moffett, updating ZO to reflect contemporary uses and data	
<p>MOB 7.1.2: <b>Reduced parking with reduced demand.</b> Consider modifying minimum parking requirements for development projects that implement Transportation Demand Management programs, locate near major transit nodes, and/or feature specialized uses with lower parking demand (for example, senior housing, etc.).</p>	Community Development Department/Public Works Department	Public Works Department	Medium		In Progress	4-10 years		
<p>MOB 7.2.2: <b>Unbundled parking.</b> Consider zoning standards and use the development review process to encourage building owners of new multi-family and commercial developments to lease parking spaces separately from residential units and commercial space, and allow residents and employees of nearby buildings to lease the spaces at comparable rates as building tenants.</p>	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - Addressed in San Antonio Precise Plan, El Camino Real Precise Plan, East Whisman Precise Plan, North Bayshore Precise Plan, but no city-wide policy	
<p>MOB 7.2.3: <b>Sustainable parking innovation.</b> Consider zoning standards and use the development review process to encourage building owners and developers of new development and significant rehabilitation or expansion projects to install innovative and sustainable parking amenities (for example, parking lifts, electric vehicle charging stations, solar canopies, permeable pavement, etc.).</p>	Community Development Department/Public Works Department	Public Works Department	Medium		Not Started	4-10 years		

Exhibit 1 Outstanding and Recently Completed Items

MOB 7.3.1: <b>Parking availability targets.</b> Adopt parking availability targets and delegate to staff the necessary resources and authority to achieve the targets, including administrative and enforcement activities.	Community Development Department/Public Works Department	Public Works Department	Medium		Not Started	4-10 years		
MOB 7.3.2: <b>Incentives.</b> Consider using incentive structures such as price as tools for achieving parking availability targets.	Community Development Department/Public Works Department	Public Works Department	Medium		Not Started	4-10 years		
MOB 7.3.3: <b>Parking information tools.</b> Provide tools for motorists to find available parking spaces, including way finding signage, real-time information signage, and accessible information through new technologies.	Community Development Department/Public Works Department	Public Works Department	Low		Not Started	4-10 years		
<b>Performance Measurement</b>								
MOB 8.1.2: <b>Alternative impact thresholds.</b> Study and implement new significance thresholds and performance indicators that balance the needs of all modes for different street types and/or locations; provide guidance on appropriate mitigations for transportation impacts; and establish policies for Statements of Overriding Consideration for transportation impacts in Environmental Impact Reports (EIRs).	Community Development Department/Public Works Department	Public Works Department	Medium		Completed in 2020	1-3 years		<b>Planning - Complete</b>
MOB 8.2.1: <b>System performance target.</b> Ensure new performance measures include tools for balancing the needs of each mode.	Community Development Department/Public Works Department	Public Works Department	Medium		Completed in 2020	4-10 years		<b>Planning - Complete</b>
MOB 8.2.2: <b>Monitoring and reporting.</b> Develop a clear mechanism for ongoing feedback to the City Council, other City boards and commissions, and the community on transportation issues, priorities and successes based on established measurement criteria.	Community Development Department/Public Works Department	Public Works Department	Medium		Completed in 2020	4-10 years		<b>Planning - Complete</b>
<b>Greenhouse Gas Emissions and Air Quality</b>								
MOB 9.1.1: <b>Greenhouse Gas Inventory.</b> Maintain and regularly update the City's municipal and Community Greenhouse Gas Inventory to track emissions.	City Manager's Office	All	Medium		In Progress	4-10 years		City Manager's Office (Sustainability): The "Final 2017" and "Preliminary 2018" community GHG inventories were presented to Council on 12-3-19. A "Final 2018" municipal inventory will be presented to Council in spring 2021.
<b>Vehicles and Roadway System Efficiency</b>								
MOB 10.2.1: <b>New development.</b> Impose and regularly update TDM requirements for new development and significant expansion or rehabilitation projects.	Community Development Department	Public Works Department	Medium		In Progress	4-10 years		Community Development Department (Planning) - Wor to begin in 2021, based on staff capacity
MOB 10.2.5: <b>Funding and reporting.</b> Develop requirements and funding mechanisms for TDM performance reporting to the City.	Community Development Department	Public Works Department	Medium		In Progress	4-10 years		Community Development Department (Planning) - Wor to begin in 2021, based on staff capacity
<b>Infrastructure and Conservation Element</b>								
<b>Water, Wastewater and Stormwater</b>								

Exhibit 1 Outstanding and Recently Completed Items

INC 4.2.3: <b>CalWater service.</b> Evaluate and establish the franchise agreement with CalWater regarding their existing service in Mountain View.	Public Works Department	CAO	Medium		In Progress	4-10 years		
INC 6.2.3: <b>Contaminated groundwater.</b> Develop a policy or ordinance for discharge of contaminated groundwater management during construction of subterranean structures.	Community Development Department/Public Works Department/Fire Department	Public Works Department	Medium		In Progress	4-10 years		
INC 6.4.1: <b>Moffett Field sewer discharge.</b> Work with the Palo Alto Regional Water Quality Control Plant and other relevant agencies to create and implement a strategy for addressing Moffett Field wastewater discharge.	Public Works Department	CAO/Fire Department	Low		Completed in 2020	4-10 years		Public Works Department - Current agreement is in place that allows NASA to discharge to City's system.
<b>Recycled Water</b>								
INC 7.1.2: <b>Salinity reduction policy.</b> Develop and implement a comprehensive salinity reduction policy.	Public Works Department	Fire Department	Medium		In Progress	4-10 years		Public Works Department - In December 2019 Mountain View, Palo Alto and the Santa Clara Valley Water District approved an agreement that provides funding for construction of a recycled water advanced treatment facility. Palo Alto is the lead agency and the contract execution with the preferred design consultant is in process.
<b>Stormwater</b>								
INC 8.2.1: <b>Trash capture.</b> Thoroughly investigate and install full trash capture controls in the most appropriate locations to maximize trash removal from the storm drain system and comply with the MRP.	Public Works Department/Fire Department	Public Works Department	Medium		In Progress	2-5 Years		Public Works Department - Trash Capture Implementation Update - A new large trash capture unit was installed in the North Bayshore in 2019. Trash booms are also planned to be installed in Stevens and Permanente Creeks with expected installations in Summer 2021.
INC 8.4.5: <b>Groundwater.</b> Develop a policy or ordinance for groundwater management during construction of subterranean structures, which require sumps to discharge to sewer.	Public Works Department/Community Development Department/Fire Department	Community Development Department	Low		Not Started	4-10 years		
INC 8.8.1: <b>Stormwater fee structure.</b> Review and update the procedure and fee structure defining the cost of Stormwater system upgrades made necessary by new development, considering the possibility of new impact and maintenance fees. Include in the consideration of a fee the practicality of reduced or eliminated Stormwater fees for projects that reduce or eliminate their burden on the Stormwater system through techniques such as on-site retention, treatment and reuse.	Fire Department/Public Works Department	Fire Department/Public Works Department	Medium		In Progress	4-10 years		Public Works Department - Staff will consider proposing a new CIP to fund a study to see if there would be community support for such a fee/development of a fee with the 5-year CIP
<b>Telecommunications</b>								
INC 9.1.1: <b>Telecommunications implementation plan.</b> Develop a telecommunications implementation plan for the placement of utilities, aerial installations, and utility replacement/upgrades in limited street rights-of-ways.	Public Works Department/Community Development Department	Community Development Department	Medium		Not Started	4-10 years		

<b>Solid Waste and Recycling</b>								
INC 10.4.1: <b>Adaptive building reuse.</b> Encourage adaptive reuse of existing buildings.	Community Development Department		Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - Addressed in San Antonio Precise Plan, El Camino Real Precise Plan, East Whisman Precise Plan, North Bayshore Precise Plan, but no city-wide policy.	
INC 10.4.2: <b>Building deconstruction.</b> Consider incentives to encourage building deconstruction instead of demolition.	Community Development Department	Public Works Department	Medium		Not Started	4-10 years		
<b>Climate Change</b>								
INC 12.2.2: <b>Tracking emissions.</b> Maintain and update the City's community-wide and government operations greenhouse gas inventories to track emissions.	City Manager's Office	Public Works Department	Medium		In Progress	4-10 years		City Manager's Office (Sustainability)- The "Final 2017" and "Preliminary 2018" community GHG inventories were presented to Council on 12-3-19. A "Final 2018" municipal inventory will be presented to Council in spring 2021.
INC 12.3.1: <b>Adaptation.</b> Develop and implement a long-term plan for adapting to the effects of climate change.	Community Development Department	Public Works Department			In Progress	10+ years		City Manager's Office (Sustainability)-A city resilience and adaptation plan in included as item S1.7 in Sustainability Action Plan 4 (SAP-4), scheduled to begin in the second half of FY 2020-21. However, due to COVID impacts and staffing constraints, this will likely be delayed to FY 2021-22.
<b>Energy Production and Consumption</b>								
INC 13.1.2: <b>Efficient City infrastructure.</b> Find opportunities to install more energy-efficient lighting and infrastructure in the public right-of-way and on City-owned properties.	Public Works Department	Community Development Department	Medium		In Progress	1-3 years		Public Works Department - Select LED lighting retrofits have been completed at City facilities. LED lights are being used for new and replaced street lights in the public ROW. All capital improvement projects are complying with latest Building Codes to install energy efficient lighting, HVAC, and other equipment.
INC 13.2.1: <b>Electric vehicle charging.</b> Increase the availability of electrical vehicle charging, including the following actions: Install charging stations at City facilities as feasible; Work with local and regional groups to site charging stations at optimal locations; and Develop requirements and standards for electric charging stations in new development.	Community Development Department/Community Services Department/Public Works Department	Community Services Department/Public Works Department	Medium		In Progress	4-10 years		City Manager's Office (Sustainability)/Public Works Department - Community Center EV charger installations were completed in summer 2020 (nine stations). A feasibility study was completed to evaluate installation of EV chargers at all downtown parking lots. City has a grant to install chargers at the 850 California and 135 Bryant Street parking garages; design is underway and a Master Service Agreement with EV charger provider is being finalized through Purchasing. City has applied for a new grant to install chargers at Parking Lots 2 & 9.
INC 14.1.1: <b>Track new renewable energy installations.</b> Institute a process to track the amount of new solar, wind or other types of renewable energy generation permitted yearly.	Community Development Department		Medium		In Progress	4-10 years		

INC 14.1.5: <b>Large institutions.</b> Promote co-generation and district heating and cooling systems for large companies and institutions.	Community Development Department	Public Works Department	Medium		Included in Precise Plans, no citywide policy	4-10 years	Community Development Department (Planning) - East Whisman Precise Plan and North Bayshore Precise Plan offer incentives for co-generation and district heating and cooling systems, but there is no city-wide policy.	
Green Building								
INC 15.1.3: <b>Green building incentives.</b> Establish standard administrative or financial incentives for green building such as fee reductions, expedited plan check, staff support or other incentives.	Community Development Department/Finance		Medium		Completed in 2020	4-10 years		Community Development Department (Building) - Implemented fee reductions and expedited plan check for photovoltaic system installation & for electric vehicle charger installation.
Watershed and Floodplain Management								
INC 18.1.2: <b>Conjunctive water use.</b> Determine whether there is potential in some locations throughout the City to use remediated, formerly contaminated groundwater for certain uses.	Public Works Department/City Manager's Office	Public Works Department	Medium		In Progress	4-10 years		Public Works Department - Staff worked with US EPA between 2015 and 2018 to preliminarily evaluate the potential reuse of treated, contaminated groundwater from GTE and MEW Sites. The GTE site was determined infeasible due to a change in GTE's treatment methods, and efforts to reuse MEW water was moved to focus on dual-plumbing recycled water and onsite rainwater/stormwater instead.
INC 18.2.1: <b>Upgrades within contaminated areas.</b> Develop and implement appropriate safety procedures and standards for replacement or upgrades to City infrastructure within contaminated areas identified by oversight agencies.	Public Works Department		Medium		In Progress	4-10 years		Public Works Department - The City coordinates with the EPA when projects are in contaminated areas of the City and follows recommended protocols such as the need for project specific Health and Safety Plans and Soil Management Plans.
Parks, Open Space and Community Facilities Element								
Parks and Open Space								
POS 1.2.1: <b>Update Zoning Ordinance open space requirements.</b> Update Zoning Ordinance standards to require appropriate on-site park and recreation facilities based on the size of development.	Community Development Department		Medium		In Progress	4-10 years		Community Development Department (Planning) - In Progress
Trails								
POS 6.1.1: <b>Complete Stevens Creek Trail within the City.</b> Complete the Stevens Creek Trail by extending it to the southern City limits.	Community Services Department/Public Works Department	Public Works Department	Low		In Progress	2-5 years		Public Works Department - City of Sunnyvale Council has approved to match City of Mountain View's \$600K contribution towards design. The City, in partnership with City of Sunnyvale, applied for the VTA Measure B Grant to fund the \$4.2M towards design and the project is currently in the the VTA Priority List for the Bike/Pedestrian Program. Design to commence in 2023. The SCT would be extended from Dale/Heatherstone in Mountain View to Remington Drive in Sunnyvale and includes a bicycle/pedestrian overcrossing to Mountain View High School.

Exhibit 1 Outstanding and Recently Completed Items

POS 6.1.2: <b>Extend Stevens Creek Trail.</b> Work with other cities and agencies to extend the Stevens Creek Trail beyond the southern City limits.	Community Services Department/Public Works Department	Public Works Department	Low		In Progress	2-5 years		Public Works Department - Staff continues to coordinate with City of Sunnyvale staff regarding the Stevens Creek Trail Extension. City of Sunnyvale applied for VTA Measure B Grant for the design of the Stevens Creek Trail extension from Remington Drive (City of Mountain View's southernmost trail extension limit) to Fremont Boulevard. City of Sunnyvale plans to start design of the trail extension in summer 2021.
POS 6.1.4: <b>Complete Bay Trail.</b> Work with other cities and agencies to complete the Bay Trail.	Community Services Department/Public Works Department	Public Works Department	Low		In Progress	10+ years		
POS 6.1.5: <b>Hetch Hetchy Corridor trails.</b> Develop the Hetch Hetchy corridor for biking, hiking, and other recreational opportunities.	Community Services Department/Public Works Department/Community Development Department	Public Works Department/Community Development Department	Medium		In Progress	4-10 years		Public Works Department - The Memorandum of Agreement has been completed with the San Francisco Public Utilities Commission regarding the public use of various stretches of the Hetch Hetchy pipeline right-of-way. As part of the Fayette Park project, new pathway between Fayette Street and El Camino Real will be constructed in 2021. The existing pathway along Bonnie and Beatrice Streets will be reconstructed in fall 2021.
POS 6.1.7: <b>Build trail entry points.</b> Work cooperatively within the City to build mini-trails to facilitate access to trails from neighborhoods, particularly ones that are underserved in open space.	Community Services Department/Public Works Department	Public Works Department	Low		In Progress	10+ years		Public Works Department - Final design of the Colony Street Connection to Permanente Creek Trail (CIP 18-48) is anticipated to be completed in summer 2021. Construction may begin in fall 2021.
<b>Programs and Services</b>								
POS 7.1.2: <b>Develop diverse programs.</b> Create planning programs relevant to the City's cultural diversity.	Community Services Department/City Manager's Office	City Manager's Office/LIB	Medium		In Progress	4-10 years		Library/City Managers Office - Library has a Citizenship Corner of physical materials and webpage of information to support community members who would like to learn about what they need to know to become United States citizens.
<b>Noise</b>	<b>RESPONSIBLE/LEAD DEPARTMENT</b>							
NOI 1.4.1: <b>Sound walls.</b> In cases where sound walls are used, they should be encouraged to help create an attractive setting with features such as setbacks, changes in alignment, detail and texture, pedestrian access (if appropriate), and landscaping.	Community Development Department		Low		Not Started	4-10 years		
NOI 1.4.2: <b>Noise compatibility in mixed-use development.</b> Require that new mixed-use developments be designed to limit potential noise from loading areas, refuse collection and other activities typically associated with commercial activity through strategic placement of these sources to minimize on-site noise levels.	Community Development Department		Low		In Progress	4-10 years	Community Development Department (Planning) - Addressed in San Antonio Precise Plan, El Camino Real Precise Plan, East Whisman Precise Plan, North Bayshore Precise Plan, but no city-wide policy	
NOI 1.7.2: <b>Shoreline Amphitheatre.</b> Plan for and manage noise from Shoreline Amphitheatre operations.	Community Services Department/Community Development Department/City Manager's Office/POL	Community Development Department/Police	Medium		Not Started	4-10 years		

Public Safety Element								
Emergency Preparedness								
PSA 4.2.6: <b>Soft-story buildings.</b> Conduct a study that evaluates the City’s policy options, opportunities and constraints for retrofitting soft-story buildings in Mountain View.	Community Development Department/City Attorney's Office	City Attorney's Office	High		In Progress	4-10 years		Community Development Departmen (Building) - This task is pending the evaluation process to be completed; building staff will return to Council for further direction.
PSA 5.1.1: <b>Financial Incentives.</b> Explore and apply financial and other incentives to help private entities replace or upgrade seismically unsafe structures.	Community Development Department		High		In Progress	4-10 years		Community Development Department (Building) - Once the evaluation process is completed the building staff will return to Council to provide options to consider.
Greenhouse Gas Reduction Program Actions								
<b>Measure E-1.4: Residential Energy Star Appliances C:</b> Develop an outreach campaign to encourage developers to install Energy Star-rated major appliances in new residential units	City Manager's Office/Community Development Department (Building)		Low		Not Started	4-10 years		City Manager's Office (Sustainability) - This could be incorporated into a more comprehensive outreach campaign to developers (to be developed in collaboration with CDD - Building). Staff can begin to consider this in the first half of FY 2021-22.
<b>Measure E-1.5: Smart Grid A:</b> Partner with PG&E and other community businesses to develop a community smart grid integration plan	City Manager's Office		High		Not Started	4-10 years		City Manager's Office (Sustainability) - This is related to item E.3 in the Climate Protection Roadmap, but is not in Sustainability Action Plan 4 (SAP-4) or any other current work plan.
<b>Measure E-1.5: Smart Grid B:</b> Develop an outreach program that informs property owners and businesses about smart grid and smart appliance technologies	City Manager's Office		High		Not Started	4-10 years		City Manager's Office (Sustainability) - This is related to item E.3 in the Climate Protection Roadmap, but is not in Sustainability Action Plan 4 (SAP-4) or any other current work plan.
<b>Measure E-2.1: Residential Solar Water Heaters A:</b> Develop a resident outreach program to provide information on the benefits of SWH installation on residential buildings	City Manager's Office		High		Not Started	4-10 years		City Manager's Office (Sustainability) -The City website publishes information about incentives and rebates for various home upgrades, including solar water heaters. Staff can consider publicizing this more explicitly in the first half of FY 2021-22.
<b>Measure E-2.1: Residential Solar Water Heaters B:</b> Collaborate with PG&E to offer low-interest loans for homeowners with swimming pools to switch to SWH systems	City Manager's Office		Medium		In Progress	4-10 years		City Manager's Office (Sustainability) -The City website publishes information about incentives and rebates for various home upgrades, including solar water heaters. Staff is evaluating whether this would be a good use of time.
<b>Measure E-2.1: Residential Solar Water Heaters C:</b> Collaborate with PG&E and other agencies to provide information about funding sources and financial incentives to support installation and maintenance of SWHs, including the California Solar Initiative Thermal Program	City Manager's Office		Medium		In Progress	4-10 years		City Manager's Office (Sustainability) -The City website publishes information about incentives and rebates for various home upgrades, including solar water heaters. The City has not partnered with PG&E.
<b>Measure E-2.1: Residential Solar Water Heaters D:</b> Remove regulatory barriers to solar water heater systems installation	City Manager's Office	Community Development Department	High		In Progress	4-10 years		City Manager's Office (Sustainability) - Staff can consider this in the first half of FY 2021-22. Staff is not certain this will yield much value.

Exhibit 1 Outstanding and Recently Completed Items

<b>Measure E-2.2: Non-Residential Solar Water Heaters A:</b> Create an outreach program that promotes SWH systems and provides information for business owners about the California Solar Initiative Thermal Program and related federal incentives	City Manager's Office	Community Development Department	Medium		In Progress	4-10 years		City Manager's Office (Sustainability) - On our website we publicize info about incentives and rebates for various commercial property upgrades, but not specifically Solar Water Heater. Can consider publicizing this more explicitly in the first half of FY 2021-22.
<b>Measure E-2.2: Non-Residential Solar Water Heaters B:</b> Remove regulatory barriers to SWH system installation	City Manager's Office	Community Development Department	Medium		In Progress	4-10 years		City Manager's Office (Sustainability) - Staff can consider this in the first half of FY 2021-22. Staff is not certain this will yield much value.
<b>Measure E-2.3: Residential Solar Photovoltaic Systems A:</b> Develop outreach and technical assistance programs to encourage the private installation of solar PV systems	City Manager's Office	Community Development Department	Medium		In Progress	4-10 years	City Manager's Office (Sustainability) - This will be addressed in Sustainability Action Plan 4 (SAP-4).	
<b>Measure E-2.3: Residential Solar Photovoltaic Systems B:</b> Provide information about rebates and low-interest financing programs for residential solar PV systems on the City's website	City Manager's Office	Community Development Department	Medium		In Progress	4-10 years		City Manager's Office (Sustainability) -The City website publishes information about incentives and rebates for various home upgrades, including solar photovoltaic.
<b>Measure E-2.4: Non-Residential Solar Photovoltaic Systems A:</b> Analyze potential regulatory, structural, and market barriers to installing PV systems on non-residential buildings and parking lots	City Manager's Office	Community Development Department	High		In Progress	4-10 years		
<b>Measure E-2.4: Non-Residential Solar Photovoltaic Systems B:</b> Develop outreach and technical assistance programs to encourage the installation of non- residential solar PV systems	City Manager's Office	Community Development Department	High		In Progress	4-10 years	City Manager's Office (Sustainability) - This will be addressed in Sustainability Action Plan 4 (SAP-4).	
<b>Measure E-5.1: Solar Photovoltaic Systems on Municipal Buildings A:</b> Conduct solar power suitability analysis to determine potential of installing PV systems on other municipal facilities	City Manager's Office		Medium		In Progress	4-10 years	City Manager's Office (Sustainability) - This will be addressed in Sustainability Action Plan 4 (SAP-4), pending staffing availability.	
<b>Measure E-5.1: Solar Photovoltaic Systems on Municipal Buildings B:</b> Consider entering into other PPAs, as appropriate, during the duration of the GGRP	City Manager's Office		Medium		In Progress	4-10 years	City Manager's Office (Sustainability) - This will be addressed in Sustainability Action Plan 4 (SAP-4).	
<b>Measure W-1.1: Urban Water Management Plan Conservation Strategies A:</b> Implement conservation programs identified within the 2016 UWMP	Public Works Department		Medium		In Progress	4-10 years		Public Works Department - this is an ongoing task and will be incorporated into the next UWMP planned for June 2021
<b>Measure W-1.1: Urban Water Management Plan Conservation Strategies B:</b> Prioritize public buildings for water fixture upgrades and identify upgrades to be made	Public Works Department		Medium		Completed in 2020	4-10 years		Public Works Department - Public buildings have been prioritized and upgrades made.

Exhibit 1 Outstanding and Recently Completed Items

<b>Measure T-1.1: Transportation Demand Management</b> A: Adopt Transportation Demand Management Ordinance	Community Development Department	Public Works Department	High	Existing EPC Priority	In Progress	1-3 years		Community Development Department (Planning) - Work to begin in 2021, based on staff capacity
<b>Measure CS-1.1: Enhance the Urban Forest</b> A: Expand existing tree planting efforts.	Public Works Department/Community Development Department/Community Services Department		Low	Existing EPC Priority	In Progress	1-3 years		

**General Plan Action Plan 2020 Update**  
**Table 2: Completed Prior to 2020**

ACTION ITEM	RESPONSIBLE /LEAD DEPARTMENTS
<b>Land Use Mix, Distribution and Intensity Element</b>	
LUD 3.1.1: <b>Transit Zone requirements.</b> Update the Transit Zone and Transit-Oriented Development Ordinance requirements and standards.	Community Development Department
LUD 3.3.2: <b>Health implementation.</b> Prepare a Health Implementation Report that recommends additional strategies and monitoring to address health and wellness in the community.	Community Development Department/City Manager's Office
LUD 3.5.1: <b>Senior housing definitions and standards.</b> Establish new definitions and development standards in the Zoning Ordinance for a continuum of senior care facilities, such as a senior residential community, life care facility, hospice, or assisted living facility.	Community Development Department
<b>Sustainable Building Design and Development</b>	
LUD 10.7.1: <b>Update landscaping requirements.</b> Update the Zoning Ordinance to include updated landscaping requirements.	Community Development Department
LUD 10.7.2: <b>Water Conservation Landscaping Ordinance.</b> Maintain and implement the Water Conservation in Landscaping Ordinance.	Community Development Department/Public Works Department
<b>Local Economy</b>	
LUD 13.1.1: <b>Attract business-class hotel.</b> Attract a business-class hotel and conference center to Mountain View to meet business and community needs.	Community Development Department
<b>North Bayshore</b>	
<b>Innovation and Sustainability</b>	
LUD 15.2.1: <b>Baseline measures.</b> The North Bayshore Precise Plan shall specify transportation performance measures and improvements for the area; include standards and requirements for open space between buildings; cluster FAR in key areas such as along Shoreline Boulevard and at transit nodes; require buffers along the creeks and Shoreline at Mountain View Regional Park; require new development to be sensitive to the wildlife corridor and to existing natural resources and trees; and include safeguards about view and the environment.	Community Development Department/Public Works Department
LUD 15.3.1: <b>Highly sustainable incentives and performance measures.</b> Develop a range of incentives, such as increased floor area ratio, for the North Bayshore Area for new or significantly rehabilitated highly sustainable development. Performance measures could include sustainable development that exceeds current regulations and/or innovative community benefits that improve quality of life and mitigate potential impacts from greenhouse gas emissions.	Community Development Department
<b>Land Use and Design</b>	
LUD 16.2.1: <b>Comprehensive North Bayshore Precise Plan.</b> Combine existing North Bayshore Precise Plans and/or zoning districts into one comprehensive and integrated Precise Plan.	Community Development Department

Exhibit 2: Items Completed Prior to 2020

LUD 16.2.2: <b>Form-based zoning.</b> Include form-based zoning codes in the updated North Bayshore Precise Plan that specify the desired future character along North Shoreline Boulevard and other areas.	Community Development Department
LUD 16.2.3: <b>North Shoreline Boulevard street standards.</b> Develop new City street design standards for North Shoreline Boulevard.	Community Development Department/Public Works Department
LUD 16.2.4: <b>Small business diversity.</b> The North Bayshore Precise Plan shall establish policies that encourage and/or provide incentives for small, non-campus businesses and services, which may include locations where lower FAR is maintained.	Community Development Department
LUD 16.2.4: <b>Healthy food.</b> Explore strategies to provide access to healthy food sources, such as grocery stores or a farmer's market for area residents and employees.	Community Development Department/City Manager's Office
LUD 16.5.1: <b>New development and views.</b> During review of North Bayshore projects, require analysis of how new buildings would affect views of the mountains.	Community Development Department
LUD 17.1.2: <b>North Bayshore Transportation Study.</b> Prepare an access and circulation study to address existing access and circulation limitations in North Bayshore, which could include but not be limited to feasibility of park-and-ride lots and additional transit, pedestrian, and bicycle facilities and improvements.	Public Works Department
LUD 17.1.3: <b>North Bayshore Transportation Management Association (TMA).</b> Facilitate creation of a North Bayshore Transportation Management Association (TMA) to manage the operation of the North Bayshore Shuttle System, including a mechanism for new and existing businesses to contribute towards the operational expenses of the TMA.	Community Development Department/Public Works Department
LUD 17.1.4: <b>North Bayshore Shuttle System branding.</b> Facilitate the promotion and branding of the North Bayshore shuttle system to increase public awareness and ridership.	Community Development Department/Public Works Department
LUD 17.1.9: <b>Precise plan integration.</b> The North Bayshore Precise Plan shall integrate Council-supported transportation strategies from the North Bayshore Transportation Study.	Community Development Department/Public Works Department
LUD 17.3.1: <b>Improve connectivity.</b> Ensure the North Bayshore Precise Plan update addresses bicycle and pedestrian improvements, requirements, and guidelines for a finer street grid of smaller blocks, improved connections as parcels redevelop, and implementation strategies.	Community Development Department/Public Works Department
<b>Sea-Level Rise</b>	
LUD 18.1.1: <b>Vulnerability Risk Assessment.</b> Prepare a Vulnerability Risk Assessment that identifies City facilities and infrastructure and areas with private properties that may be at risk.	Community Development Department/City Manager's Office
LUD 18.1.2: <b>Sea-Level Rise Adaptation Strategy Report.</b> Prepare and update a Sea-Level Rise Adaptation Strategy Report.	Community Development Department/City Manager's Office
LUD 18.2.1: <b>Transfer of Development Rights program.</b> Develop a Transfer of Development Rights program to allow properties to transfer their development rights and convert to wetland or detention pond areas.	Community Development Department
<b>East Whisman</b>	

Exhibit 2: Items Completed Prior to 2020

LUD 19.1.1: <b>Transit Zone ordinance update.</b> Update the process and requirements of the Zoning Ordinance Transit Zone to allow greater land use intensity within one-half mile of area light rail transit stations.	Community Development Department
LUD 19.2.1: <b>Highly sustainable incentives and performance measures.</b> Develop a range of incentives, such as increased floor area ratio, for the East Whisman Area for new or significantly rehabilitated, highly sustainable development. Performance measures could include sustainable development that exceeds current regulations and/or innovative community benefits that improve quality of life and mitigate potential impacts from greenhouse gas emissions.	Community Development Department
LUD 19.3.1: <b>Improve connectivity.</b> Plan for mobility improvements that support smaller blocks and improved bicycle and pedestrian connections through the area as parcels redevelop.	Community Development Department
LUD 19.3.2: <b>Improved pedestrian and bicycle connection.</b> Plan, design, and construct an improved pedestrian and bicycle connection between East Whisman, and the NASA/ Ames VTA Light Rail Station.	Community Development Department/Public Works Department
LUD 19.3.3: <b>Additional connectivity measures.</b> Develop additional pedestrian and bicycle measures along publicly accessible streets and paths and additional TDM measures to be applied to development outside of a one-half mile distance from light rail stations.	Community Development Department/Public Works Department
LUD 19.4.2: <b>Bicycle and pedestrian improvements list.</b> Develop a master list of bicycle and pedestrian improvements for the East Whisman area to be implemented through transit-oriented development projects.	Community Development Department/Public Works Department
LUD 19.4.3: <b>Parking innovation.</b> The Transit-Oriented Development Ordinance shall specify innovative parking strategies and requirements.	Community Development Department
LUD 19.5.1: <b>Zoning Ordinance update.</b> Update the Zoning Ordinance with development standards for new retail and service uses that serve surrounding residential and working populations.	Community Development Department
LUD 19.5.2: <b>Exempting retail floor area.</b> Develop standards to exempt retail floor area ratio as part of new office developments or major remodeling projects in underserved retail areas.	Community Development Department
LUD 19.6.1: <b>Commercial design elements.</b> Update policy documents to specify commercial design elements that provide sensitive transitions between residential and commercial land uses.	Community Development Department
LUD 19.6.2: <b>Height and intensity transitions.</b> The Transit-Oriented Development Ordinance shall specify development standards including sensitive design transitions and lower intensities and height limits for commercial areas along North Whisman Road adjacent to residential areas.	Community Development Department
<b>El Camino Real</b>	
LUD 20.2.1: <b>Specify more intensive development criteria.</b> Update the Zoning Ordinance to specify criteria where more intensive development may be most appropriate along El Camino Real.	Community Development Department
LUD 20.2.2: <b>Allow greater densities for larger sites.</b> Amend the Zoning Ordinance to allow greater densities for larger project sites along the El Camino Real corridor.	Community Development Department

Exhibit 2: Items Completed Prior to 2020

LUD 20.8.1: <b>Collaborate on street design standards.</b> Work with surrounding cities and Caltrans to develop street design standards for El Camino Real.	Public Works Department/Community Development Department
<b>San Antonio</b>	
LUD 21.2.1: <b>Ortega/California development.</b> Ensure new zoning or precise plan standards for the Ortega/California parcel, within the Mixed Use Corridor designation, include specific standards for senior housing and other residential uses and ensure future residential development at this location is compatible with surrounding uses.	Community Development Department
LUD 21.3.1: <b>California Street corridor improvement study.</b> Complete a corridor improvement study for California Street.	Community Development Department/Public Works Department
LUD 22.1.1: <b>Comprehensive San Antonio Precise Plan.</b> Combine existing San Antonio Area Precise Plans and/or zoning districts into one comprehensive and integrated Precise Plan (consistent with the Change Area).	Community Development Department
<b>Mobility Element</b>	
<b>Vehicles and Roadway System Efficiency</b>	
MOB 10.1.5: <b>Transportation impact fee.</b> Consider adopting a transportation impact fee to mitigate transportation impacts of new development.	Community Development Department/Public Works Department
MOB 10.2.6: <b>Targeted improvements.</b> Explore opportunities to apply traffic impact fees toward bicycle, pedestrian, transit and roadway improvements in order to improve the overall transportation system and optimize travel by all modes.	Community Development Department/Public Works Department
<b>Complete Streets</b>	
MOB 1.3.3: <b>Grade separation policy.</b> Develop grade separation policies for the Caltrain rail and Central Expressway corridor.	Public Works Department
<b>Walkability</b>	
MOB 3.1.5: <b>Unimproved Street Policy.</b> Create a set of guidelines to improve pedestrian accommodation within the roadway where sidewalks are not desired by neighborhood residents, according to the City's Policy.	Public Works Department
MOB 3.3.1: <b>Key crossings.</b> Develop a priority list for enhanced pedestrian and bicycle crossings along key barriers, such as railroad tracks, El Camino Real, Highway 85, Highway 101, Highway 237, Shoreline Boulevard, Grant Road, Middlefield Road, and Central Expressway.	Public Works Department/Community Development Department
<b>Infrastructure and Conservation Element</b>	
<b>Water, Wastewater and Stormwater</b>	
INC 4.3.2: <b>Fee structure.</b> Review and update the procedure and fee structure, defining the cost of water system upgrades made necessary by new development, considering the possibility of new impact and maintenance fees in order to create a sustainable water supply system.	Public Works Department/Finance Department
INC 5.5.1: <b>Landscape Water Conservation Ordinance.</b> Update the City's Water Conservation in Landscaping Ordinance as necessary.	Community Development Department/Public Works Department

Exhibit 2: Items Completed Prior to 2020

INC 6.1.7: <b>Wastewater fee structure.</b> Review and update the procedure and fee structure for the cost of system upgrades made necessary by new development, considering the possibility of new impact and maintenance fees to ensure a sustainable system.	Finance Department/Facilities/Public Works Department
<b>Recycled Water</b>	
INC 7.1.1: <b>Recycled Water Master Plan.</b> Develop a comprehensive recycled water master plan and alternatives analysis.	Public Works Department
INC 7.4.1: <b>Trees and landscaping.</b> Develop a landscape and tree plant palette suitable for recycled water, including a strategy for removal of redwood trees.	Community Services Department/Community Development Department/Public Works Department
<b>Parks, Open Space and Community Facilities Element</b>	
<b>Programs and Services</b>	
POS 6.1.3: <b>Complete Permanente Trail.</b> Complete the Permanente Creek Trail by extending it to Middlefield Road.	Community Services Department/Public Works Department
POS 6.1.6: <b>Enhance Light Rail Trail.</b> Complete and enhance the Light Rail Trail between Whisman Station and Middlefield Road. Explore opportunities to expand the trail to the Bayshore NASA Light Rail Station.	Community Services Department/Public Works Department/Community Development Department
POS 7.5.1: <b>Update Library Space Utilization Study.</b> Update and evaluate the Library Space Utilization Study as needed to accommodate a variety of future Library facility needs.	Library/Public Works Department
POS 8.1.3: <b>Introduce child care in employment areas.</b> Consider Zoning Ordinance revisions that will allow day care in employment centers such as the North Bayshore and East Whisman areas.	Community Development Department/Fire Department/City Manager's Office
<b>Greenhouse Gas Reduction Program Actions</b>	
<b>Measure E-1.1: Residential Energy Efficiency Retrofit A:</b> Consider funding to continue the Residential Energy Assessment and upgrade Program beyond the initial 2012 timeframe	Community Development Department
<b>Measure E-1.8: Building Shade Trees in Residential Development A:</b> Amend the Zoning Ordinance to require the planting of one mature building shade tree to accompany each new single-family residential unit	Community Development Department/Community Services Department
<b>Measure E-3.1: Energy Efficiency in Municipal Buildings A:</b> Perform cost-benefit analyses for municipal building operations and maintenance upgrades to identify GHG emissions reductions associated with options under consideration	Public Works Department/Community Development Department
<b>Measure E-3.1: Energy Efficiency in Municipal Buildings B:</b> Evaluate the success of the municipal lighting system energy efficiency upgrades	Public Works Department/Community Development Department
<b>Measure E-3.1: Energy Efficiency in Municipal Buildings C:</b> Identify other municipal buildings that would benefit from energy efficiency upgrades	Public Works Department/Community Development Department
<b>Measure E-3.1: Energy Efficiency in Municipal Buildings D:</b> Develop a schedule for municipal building energy audits such that buildings are audited every 10 years	Public Works Department/Community Development Department
<b>Measure E-4.1: Energy Efficiency in Streetlights and Traffic Lights B:</b> Convert all street lights to LED bulbs, induction lighting or LED-solar combined systems	Public Works Department/Community Development Department

Exhibit 2: Items Completed Prior to 2020

<b>Measure E-4.1:</b> Energy Efficiency in Streetlights and Traffic Lights C: Complete conversion of all HPS streetlights to induction lighting	Public Works Department/Community Development Department
<b>Community Choice Energy:</b> Participate in multijurisdictional effort involving a Community Choice Energy scoping study and feasibility study.	City Manager's Office/Public Works Department

## General Plan Action Plan 2020 Update

Table 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
<b>Land Use and Design Element</b>			
<b>Planning Process</b>			
LUD 1.2.1: <b>On-line document system.</b> Improve the accessibility and ease of use of the City's online document system through emerging technologies.	IT/CDD	High	Many documents are available online through Laserfiche.
LUD 1.4.1: <b>Outreach accessibility.</b> Ensure that outreach is available to all populations by providing translation, convenient meeting times, and submittal of public input using latest technologies.	CDD/CMO/PWD/CSD	High	Translation services for public meetings are available upon request. Most public meetings are scheduled outside of normal working hours and meetings are streamed online via Legistar and Youtube.
<b>Regional Coordination</b>			
LUD 2.2.1: <b>Support regional planning.</b> Commit staff resources to participate in regional and other key planning issues.	CDD/PWD	Medium	This item is addressed within CDD department goals/ objectives and through the development review process.
LUD 2.5.1: <b>Comprehensive Land Use Plan (CLUP) Consistency.</b> Evaluate land uses and development within the Airport Influence Area (AIA) for consistency with the safety, height, noise, and related policies of the CLUP.	CDD	Medium	Consistency with the CLUP is evaluated during the development review process.
<b>Land Use Mix, Distribution and Intensity</b>			
LUD 3.1.2: <b>Increase public transit use.</b> Develop strategies to increase public transit ridership through coordination with transit agencies and private employers.	CDD/PWD	High	T.M.A has been formed. TDM requirements have been applied to new projects and with new precise plans .
LUD 3.1.3: <b>Projects near rail corridors and arterials.</b> Address air quality and noise impacts on new projects near rail corridors and arterials through appropriate site and building design, materials, and technologies.	CDD	Medium	Occurs during development review & CEQA review process.
LUD 3.5.2: <b>Diverse households.</b> Support affordable housing development to serve a range of household types and incomes through strategies identified in the City's Housing Element (Goals, Policies, and Implementation Programs).	CDD	High	Implemented with the Housing Element programs, through development review of residential projects and through housing NOFA process.
<b>Land Use and Access to Services</b>			
LUD 4.1.1: <b>Accessibility and amenity improvements.</b> Identify accessibility and connectivity improvements to and within neighborhood centers, and enhance pedestrian and bicycle facilities through City plans, Capital Improvement Projects, and during review of private development projects.	CDD/PWD	High	This is included within the North Bayshore, East Whisman, El Camino Real and San Antonio Precise Plans.
LUD 5.1.2: <b>Existing village and commercial centers.</b> Use the development review process to require pedestrian and bicycle enhancements at existing village and commercial centers to improve neighborhood connectivity to goods and services.	CDD	Medium	This is included within the North Bayshore, East Whisman, El Camino Real and San Antonio Precise Plans and implemented on a project-by-project basis through development review.
LUD 17.2.1: <b>Transportation Demand Management measures.</b> Implement measures for the North Bayshore Area.	Community Development Department	High	Implemented on a project-by-project basis through development review.
<b>Downtown</b>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
LUD 7.1.1: <b>Downtown Committee.</b> Maintain the Downtown Committee as an advisory committee that reviews Downtown policies and procedures.	CDD	Medium	Downtown Committee meets every 1st Tuesday of the month.
LUD 7.1.2: <b>Downtown facilities.</b> Support the use of Downtown facilities for civic events.	All Departments	Medium	
LUD 7.6.1: <b>Manage parking strategies.</b> Evaluate both short- and long-term parking strategies.	CDD/PWD	High	Parking Work Plan is in effect. Received Council approval to proceed with various parking pilot programs
<b>Streetscapes and Public Spaces</b>			
LUD 8.1.1: <b>Implement gateway improvements.</b> Include gateway improvements where appropriate in plans such as the City's Capital Improvement Program, new or amended Precise Plans, or other special plans, and through public and private development projects. Gateway improvements could include new and remodeled buildings, landscaping, plazas, and visual art elements.	CDD/PWD	Medium	This is included within the North Bayshore, East Whisman and San Antonio Precise Plans and implemented on a project-by-project basis through development review.
<b>Integrating Buildings into the Community</b>			
LUD 9.1.1: <b>Implement design compatibility.</b> Utilize precise plans, design guidelines, and zoning standards to ensure high-quality site and architectural design and compatibility between new and existing development.	CDD	Low	This is included in the North Bayshore, East Whisman, El Camino Real and San Antonio Precise Plans and implemented during development review.
LUD 9.4.1: <b>Complete Streets design standards.</b> Adopt Complete Streets Design Standards and other pedestrian-oriented street design concepts from the Mobility Element.	CDD/PWD		This is included in the North Bayshore, East Whisman, El Camino Real and San Antonio Precise Plans.
LUD 9.6.1: <b>Light Standards.</b> Adopt and periodically update a set of City Code regulations, standard mitigation measures and/or development conditions to minimize off-site light and glare from new development.	CDD	Low	Implemented on a project-by-project basis with conditions of approval.
<b>Sustainable Building Design and Development</b>			
LUD 10.2.2: <b>Protection of wildlife nursery sites.</b> Require preconstruction surveys for nesting birds and/or roosting bats prior to any development that involves the removal of vegetation and/or demolition/restoration of abandoned structures (e.g., houses, barns, sheds, bridges).	CDD/CSD	Low	Mitigation Measures and conditions already exist.
LUD 10.4.1: <b>Support sustainability measures.</b> Support programs and strategies to encourage community members to perform upgrades that address sustainability and healthy indoor environment goals.	CDD	Medium	Included in Climate protection Roadmap (CPR).
LUD 10.6.2: <b>Minimize permit fees and timelines.</b> Minimize permit fees and process timelines for the installation of on-site renewable energy technologies.	CDD	High	Solar fees are already very low due to state law. Onsite renewable energy installations generally don't require a Planning permit and therefore have a streamlined review.
LUD 10.10.1: <b>Public outreach and education.</b> Provide public outreach and education on sustainability practices through over-the-counter materials and online resources.	CDD	Medium	The City website has been updated, and sustainability staff launched a public education campaign in 2017.
LUD 10.10.2: <b>Environmental education.</b> Provide public environmental education by integrating visible examples of green technology into public buildings.	CDD	Medium	
<b>Historic Preservation</b>			
LUD 11.1.1: <b>Register of Historic Resources.</b> Maintain and update the Mountain View Register of Historic Resources.	CDD	Low	The Planning Division maintains and updates the Register of Historic Resources.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
LUD 11.1.2: <b>Promote historic resources.</b> Encourage and promote public awareness of Mountain View's historic and cultural resources.	All Departments	Medium	In partnership with the Historical Society, the Library provides access to a collection of books, papers, and photographs related to Mountain View's history.
LUD 11.1.3: <b>Historic resource changes.</b> Utilize the development review process to ensure that changes to historic resources are consistent with the U.S. Secretary of Interior Standards for the Treatment of Historic Properties.	CDD	Low	This is required by state law and the Mountain View Municipal Code. It is implemented during the development review process.
LUD 11.3.1: <b>Early historic evaluation.</b> Identify and evaluate historic and cultural resources early in the development review process.	CDD	Low	This is evaluated during the informal and formal Planning Application stages.
LUD 11.3.2: <b>Assistance for historic properties.</b> When possible, provide assistance for properties listed in the Mountain View Register of Historic Resources to be nominated as properties in the California and/or National Register of Historic Places.	CDD	Medium	Staff assists owners with this process.
LUD 11.3.3: <b>Register of Historic Resources benefits.</b> Promote the benefits for properties listed on the Mountain View Register of Historic Resources.	CDD	Low	Benefits for historic properties are listed in the Zoning Ordinance.
LUD 11.3.4: <b>Mills Act contracts.</b> Support Mills Act contracts to preserve historic resources.	CDD	Low	Staff supports Mills Act Contracts on a case-by-case basis.
LUD 11.5.1: <b>Review Historic Property Directory List.</b> Prior to approval of development permits for projects that include ground-disturbing activities. The most recent and updated Northwest Information Center list: Historic Property Directory for the County of Santa Clara shall be consulted to determine if known archaeological and paleontological sites underlie the proposed project. If it is determined that known cultural resources are within ¼ mile of the project site, the City shall require the project applicant to conduct a records search at the Northwest Information Center (NWIC) at Sonoma State University to confirm whether there are any recorded cultural resources within or adjacent to the project site. Based on that research, the City shall determine whether field study by a qualified cultural resources consultant is recommended.	CDD/PWD	Low	This is implemented through project conditions of approval and CEQA mitigation measures.
LUD 11.5.2: <b>Pre-construction cultural resource surveys.</b> Should City staff determine that field study for cultural resources is required, the project applicant shall have a cultural resource professional meeting the Secretary of the Interior's Standards in history and/or archaeology conduct a preconstruction survey to identify significant cultural resources - including archaeological sites, paleontological resources, and human remains - in the project site and provide project-specific recommendations, as needed. Coordination with local Native American communities should be done when significant cultural resources and remains are identified as part of pre-approval site analysis.	CDD/PWD	Low	This is implemented through project conditions of approval and CEQA mitigation measures.
LUD 11.5.3: <b>Archaeological and paleontological standard conditions.</b> Adopt and periodically update a set of standard mitigation measures and development conditions to address the discovery and identification of archaeological and paleontological deposits.	CDD/PWD	Low	This is implemented through project conditions of approval and CEQA mitigation measures.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE /LEAD DEPARTMENT	PRIORITIZATION	NOTES
LUD 11.6.1: <b>Human Remains.</b> Should human remains be found on a project site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until the Santa Clara County Coroner is contacted and determines that no investigation of the cause of death is required. If an investigation is required, and the coroner determines the remains to be Native American then: (1) the coroner would contact the Native American Heritage Commission within 24 hours; (2) the Native American Heritage Commission would identify the person or persons it believes to be the most likely descended from the deceased native American; (3) the most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5.	CDD/PWD	Low	This is implemented through project conditions of approval and CEQA mitigation measures.
<b>Economic Development and Fiscal Stability</b>			
<i>Fiscal Stability</i>			
LUD 12.1.1: <b>Financial Forecast.</b> Maintain and update the City's 10-year Financial Forecast.	FIN		10 Year GOF forecast was presented to Council in April 2015 and included in 15/16 Adopted Budget
LUD 12.3.1: <b>Fiscal impact analysis.</b> Require fiscal impact analysis of proposed General Plan or Zoning Ordinance Amendments and major development projects.	CDD	Medium	
LUD 12.3.2: <b>Conversion of industrial to residential lands policy.</b> Maintain and update the City's Policy on Converting Industrial to Residential Lands.	CDD	Medium	The Zoning Ordinance includes exceptions from the gatekeeper process for certain projects converting land from industrial to residential uses.
LUD 12.5.1: <b>Cost-saving projects.</b> Develop, evaluate, and prioritize a list of projects that reduce operational expenses.	CDD/CMO	Medium	This is an on-going effort on behalf of all City departments - we are continuously improving and looking at efficiencies. There are numerous items identified in the Municipal Operations Climate Action Plan (MOCAP), and the adopted budget.
<i>Jobs and Innovation</i>			
LUD 14.3.1: <b>Grant funding.</b> Identify and pursue grant and funding opportunities to develop emerging technology pilot programs and services.	All / IT	Medium	
LUD 14.4.1: <b>Develop Partnerships:</b> Develop partnerships and market the City's business districts to local and regional organizations.	CDD	Medium	Partnering with the Chamber of Commerce, Central Business Association, Silicon Valley Economic Development Association & Nova Works as a Workforce Investment Board
<b>CHANGE AREAS</b>			
<b>North Bayshore</b>			
<i>Innovation and Sustainability</i>			
LUD 15.1.1: <b>Corporate and emerging technology focus.</b> Market the North Bayshore Area to the corporate business community and to emerging technology businesses.	CDD	Medium	The City is in ongoing conversations with the businesses, Real Estate Brokers & Developers.
<i>Land Use and Design</i>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
LUD 16.1.1: <b>Public easements.</b> Ensure open space amenities, plazas, pathways, and park areas remain publicly accessible by requiring public easements, when necessary.	CDD/PWD/CAO	High	This is addressed in the North Bayshore Precise Plan.
LUD 16.1.2: <b>Burrowing owl avoidance/protection during development.</b> Require preconstruction surveys and protection measures for burrowing owls prior to any North Bayshore development activities on parcels that a qualified biologist has determined provide suitable under-ground retreats (e.g., ground squirrel burrows, debris piles, storm drain inlets) that could be occupied by either breeding or wintering owls. Consultation with the California Department of Fish and Game shall be required for any site on which burrowing owls are found during the preconstruction survey.	CDD/CSD	High	Mitigation Measures and conditions exist, but protection of Burrowing Owls is a high priority which is evaluated with new development applications.
LUD 16.1.3: <b>Special-status plant surveys.</b> Require preconstruction surveys for Congdon's tarplant and other special-status plant species prior to development of any ruderal or grassland habitat in the North Bayshore area in accordance with CDFG protocols.	CDD/CSD	High	Mitigation Measures and conditions exist, but bay vegetation is a high priority.
<i>Mobility</i>			
LUD 17.1.1: <b>Partnerships.</b> Pursue public-private partnership opportunities to improve connectivity and integrate transportation systems.	CDD/PWD	High	TMA has been formed
LUD 17.1.5: <b>New North Bayshore Shuttle System.</b> Develop strategies to incorporate existing shuttles into a new North Bayshore shuttle system.	CDD/PWD	High	
LUD 17.1.6: <b>North Bayshore shuttle and Downtown.</b> Improve connectivity and efficiency of shuttle service between the North Bayshore area and the Downtown transit center.	CDD/PWD	High	LUD 17.1.3; Automated Guideway Transit Feasibility Study completed.
LUD 17.1.7: <b>City-wide shuttle integration.</b> Evaluate the integration of the North Bayshore Shuttle System with a City-wide shuttle system.	CDD/PWD	High	TMA is responsible for the Shuttle including NBS. MV City Shuttle serves other areas.
LUD 17.1.8: <b>Future transportation options.</b> Evaluate future North Bayshore transportation strategies, including fixed rail and Personal Rapid Transit options.	CDD/PWD	High	LUD 17.1.3. VTA Feasibility Study.
LUD 17.2.1: <b>Transportation Demand Management measures.</b> Implement measures for the North Bayshore Area.	CDD	High	Implementation is ongoing with project review.
LUD 17.2.2: <b>Traffic management plan.</b> Update the City's traffic management plan for Shoreline Amphitheatre events.	CMO/POL		
LUD 17.3.2: <b>Trail access.</b> Improve access to Permanente and Stevens Creeks and Bay Trails.	CDD/CSD	Medium	Trail access is maintained/improved with North Bay shore developments.
<b>East Whisman</b>			
LUD 19.4.1: <b>Transportation Demand Management measures.</b> Implement TDM measures for the East Whisman area.	CDD	High	Implementation is ongoing with project review in the East Whisman Precise Plan.
<b>El Camino Real</b>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
LUD 20.7.1: <b>Implement pedestrian improvements.</b> Implement pedestrian improvements identified in the Pedestrian Master Plan and through private development projects.	PWD/CDD	High	Policy directions integrated in Precise Plans will be implemented through CIP and private development projects.
LUD 20.9.1: <b>Bus Rapid Transit design.</b> Work with the VTA on the design of the Bus Rapid Transit (BRT) service.	PWD/CDD	Medium	The City Council endorsed dedicated lane configuration in 2015.
<b>Moffett Boulevard</b>			
LUD 23.7.1: <b>Improve connectivity.</b> Develop and implement strategies to encourage transit, pedestrian, and bicycle access and connectivity along and across the Central Expressway corridor.	PWD/CDD	Medium	Addressed in Shoreline Corridor Study as well as through the Rengstorff Grade Separation Design Concept project (#09-28). 100 Moffett Blvd private development, Bicycle Transportation Plan Update, Multimodal plan and CIP projects. (e.g. Shoreline Blvd Pathway Design (CIP 15-32))
<b>Mobility Element</b>			
MOB 1.1.1: <b>Mobility plans.</b> Ensure mobility master plans include or reference priority project lists intended to maintain and enhance the multi-modal transportation system.	PWD/CDD	Medium	
MOB 1.1.2: <b>Multi-modal design.</b> Update street design standards to address roadway function, adjacent land use, and accommodations for all modes.	PWD/CDD	Medium	Being updated incrementally, through PWD requested CIP and updated street design standards in the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.1.3: <b>Existing resources.</b> Consult existing resources for design guidance in developing street design standards.	PWD/CDD	Medium	
MOB 1.2.1: <b>Complete Streets.</b> Implement complete streets policies and standards in new street design standards, new streets projects, and in street rehabilitation projects.	PWD/CDD	Medium	
MOB 1.2.2: <b>Grand Boulevard Initiative.</b> Implement principles of the Grand Boulevard Initiative along El Camino Real.	PWD/CDD	High	Initiatives incorporated in El Camino Real Precise Plan
MOB 1.2.3: <b>Targeted standards.</b> Consider additional corridor-specific and/or Precise Plan-based street design standards and guidelines to enhance multi-modal environments (for example, streets, sidewalks, landscaping, and furniture).	CDD/PWD	Medium	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.3.1: <b>Pedestrian and bicycle connections.</b> Ensure Precise Plans and zoning standards include guidelines for public greenways to create strong pedestrian and bicycle connections, particularly in locations where large blocks are prevalent and vehicular through-connections may not be feasible.	CDD/PWD	High	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.3.2: <b>Development review.</b> Use the development review process to identify and implement pedestrian and bicycle improvements in private development projects and along adjacent street frontages.	CDD/PWD	High	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.3.4: <b>Grade separations.</b> Support plans for new grade-separated infrastructure (for example, bridges and underpasses) and updates to existing infrastructure consistent with grade separation policies, to reduce conflicts between modes and improve accommodations for non-automotive travel.	PWD	Medium	Implemented through the annual CIP development and approval process. Also through regional transportation efforts. As part of Phase 1 of the Transit Center Master Plan, the City Council approved a grade separation concept for the Castro Street rail crossing that re-routes Castro Street at the tracks.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
MOB 1.4.1: <b>Street grid.</b> Identify and leverage opportunities for a street grid of smaller blocks and improved connections as parcels redevelop.	CDD/PWD	Medium	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.4.2: <b>Municipal uses.</b> Review street design standards to ensure they consider utility infrastructure, emergency access, and service access needs.	PWD	Medium	
MOB 1.5.1: <b>Connected network.</b> During review of new subdivisions and major redevelopments, ensure new development provides or enhances a highly interconnected transportation network.	PWD/CDD	Medium	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 1.6.1: <b>Traffic calming.</b> Provide traffic calming improvements through the City's Neighborhood Traffic Management Program (NTMP).	PWD	Medium	
MOB 1.6.2: <b>Neighborhood Traffic Management Program.</b> Update NTMP guidelines to ensure they include up-to-date traffic calming design options.	PWD	Medium	
<b>Accessibility</b>			
MOB 2.1.1: <b>Sidewalks and lighting.</b> Encourage separated sidewalks and lighting during review of new development projects and significant rehabilitation or expansion projects.	CDD/PWD	Medium	Implemented through the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans during the development review process.
MOB 2.1.2: <b>ADA accessibility.</b> Implement and enforce requirements for ADA accessibility at public facilities and during review of private development projects (for example, disabled parking, paths of travel, building access, curb ramps, etc.).	CDD/PWD	Medium	Public Works would require current standard of ADA features within the public right-of-way. Accessibility on private properties is reviewed by the Building Division.
MOB 2.1.3: <b>Transportation plans.</b> Ensure bicycle, pedestrian, and other transportation plans consider access improvements to public facilities, programs, and services.	PWD	Medium	Included in the Multimodal Plan.
MOB 2.1.4: <b>Transit providers.</b> Coordinate with transit providers responsible for implementing accessible transit and paratransit services to accommodate the needs of Mountain View residents.	PWD	Medium	Mountain View Community Shuttle Pilot Program and Mvgo Commuter shuttle services are in operation.
<b>Walkability</b>			
MOB 3.1.1: <b>Pedestrian Master Plan.</b> Regularly update and implement the goals, policies, and actions of the Pedestrian Master Plan.	PWD	Medium	Updating the Pedestrian Master Plan is the responsibility of the B/PAC. Implementation of the action items will likely be accomplished through the annual CIP development and approval process and/or the approval of private development projects.
MOB 3.1.2: <b>Sidewalk database.</b> Maintain a database of missing sidewalk segments and explore opportunities to close gaps in the sidewalk network.	PWD	Medium	
MOB 3.1.3: <b>Pedestrian paths.</b> Include publicly accessible pedestrian paths in major new developments and public facilities, and ensure that they are clearly identified and safe.	CDD/PWD		Implemented through development review process and policy documents.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
MOB 3.1.4: <b>Curbs, gutters, and sidewalks.</b> Implement existing policy to install curbs, gutters, and sidewalks, where desired on unimproved local streets and identify funding for the improvements.	PWD	Medium	
MOB 3.1.6: <b>Sustainable streetscapes.</b> Consider adopting and/or updating sustainable streetscape standards and guidelines for public improvements and frontage design of private development aimed at creating attractive pedestrian environments, particularly along high-traffic roadways.	CDD/PWD	Medium	Implemented through development review process and policy documents.
MOB 3.2.1: <b>Connections through superblocks.</b> Develop pedestrian improvement standards aimed at breaking down large blocks, where vehicular intersections are not feasible or desirable.	CDD/PWD	Medium	Implemented through development review process and policy documents.
MOB 3.2.2: <b>Existing neighborhoods.</b> Identify and enhance pedestrian and bicycle facilities and connections through existing neighborhoods to commercial locations and amenities.	CDD/PWD	Medium	Implemented through development review process and policy documents.
MOB 3.2.3: <b>Pedestrian crossings to parks.</b> Improve and enhance pedestrian crossings to parks and other public facilities in accordance with current standards and best engineering practices.	PWD/CSD	Medium	
MOB 3.2.4: <b>Safety and security.</b> Encourage building design features in new developments, such as windows and entries that orient towards public pathways, to improve the safety and security of pedestrians.	CDD	High	Newly adopted Precise Plans include design standards, to address this in those respective areas.
MOB 3.3.2: <b>Pedestrian connections.</b> Identify and prioritize pedestrian access to connect neighborhood cul-de-sacs and connect neighborhoods to the City-wide trail system.	PWD/CSD	Medium	
MOB 3.4.1: <b>Roadway reductions.</b> Identify opportunities to reduce roadway widths at specific intersections and along key corridors to enhance pedestrian and bicycle facilities, including landscape amenities.	PWD/CDD	Medium	
MOB 3.5.1: <b>Bicycle/Pedestrian Advisory Committee.</b> Support the Bicycle/Pedestrian Advisory Committee (BPAC) work on pedestrian and bicycle facility projects.	PWD	High	
MOB 3.5.2: <b>Programs to promote walking.</b> Implement new and enhanced sustainability and health programs that promote walking and bicycling.	CMO/PWD	Medium	
<b>Bikeability</b>			
MOB 4.1.1: <b>Bicycle Transportation Plan.</b> Regularly update and implement a comprehensive Bicycle Transportation Plan (BTP), including identification of projects that extend and improve the on-street bicycle network, and consideration of bicycling mode-share targets to achieve a well-utilized network.	PWD/CDD	Medium	The Bicycle Transportation Plan (BTP) update was completed in Nov 2015. The B/PAC conducts an annual review of the BTP.
MOB 4.1.2: <b>Funding.</b> Seek funding and revenue sources to install bicycle network improvements and parking.	PWD	Medium	
MOB 4.2.1: <b>Off-street trails.</b> Maintain and extend the City's off-street trail network to improve bicycle and pedestrian access, including Stevens Creek, Hetch Hetchy Trail, and Permanente Creek Trail.	PWD/CSD	Medium	Extensions and other improvements are identified, prioritized and funded through the annual CIP development and approval process.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
MOB 4.3.1: <b>Public bicycle parking.</b> Enhance the availability of convenient and publicly accessible bicycle parking facilities at transit stations and ensure availability on public and private property at key commercial locations such as Downtown.	PWD/CDD	Medium	Ongoing through coordination with transit providers and, for private property locations, by Public Works and Community Development staff during the design review process.
MOB 4.4.2: <b>Bicycle parking innovations.</b> Encourage new and innovative means for complying with bicycle parking and storage requirements.	CDD/PWD	Medium	Implementation is ongoing on a project-by-project basis.
MOB 4.5.1: <b>Bicycle education.</b> Provide bicycle education and promotion programs.	PWD	High	Currently implemented as part of the Safe Routes to School program (currently on hold due to COVID-19).
<b>Transit</b>			
MOB 5.1.1: <b>Commuter rail.</b> Actively support commuter rail in Santa Clara County and along the Peninsula.	PWD	Medium	Ongoing, consistent with policy direction from the City Council.
MOB 5.1.2: <b>Light rail.</b> Actively support enhanced existing light rail service to transit-oriented employment centers and residential development in Mountain View.	PWD	Medium	Ongoing, consistent with policy direction from the City Council.
MOB 5.1.3: <b>Protection from negative effects.</b> Collaborate with service providers in transit planning processes to support designs that address visual, noise, and vibration impacts and avoid creating barriers that divide the community.	PWD/CDD	Medium	Ongoing, but may also require additional staff and other resources as new transit projects are proposed (e.g., blended Caltrain operations).
MOB 5.1.4: <b>Caltrans and VTA.</b> Plan for and work with Caltrans and VTA to implement BRT improvements along El Camino Real that reflect the City's needs and interests.	PWD/CDD	Medium	The City Council endorsed dedicated lane configuration on April 21, 2015. No final decision regarding with the BRT project has been made.
MOB 5.1.5: <b>Transit prioritization.</b> Collaborate with Caltrans and VTA to consider additional signal timing adjustment and transit prioritization to minimize transit delay along El Camino Real, in coordination with service needs of other modes of travel (for example, pedestrian crossing, vehicle travel along corridor, etc.).	PWD	Medium	
MOB 5.1.6: <b>Transit outreach.</b> Provide informational and promotional support for new and existing transit services.	PWD	Low	
MOB 5.2.1: <b>California High-Speed Rail Corridor.</b> Work with the California High-Speed Rail Authority to provide enhanced pedestrian and bicycle access as well as economic development opportunities along and across the rail corridor.	PWD/CDD	Medium	
MOB 5.2.2: <b>Community preservation.</b> Support the preservation of the Downtown business district, historic buildings, pedestrian-friendly environment, and adjacent residential character along the rail corridor.	PWD/CDD	Medium	This is addressed during the development review process.
MOB 5.2.3: <b>Downtown circulation.</b> Support protection of Downtown Transit Center operations and access, Downtown mobility, and Central Expressway level of service from impacts of high-speed rail.	PWD	Medium	This is implemented through the Transit Center Master Plan.
MOB 5.3.1: <b>City-wide shuttles.</b> Study a possible City-wide shuttle system in coordination with VTA, employers, project developers, and other stakeholders.	PWD	High	Two new shuttle services recently introduced to City through partnerships in January 2015 (MV Community Shuttle and Mvgo).
MOB 5.3.2: <b>Caltrain and VTA.</b> Work with Caltrain and VTA to maintain and enhance convenient, ADA-accessible train, light rail, bus, and shuttle service.	PWD	Medium	
MOB 5.3.3: <b>Bicycle amenities.</b> Encourage bicycle amenities and access on public transit.	PWD	Medium	

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
MOB 5.4.1: <b>NASA/Ames.</b> Partner with NASA/ Ames Research Park to plan and fund transportation connections with Mountain View, including potential shuttle, bicycle, and pedestrian connections to Downtown, North Bayshore and East Whisman.	PWD/CDD	Medium	City or MVTMA could partner with NASA/ Ames in future.
MOB 5.4.2: <b>Shuttle access.</b> Support improvements for continued shuttle access to the Downtown Transit Center and Caltrain.	PWD/CDD	Medium	This is implemented through the Transit Center Master Plan.
MOB 5.5.1: <b>Multi-modal station access.</b> Collaborate with Caltrain, VTA, and the High-Speed Rail Authority to optimize station access for all modes, provide safe routes to transit, and ensure adequate bicycle and automobile station parking.	PWD/CDD	Medium	This is implemented through the Transit Center Master Plan.
MOB 5.5.2: <b>Caltrain station access.</b> Support Caltrain station improvements identified in the Caltrain Bicycle Access and Parking Plan, and prioritize non-single occupancy vehicle modes of access.	PWD	Medium	
<b>Safe Routes to Schools</b>			
MOB 6.1.1: <b>Funding.</b> Pursue public and private agency grant funding sources for safe routes to schools programs.	PWD	High	The City is using Measure B funding for the Safe Routes to School program.
MOB 6.2.1: <b>Filling gaps.</b> Identify opportunities to install sidewalks, pathways, and bicycle facilities, which may include right-of-way acquisition, to complete gaps along routes to schools.	PWD	Medium	Address through CIP Process
MOB 6.3.1: <b>Trail access.</b> Plan and construct school-accessible trailheads or neighborhood access points.	PWD	Medium	Address through CIP Process
MOB 6.4.1: <b>Education and outreach.</b> Work with the school districts to develop and distribute safe routes to schools plans and information.	PWD	High	Currently implemented as part of the Safe Routes to School program (currently on hold due to COVID-19).
<b>Vehicle Parking</b>			
MOB 7.2.1: <b>Reducing negative effects of parking.</b> Require new parking to be accessed from secondary streets, minimizing the width and number of driveways into a parking facility, and screening parking areas with landscaping or wrapping with active uses.	CDD/PWD	Medium	Implemented through development review process and policy documents.
<b>Performance Measurement</b>			
MOB 8.1.1: <b>Transportation analysis for new development.</b> Coordinate with the Santa Clara County Congestion Management Agency to periodically update the City's transportation analysis requirements for new development, including evaluation criteria, significance thresholds, and mitigation guidelines for environmental analysis (CEQA/NEPA).	PWD/CDD	Medium	PWD staff participates in the monthly meetings of the Systems, Operations and Management (SOMs) Working Group of the VTA CMA.

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
<p>MOB 8.1.3: <b>Interim level of service (LOS) standards.</b> Until adoption of new significance thresholds of performance indicators occurs, the Citywide vehicle LOS standards from the 1992 General Plan, which include a target peak hour LOS policy of LOS D for all intersections and roadway segments, with the following exceptions in high-demand areas:</p> <ul style="list-style-type: none"> <li>• Use LOS E for intersections and street segments within the Downtown and San Antonio areas where vitality, activity and multi-modal transportation use are primary goals; and</li> <li>• Use LOS E for intersections and street segments on CMP designated roadways in Mountain View (e.g., El Camino, Central Expressway and San Antonio Road).</li> </ul>	PWD/CDD	Low	LOS is considered during the Development Review process, however SB 743 requires VMT to be the CEQA threshold.
<b>Greenhouse Gas Emissions and Air Quality</b>			
MOB 9.1.2: <b>Greenhouse Gas Reduction Plan.</b> Regularly update the GGRP to address transportation emissions reductions.	CDD/PWD	Medium	Part of GP Subsequent EIR (funded by developers); or other GP EIR updates done on a project-by-project basis. Conduct a GGRP Update in 2017-18
MOB 9.2.1: <b>Mixed-use in higher densities.</b> Seek to create higher-intensity mixed-use districts along transit, bicycle, and pedestrian corridors.	CDD/PWD	Medium	Implemented in the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
MOB 9.2.2: <b>Alternative modes.</b> Promote walking, bicycling, transit and other highly efficient modes of transportation to reduce per capita vehicle miles traveled.	CDD/PWD	High	Implemented in the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans and the Multimodal Plan.
MOB 9.3.1: <b>Municipal vehicles.</b> Minimize emissions from City-owned and operated vehicles through equipment retrofits, purchasing of more efficient models, changes in operation protocols, or other actions.	FIN/PWD	Medium	Included in the adopted Municipal Operations Climate Action Plan (MOCAP).
MOB 9.3.2: <b>Sustainable infrastructure.</b> Support the installation of innovative, sustainable infrastructure for low-emission vehicles (for example, electric charging stations, etc.).	CDD/PWD		Included in the adopted Municipal Operations Climate Action Plan (MOCAP) and community -wide Climate Protection Roadmap (CPR).
<b>Vehicles and Roadway System Efficiency</b>			
MOB 10.1.1: <b>Congestion.</b> Limit congestion to portions of the transportation network that have the least impact on the City's residential neighborhoods.	PWD	Medium	
MOB 10.1.2: <b>Roadway System Management.</b> Use Transportation Systems Management (TSM) principles when considering roadway system improvement projects to improve traffic flow, in balance with the needs of other modes.	PWD	Medium	
MOB 10.1.3: <b>Roadway improvements.</b> Include roadway operation improvement requirements as part of the review process for new development and significant rehabilitation or expansion projects.	PWD	Medium	
MOB 10.1.4: <b>Surrounding jurisdictions.</b> Collaborate with surrounding jurisdictions and transit agencies such as VTA to implement intelligent transportation systems and minimize the potential negative impacts on Mountain View from projects in surrounding jurisdictions.	PWD/CDD	Medium	CDD continues to review environmental documents for projects in neighboring cities when applicable.
MOB 10.2.2: <b>Existing development.</b> Encourage TDM implementation for existing development.	CDD	Medium	Ongoing - implemented on a project-by-project basis.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
MOB 10.2.3: <b>Local trip management.</b> Facilitate the formation and foster the success of Transportation Management Associations (TMAs), Business Improvement Districts (BIDs), or other public-private partnerships to help manage vehicle trips at a local level.	CDD/PWD	High	The TMA has been created, implementation is ongoing.
MOB 10.2.4: <b>Project design.</b> Ensure development project designs support achievement of TDM measures.	CDD/PWD	Medium	Completed through Development Review Process.
<b>Maintenance</b>			
MOB 11.1.1: <b>New funding sources.</b> Ensure mobility plans include opportunities for new funding sources to implement system improvements.	PWD/CDD	High	
MOB 11.2.1: <b>Pavement Management System.</b> Maintain a Pavement Management System and regularly report on pavement conditions.	PWD	Medium	
MOB 11.2.2: <b>Pedestrian facilities.</b> Ensure sidewalks and pathways remain free of obstacles that impair accessibility.	PWD	High	Implementation is ongoing.
MOB 11.3.1: <b>Project funding.</b> Emphasize funding for alternatives to single-passenger vehicle facilities when appropriating money for transportation projects.	PWD	Medium	
MOB 11.4.1: <b>Demonstration projects.</b> Identify and implement demonstration projects that create system efficiencies and cost savings.	PWD	Medium	
<b>Infrastructure and Conservation Element</b>			
<b>City-wide Infrastructure</b>			
INC 1.1.1: <b>Infrastructure upgrade.</b> Develop appropriate procedures for upgrades to existing infrastructure.	PWD	Medium	Accomplished as part of the City's annual CIP development and approval process, and periodic Master Plans
INC 1.1.2: <b>Infrastructure replacement.</b> Identify and replace end of life infrastructure as necessary.	PWD	Medium	Accomplished as part of the City's annual CIP development and approval process. Also through periodic Master Plans
INC 1.2.1: <b>Fee structure.</b> Develop and implement a fee structure establishing how the City will share the cost of infrastructure upgrades made necessary by new development.	PWD/FIN	Medium	Capacity Fees adopted in April 2014. Implementation is ongoing.
INC 1.5.1: <b>Coordination with utilities.</b> Work with utility providers to promote information-sharing and to ensure proper maintenance of utility infrastructure.	PWD	Medium	
INC 1.6.1: <b>Sustainable materials for maintenance.</b> Research and consider the use of sustainable or green construction materials during maintenance projects.	PWD/CSD	Medium	Implemented through City's Environmentally Preferable Purchasing Policy.
INC 2.1.1: <b>Water shortages.</b> Be prepared to mitigate water shortages due to drought, disaster, infrastructure failure or other service interruptions.	PWD	Low	Water shortage contingency plans are included in the Urban Water Management Plan (UWMP). City has submitted required service restoration priorities to California Department of Public Health. Continue to fund and construct water system related CIPs to replace end of service life infrastructure. City code was updated in April 2014 to incorporate a plan for reducing water use during increasing levels of shortage.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 2.1.2: <b>Sewer.</b> Mitigate sewer disposal, due to disaster, infrastructure failure, or other service interruption.	PWD	Low	The City is compliant with the California Integrated Water Quality System that is administered through the State Water Resources Control Board. The City has a Sanitary Sewer System Management Plan that outlines procedures for sanitary sewer overflows and other emergency responses.
INC 2.4.1: <b>Criteria for vulnerable areas.</b> Create specific design criteria for sensitive and vulnerable areas such as the North Bayshore area due to their unique environmental conditions.	CDD/CSD	Medium	Issues identified in the North Bayshore Precise Plan.
INC 2.4.2: <b>Emergency service restoration plan.</b> Create and maintain an emergency service restoration plan for all critical infrastructure – including potable water, wastewater, storm water, recycled water, telecommunications, energy and streets – in case of disaster, infrastructure failure or other service interruptions.	PWD	Low	Water shortage contingency plans are included in the UWMP. The Sanitary Sewer System Management Plan outlines procedures for sanitary sewer overflows and other emergency responses. Recycled water system is currently characterized as an interruptible supply and master planning will determine the optimal level of redundancy.
INC 3.1.1: <b>Monitoring rights-of-way.</b> Prioritize physical improvements to streets, sidewalks and other public rights-of-way based on regular monitoring of their condition.	PWD	Medium	
INC 3.1.2: <b>Upgrades to unimproved streets.</b> Review policies and procedures for when and how to upgrade unimproved streets, remaining sensitive to the unique character, aesthetics, equity and desires of residents in the City's different neighborhoods.	PWD	Medium	
INC 3.1.3: <b>Recycled content paving material.</b> Seek opportunities to use paving material that has recycled content.	PWD	Medium	The City incorporates recycled content material where cost-effective and suitable.
<b>Water, Wastewater and Stormwater</b>			
<i>Potable Water Supply</i>			
INC 4.1.1: <b>Urban Water Management Plan and Water Master Plan.</b> Comply with provisions of the City's Urban Water Management Plan and the Water Master Plan and regularly update them to reflect long-term land use planning decisions.	CDD/PWD	Medium	The UWMP is updated every five years. The UWMP was updated in June 2016. Staff will be proposing a Water Master Plan update with the next CIP.
INC 4.1.2: <b>Groundwater quality and regulations.</b> Closely monitor groundwater quality as well as any changing rules and regulations regarding the City's access to groundwater, revising plans as necessary to reflect any relevant changes to the groundwater supply.	PWD	Medium	Testing occurs periodically for compliance with EPA water quality standards.
INC 4.1.3: <b>City reservoir storage.</b> Regularly review reservoir capacity to ensure the City meets recommended storage amounts.	PWD	Low	Water master plans are updated approximately every 10 years to assess capacity. Large developments undergo hydraulic assessments to ensure that peak and fire flow demands can be met with existing capacity and storage.
INC 4.2.1: <b>Water contracts.</b> Work with other local agencies and water wholesalers to maintain the City's existing water contracts and Supply Guaranties.	PWD	Low	Long term contracts with water suppliers (SFPUC and SCVWD) are in place. Anticipated water deliveries from the Santa Clara are reviewed annually. The water supply agreement with the SFPUC specifies minimum available supplies for the City and plans for water shortages.
INC 4.2.2: <b>Access to imported water supply.</b> Monitor changing rules and regulations regarding the City's access to imported water supply.	PWD	Low	Public Services monitors water supplies through ongoing wholesaler meetings with the SCVWD and SFPUC.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 4.3.1: <b>Water main replacement.</b> Execute the annual water main replacement program and budget.	PWD	Medium	Annual water main replacement priorities are development from master plan recommendations and monitoring of repair frequencies. Replacements are prioritized annually and included in the annual CIP.
<i>Water Conservation</i>			
INC 5.1.1: <b>Public education.</b> Implement public education programs about water conservation and efficiency, including education at schools.	PWD	Low	PSD staff implemented a water conservation education program (including school education) in coordinating with our regional partners (SCVWD & Bay Area Water Supply and Conservation Agency (BAWSCA))
INC 5.1.2: <b>Large consumers.</b> Target water use efficiency outreach towards larger water customers.	PWD	Low	PSD staff targeted largest water users between 2007-2010 to promote water conservation. Ongoing outreach is conducted annually.
INC 5.2.1: <b>Incentives and requirements.</b> Create incentives and develop regulations that encourage water use efficiency, water conservation and recycled water use.	PWD/CDD	Medium	Rebates and other incentives available for the installation of water efficient devices. MV's water conservation in landscaping regulations, and the Green Building Code both require the use of water efficient practices for new development.
INC 5.7.1: <b>City demonstration projects.</b> Administer demonstration projects such as water-wise gardens and rain gardens.	CSD/PWD	Medium	This is an ongoing process in cooperation with the Santa Clara Valley Water District. A water wise demonstration was installed in fall 2013. A second demonstration garden was completed for the Library in 2015
<i>Wastewater</i>			
INC 6.1.1: <b>Sewer Master Plan.</b> Maintain and update the City's Sewer Master Plan (SMP) as necessary, to reflect long-term land use planning decisions.	PWD	Low	Sewer master plans are updated approximately every 10 years to assess capacity. Large developments undergo hydraulic assessments to ensure that system capacity is sufficient for peak flows.
INC 6.1.2: <b>Anticipating future wastewater generation.</b> Anticipate future wastewater generation by regularly updating the Sewer Master Plan (SMP) to reflect long-term land use planning decisions.	PWD	Low	
INC 6.1.3: <b>Monitoring.</b> Monitor the condition of the sanitary sewer collection system and continue to make improvements by maintaining and updating the Sanitary Sewer Management Plan (SSMP).	PWD/CAO/FIR	Medium	Public Services is working to update the Sanitary Sewer Management Plan and related ordinances.
INC 6.1.4: <b>Sanitary Sewer Overflows.</b> Maintain programs to prevent sanitary sewer overflows.	PWD	Medium	
INC 6.1.5: <b>Wastewater conveyance outside City limits.</b> Allow conveyance and treatment of wastewater by City infrastructure for the City of Los Altos, portions of Moffett Field and NASA/Ames and other areas outside City limits as mutually beneficial.	PWD/CAO	Low	The City develops agreements with NASA periodically when needed.
INC 6.1.6: <b>NASA/Ames sanitary sewer discharge.</b> Renew sanitary sewer discharge agreement with NASA/Ames.	CAO/PWD	Low	
INC 6.2.1: <b>Pollution prevention.</b> Actively partner with the Palo Alto Regional Water Quality Control Plant (PARWQCP), implementing policies to control inflow and infiltration sources, and reducing wastewater loading of pollutants, such as metals, pharmaceuticals and other emerging pollutants that may pass through the wastewater treatment system.	PWD/FIR	Low	Fire and Environmental Protection Division (FED) staff participate in source control planning and training activities.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 6.2.2: <b>Industrial pollution control monitoring.</b> Conduct industrial inspection and monitoring programs to ensure that required controls are installed and maintained and that applicable discharge limits are met.	FIR	High	Mandatory industrial inspection programs are administered by the Fire Department, Fire and Environmental Protection Division.
INC 6.2.4: <b>Commercial pollution control monitoring.</b> Implement commercial inspection programs to control discharges that may create hazardous conditions in the City's sewer system or may cause sewer overflows.	FIR	High	Commercial inspection program is administered by the fire Department, Fire and Environmental Protection Division.
INC 6.2.5: <b>Source controls in new development.</b> Control potential pollutant sources from new facilities or developments by requiring source controls during the planning and building plan check review process.	PWD/CDD/FIR	Medium	Implemented through standard conditions, plan review and inspection.
<i>Recycled Water</i>			
INC 7.1.3: <b>Promoting recycled water.</b> Promote additional uses of recycled water within state-approved regulations.	PWD	Low	Staff will continue to review non-irrigation uses for recycled water. The current focus is transitioning existing irrigation customers to the recycled water system.
INC 7.1.4: <b>Selling recycled water.</b> Investigate opportunities to sell recycled water to neighboring jurisdictions.	PWD/FIN	Low	Staff will continue to focus on increasing consumption by internal customers, and reviewing the potential for system expansion within City limits.
INC 7.1.5: <b>Recycled water at NASA/Ames.</b> Support the continued and expanded use of recycled water at NASA/Ames Research Center and Moffett Field.	PWD/CDD	Medium	
<i>Stormwater</i>			
INC 8.1.1: <b>Stormwater Master Plan.</b> Update and maintain the Stormwater Master Plan as necessary.	PWD	Medium	
INC 8.1.2: <b>Upgrade undersized drainage pipes.</b> Provide funding and infrastructure to remove cross culverts.	PWD	Medium	
INC 8.1.3: <b>Low Impact Development (LID).</b> Maximize opportunities to design and construct LID Stormwater treatment controls at new development and redevelopment projects through efforts to educate developers and project engineers and implementation of the development review process.	FIR/CDD	Medium	Fire Department, Fire and Environmental Protection Division implements evaluation and review of the LID requirement. Municipal Regional Stormwater Permit requirements mandate LID Stormwater controls at new development sites. LID is strictly regulated. LID project data is reported annually to the State of California, regional Water Quality Control Board.
INC 8.1.4: <b>Infrastructure upgrade.</b> Develop appropriate procedures for upgrades to existing infrastructure.	PWD	Medium	New section in the re-issued Municipal Regional Stormwater NPDES Permit requires the City to develop and implement a long-term green infrastructure plan that will convert a portion of existing City streets to "Green Streets."
INC 8.3.1: <b>Best practices in City operations.</b> Implement pollution prevention Best Management Practices while conducting municipal operations, such as street sweeping, water utility operations, storm drain maintenance and sanitary sewer.	PWD/FIR	Medium	Potential new requirements will be evaluated and employees will be trained, if necessary. City staff to monitor BMP changes through continuing education and professional association membership.
INC 8.4.1: <b>Inter-agency collaboration.</b> Participate in the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) and work collaboratively with other permitted agencies to achieve compliance with multiple requirements, such as monitoring and public education, in a cost effective manner.	FIR	High	The re-issued Municipal Regional Stormwater NPDES permit was adopted November 2015 and became effective January 2016. City Council authorized continued participation in SCVURPPP. City staff participate collaboratively with other agencies to comply with requirements collectively, as opportunities allow.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 8.4.2: <b>Storm water pollution sources.</b> Conduct inspection programs to identify and eliminate sources of Stormwater pollution.	FIR	High	Mandatory industrial inspection programs are administered by the Fire Department, Fire and Environmental Protection Division.
INC 8.4.3: <b>Pollutants of Concern.</b> Implement programs to minimize potential discharges of pollutants of concern, such as mercury, copper, polychlorinated biphenyls (PCBs), polybrominated diphenyl ether (PBDEs), legacy pesticides, selenium, or other pollutants of concern that may be identified during the timeframe of the General Plan.	FIR	High	Long term pollutant load reduction performance criteria for mercury and PCBs are included in the re-issued Municipal Regional Stormwater Permit. A critical component of the load reduction strategy will be long term implementation of green infrastructure projects in the City.
INC 8.4.4: <b>Outdoor water conservation.</b> Minimize overwatering from irrigation systems and encourage outdoor water conservation, which decreases the burden on the Stormwater system.	CSD/PWD	High	
INC 8.6.1: <b>Emerging technologies.</b> Evaluate and update development and design standards for Stormwater treatment to reflect prevailing or emerging technologies.	FIR/CDD/PWD	Medium	Stormwater treatment design and specifications are evaluated regarding LID treatment controls and trash capture devices.
INC 8.7.1: <b>Storm inlet stencils.</b> Ensure storm inlets are stenciled with a “No Dumping, Flows to Bay” or similar text to educate the public about storm drain pollution.	PWD/FIR	Medium	
<b>Solid Waste and Recycling</b>			
INC 10.1.1: <b>Zero waste action plan.</b> Adopt and implement a Zero Waste Action Plan.	PWD	Medium	
INC 10.1.2: <b>Public education.</b> Provide comprehensive and ongoing public education and promotion programs to encourage residents and businesses to reduce waste and participate in recycling programs.	PWD	Medium	
INC 10.1.3: <b>Large consumers.</b> Target recycling and reuse outreach towards large commercial and industrial customers.	PWD	Medium	
INC 10.3.1: <b>Source Reduction and Recycling Element.</b> Implement the programs described in the Mountain View Source Reduction and Recycling Element (SRRE).	PWD	Medium	
INC 10.7.1: <b>Recycled content advocacy.</b> Advocate for local, state and federal legislation that will increase use of recycled content products.	PWD	Medium	
INC 10.7.2: <b>Recycled content promotion.</b> Educate and encourage residents and businesses to use products with recycled content.	PWD	Medium	
INC 10.9.1: <b>Preferential purchasing.</b> Periodically review and update the City’s Environmentally Preferable Purchasing Policy (EP3).	FIN/PWD	Medium	
INC 11.2.1: <b>Drop-off site.</b> Maintain a convenient City-operated accessible recycling drop-off and redemption site.	PWD	High	

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 11.2.2: <b>Recycling receptacle storage.</b> Require adequate, accessible and convenient areas for the storage and collection of recyclable materials in all new developments.	CDD/PWD	Medium	Implemented through the Development Review Process
INC 11.4.1: <b>Refuse disposal capacity.</b> Assure that the City possesses a minimum of five years of refuse disposal capacity at all times.	PWD	Medium	
INC 11.6.1: <b>Service pricing.</b> Assess services to ensure they are convenient and competitively priced.	PWD/FIN	Medium	Complete cost of service study completed in FY 2014-2015
<b>Climate Change</b>			
INC 12.2.1: <b>Greenhouse Gas Reduction Plan.</b> Adopt and regularly update a City-wide Greenhouse Gas Reduction Plan (GGRP).	CDD/PWD	Medium	GGRP was updated in 2018 and implementation is ongoing.
INC 12.2.3: <b>Emissions reductions.</b> Reduce community-wide and government operations greenhouse gas emissions pursuant to adopted targets.	CDD/PWD	High	Implemented through Municipal Operations Climate Action Plan (MOCAP) and community wide Climate Protection Roadmap (CPR)
<b>Energy Production and Consumption</b>			
INC 13.1.1: <b>Building energy conservation and efficiency.</b> Develop and implement a plan to increase energy efficiency and conservation in public buildings and infrastructure.	CDD/CSD/PWD	Medium	
INC 13.3.1: <b>Efficiency in development review.</b> Use the development review process to inform developers of the advantages of energy efficiency in buildings, including passive solar design.	CDD	Medium	Solar Ready requirement came into effect July 1, 2014. Additional requirements came into effect in 2019.
INC 14.1.2: <b>Promoting renewables.</b> Regularly investigate and publicize opportunities for community members or the City to utilize renewable energy technologies such as solar, co-generation or wind.	CDD/PWD	Medium	Outreach is ongoing when opportunities arise.
INC 14.1.3: <b>Methane extraction.</b> Extract methane gas from the sanitary landfill for energy production.	PWD	Medium	City staff operate the landfill gas collection and control system continuously to extract methane from the closed Shoreline Landfill as required by the various regulations and permits. The collected landfill gas is sold to Google for use in their co-generation plants near their office buildings; is used by City operated micro turbines to generate electricity for the Flare Station and Pump Stations; or is destroyed at the Flare Station. Public Services Staff continuing to review additional energy generations opportunities.
INC 14.1.4: <b>Renewables in development review.</b> Use the development review process to inform developers of the advantages of renewable energy production, including wind and solar.	CDD	Medium	This is encouraged by new the North Bayshore, East Whisman, San Antonio and El Camino Real Precise Plans.
INC 14.2.1: <b>Sustainable design.</b> Incorporate sustainable design features into new City facilities.	CDD/PWD		
INC 14.1.5: <b>Incentives for Renewables.</b> Develop a program of incentives, fee waivers or other strategies to facilitate community members installing renewable energy technologies.	FIN/PWD/CDD	Medium	Commercial fee reduction (25%) in place as of September 2015 and Residential fee reduction are also in place in compliance with AB2188. EV Requirement.
<b>Green Building</b>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 15.1.1: <b>Green building requirements.</b> Create and administer community-wide green building requirements. Regularly update them and track development of Leadership in Energy and Environmental Design-New Construction (LEED-NC), Leadership in Energy and Environmental Design-Neighborhood Development (LEED-ND), Green Point Rated or other relevant green building standards as they relate to the City's green building objectives.	CDD	High	Green building requirements have been created and are being administered. The rest of the action seems to parallel INC 15.1.2 The Mountain View Green Building Code (MVGBC) is updated every 3 years in line with the California Building Code, Title 24 and CalGreen code updates.
INC 15.1.2: <b>Other green building regulations.</b> Monitor state green building requirements such as CalGREEN, as well as any other relevant regional, state or federal standards and requirements and ensure the City's green building program meets or exceeds these and all applicable standards and regulations.	CDD	Medium	MVGBC has been updated to incorporated changes at state level.
INC 15.1.4: <b>Staff training.</b> Provide regular staff training on green building practices, regulations and standards.	CDD	Medium	Staff trainings are offered on an as-needed basis.
INC 15.2.1: <b>Visible green technology.</b> Provide public environmental education by integrating visible examples of green technology into public buildings.	PWD/CDD	Low	Included in Municipal Operations Climate Action Plan (MOCAP).
INC 15.2.2: <b>Green building education.</b> Provide fact sheets and other materials on the City's web site and at City offices.	CDD	Medium	
<b>Species and Habitat</b>			
INC 16.1.1: <b>Habitat corridors.</b> Identify and preserve wildlife habitat corridors through the City.	CSD	High	
INC 16.1.2: <b>Water replenishment.</b> Enable sufficient surface water replenishment and protect surface water quality to enable groundwater percolation and provide habitat for wildlife.	FIR/PWD	Medium	FEPD staff involvement with this item has been through implementation of LID Stormwater treatment requirement. Planning staff implements those guidelines through DRP process & coordinates with SCCVWD on new development near waterways.
INC 16.1.3: <b>Water quality.</b> Support efforts by the Santa Clara Valley Water District to preserve water, habitat and riparian quality in the creeks within the City, including implementing the Santa Clara Valley Water Resources Protection Collaborative Guidelines and Standards for Land Use Near Streams.	CDD/PWD/FIR	Medium	FEPD staff involvement with this item has been through implementation of LID Stormwater treatment requirement and other Stormwater pollution prevention programs.
INC 16.1.4: <b>Volunteer creek clean-up.</b> Encourage volunteer creek clean-ups.	CSD/FIR	High	Fire-FEPD coordinates 2 creek cleanup each year (currently on hold due to COVID-19).
INC 16.3.1: <b>Burrowing owl.</b> Evaluate and maintain burrowing owl habitat through the Burrowing Owl Preservation Management Plan (BOPMP).	CDD	High	Staff biologist continues to implement BOPMP and monitors owl population in Shoreline Park.
INC 16.4.1: <b>Invasive species.</b> Identify invasive species and their associated risks, contain these species and reduce their amounts wherever feasible.	CSD	High	Shoreline staff actively removes invasive species when and where possible.
INC 16.5.1: <b>Tidal marshes.</b> Maintain Charleston Slough within Shoreline at Mountain View and creeks as wildlife habitat.	CSD/PWD	High	Staff continues to coordinate with South Bay Salt Pond Restoration Project and with BCDC on Charleston Slough enhancements.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
<b>Watershed and Floodplain Management</b>			
INC 17.1.1: <b>Inter-agency coordination.</b> Coordinate with the Santa Clara Valley Water District (SCVWD) on flood-related issues.	PWD	Medium	
INC 17.1.2: <b>Fee structure.</b> Review and update the procedure and fee structure for the cost of system upgrades made necessary by new development, considering the possibility of new impact and maintenance fees.	PWD/FIN	Medium	
INC 17.4.1: <b>Flood zones.</b> Continue to review development in areas identified by the General Plan Flood Zone Map and FEMA flood zone maps for compliance with the City's Drainage and Flood Control Ordinance.	PWD/CDD	Medium	
<b>Soil and Groundwater Contamination</b>			
INC 18.1.1: <b>Enforcing existing regulations.</b> Enforce local codes and support State and Federal regulations to prevent contamination of groundwater resources.	FIR	High	Fire-FEPD enforces State and local requirements for Underground Storage Tank monitoring systems and inspection.
INC 18.1.3: <b>Abandoned wells.</b> Support the Santa Clara Valley Water District (SCVWD) to locate and seal abandoned wells in accordance with state standards to protect groundwater quality.	PWD	Medium	
INC 18.1.4: <b>Monitoring well permitting.</b> Support the Santa Clara Valley Water District (SCVWD) to locate monitoring wells to protect groundwater quality.	PWD	Medium	
INC 18.1.5: <b>Abandoned sites.</b> Monitor, prevent, and remediate contamination from abandoned sites.	PWD/FIR/CMO	Low	Fire-FEPD only provides oversight for hazardous materials facility closure or dumping response.
INC 18.1.6: <b>Shallow groundwater.</b> Monitor shallow groundwater quality and ensure it meets or exceeds state and federal requirements.	FIR/CMO	Low	State has issued a Low Threat Risk policy that allows for closures of contaminated sites. City is working with Santa Clara County Health and the Santa Clara Valley Water District (SCVWD) to provide to support of their oversight responsibility. It is not the City's responsibility to monitor Water Quality.  FEPD involvement in this action except for hazmat closure or dumping response.
INC 18.2.2: <b>Inter-agency coordination.</b> Provide local information and other assistance to state, regional, and federal agencies that oversee cleanup of groundwater contamination in Mountain View.	CDD/CMO	Low	State has issued a Low Threat Risk policy that allows for closures of contaminated sites. City is working with Santa Clara County Health and the SCVWD to provide to support of their oversight responsibility. It is not the City's responsibility to monitor water quality.
INC 18.2.3: <b>Vulnerability study.</b> Support the Santa Clara Valley Water District (SCVWD) vulnerability study.	PWD	Low	
INC 18.2.4: <b>Vapor intrusion.</b> Monitor and address soil quality and incidences of vapor intrusion.	CDD/CMO	Medium	City continues to work with EPA and DTSC , and SCVWD.
<b>Integrated Pest Management</b>			
INC 19.1.1: <b>Integrated Pest Management Plan.</b> Maintain and regularly update the City's Integrated Pest Management Plan (IPMP).	CSD/FIR	High	

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
INC 19.2.1: <b>Pesticide use tracking.</b> Maintain a database to track the amount of pesticides applied at City facilities.	CSD/FIR	High	The Fire Department, Fire and Environmental Protection Division maintains the pesticide use tracking database for pesticide use at City facilities.
<b>Air Quality</b>			
INC 20.1.1: <b>Wood-burning ordinance.</b> Enforce the City's wood-burning ordinance.	CDD	Low	
INC 20.1.2: <b>Air quality through California Environmental Quality Act.</b> Use the development review process to evaluate the cumulative effects of new development on air quality and impose appropriate mitigation measures through the CEQA process.	CDD	Medium	This is required under CEQA.
INC 20.2.1: <b>Sensitive receptors.</b> Utilize Bay Area Air Quality Management District (BAAQMD) guidelines to protect residential uses and other sensitive receptors from stationary sources of pollution.	CDD	Medium	Implemented through development review as a condition of approval.
INC 20.2.2: <b>Regional Clean Air Plan.</b> Cooperate with the Bay Area Air Quality Management District (BAAQMD) in implementing the regional Clean Air Plan.	CDD	Medium	
INC 20.2.3: <b>Congestion Management Plan.</b> Work with the Congestion Management Agency (CMA) to implement the Congestion Management Plan (CMP).	CDD/PWD	Medium	
INC 20.2.4: <b>Regulation of specific businesses.</b> Improve awareness of the Bay Area Air Quality Management District's enforcement program to regulate specific businesses, especially those near residential neighborhoods.	CDD/CMO	Medium	
INC 20.3.1: <b>Pollution prevention.</b> Encourage the community and City employees to minimize single-occupancy auto travel through employer incentives and other strategies.	CDD/PWD/CMO	Medium	NBS PP is implementing a 45% SOV rate.
INC 20.6.1: <b>Conditions for development and grading.</b> Adopt and periodically update standard mitigation measures and development conditions for dust, particulate, and exhaust control standard measures for demolition and grading activities in compliance with the BAAQMD <u>CEQA Air Quality Guidelines</u> .	CDD/PWD	Low	Implemented through project conditions of approval and CEQA mitigation measures.
INC 20.7.1: <b>Protection of sensitive receptors.</b> Adopt procedures to require health risk assessments, emissions analysis and risk reduction plans in accordance with BAAQMD-recommended procedures for sensitive land uses, and establish standard mitigation measures and development conditions to comply with BAAQMD standards.	CDD	Low	Implemented through project conditions of approval and CEQA mitigation measures.
<b>Parks, Open Spaces and Community Facilities Element</b>			
<b>Parks and Open Space</b>			
POS 1.1.1: <b>Acquire open space.</b> Acquire and develop open space consistent with the priorities established by the Parks and Open Space Plan (POSP).	CSD/PWD	High	CSD works with PWD to look for and evaluate potential sites for open space on an ongoing basis, focusing on areas identified by the Parks and Open Space Plan as deficient in open space.
POS 1.1.2: <b>Implement park land dedication ordinance.</b> Use the park land dedication provisions of the City's Subdivision Ordinance to provide land or fees for parks. The requirements are a condition of residential project approval.	PWD/CSD	High	PWD-LDE staff will continue to collect fees per City Code. Updates are currently underway.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
POS 1.1.3: <b>Use creative approaches to increase park land.</b> Use creative and innovative means, such as easements, leases, cooperative agreements and grants from other agencies and organizations, to increase park and open space resources.	CAO/CSD/CDD/PWD		This will be addressed with the updated Parkland Dedication Ordinance.
POS 1.1.4: <b>Update Park and Open Space Plan.</b> Update the Parks and Open Space Plan every three years.	CSD	High	
POS 1.1.5: <b>Maintain inventory.</b> Maintain an inventory of public and private properties for potential purchase and redevelopment as public open space.	PWD/CSD	Medium	
POS 2.1.1: <b>Explore third community park.</b> Explore strategies to build a third community park, north of Central Expressway.	CSD	Medium	CSD works with PWD to look for and evaluate potential sites for open space on an ongoing basis, focusing on areas identified by the Parks and Open Space Plan as deficient in open space.
POS 2.3.1: <b>Ensure safe access across streets and barriers.</b> Utilize the Parks and Open Space Plan, Bicycle Transportation Plan, Pedestrian Master Plan, and other plans, and collaborate with other governmental agencies to	PWD/CSD	Medium	
POS 2.5.1: <b>Use preservation criteria in Parks and Open Space Plan.</b> Utilize the POSP's preservation criteria to evaluate the purchase or preservation of surplus school sites.	CSD/PWD	High	CSD works with PWD to look for and evaluate potential sites for open space on an ongoing basis, focusing on areas identified by the Parks and Open Space Plan as deficient in open space.
POS 3.1.1: <b>Develop environmental education programs.</b> Develop environmental education programs, services, and facilities.	CSD	High	The City operates Deer Hollow Farm as part of a partnership with other agencies. Further work will take place on a medium priority for development of environmental education programs at Shoreline.
POS 3.1.2: <b>Plant native species in natural areas.</b> Plant native and/or drought-tolerant species in natural areas such as the Stevens Creek Trail and Shoreline at Mountain View.	CSD	High	The North Bayshore Plant Palette was adopted in 2016. It contains natives and low water use plants. The plant list is used when planting in natural areas.
POS 4.1.1: <b>Notify residents.</b> Notify residents of open space projects.	CSD	High	This is done on an ongoing basis.
POS 4.2.1: <b>Design for safety.</b> Design for park safety and security.	CSD/PWD	High	CSD works with the PWD and the PD as needed to design new parks and facilities that are safe.
POS 4.2.2: <b>Consider neighbors.</b> Recognize and respect the need for privacy and security of neighboring residents when developing parks, trails, and other open spaces.	CSD/PWD	High	The need for privacy and security of neighboring residents is always considered when developing parks, trails, and other open spaces.
POS 5.1.1: <b>Schools as neighborhood centers.</b> Collaborate with the Mountain View Whisman school district to explore using school sites as neighborhood centers. The centers could provide out-of-school activities, family programming and services, intergenerational activities and neighborhood events.	CSD	High	Collaboration is ongoing.=
POS 5.1.2: <b>Mountain View High School open space joint use.</b> Explore development of an agreement with the Mountain View-Los Altos Union High school District for joint use of the open space at Mountain View High School for public use.	CSD	Medium	
<b>Programs and Services</b>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
POS 7.1.1: <b>Develop programs for all ages and abilities.</b> Develop programs and activities for residents of all ages and ability levels consistent with the City's Recreation Plan and Youth Action Plan.	CSD/LIB	High	The City currently operates programs for all ages from infants to seniors consistent with the Recreation Plan and Youth Action Plan.  The Library offers a variety of ongoing programs for children, teens, adults, and families.
POS 7.1.2: <b>Develop diverse programs.</b> Create planning programs relevant to the City's cultural diversity.	CSD/CMO/LIB	Medium	HRC continuously supports diversity outreach. The Library continues to develop programs for our diverse community, including computer training in Spanish for adults, and family storytimes in Spanish and Chinese.
POS 7.1.3: <b>Develop community facilities.</b> Develop safe and attractive facilities for adolescents and young adults, seniors, and other populations with special needs, throughout the community.	CSD/PWD	High	The Teen Center project was completed in 2014.
POS 7.1.4: <b>Work with City commissions and committees.</b> Work with the Parks and Recreation Commission (PRC), Senior Advisory Committee (SAC), and the Youth Advisory Committee (YAC) on recreation programming.	CSD/CMO	High	
POS 7.1.5: <b>Improve technology.</b> Consider innovative technological improvements and strategies that will serve diverse future community needs.	CSD/CMO/LIB/IT	High	The Community Services Department has upgraded the registration system to provide off-site registration at the pools as well as membership modules for the Senior Center and Teen Center as well as a reservation booking system for the Rengstorff House.
POS 7.1.6: <b>Accessing City services.</b> Explore strategies to make accessing City services easier and more user-friendly.	CMO/CSD	Low	New website significantly improves access; utility billing online - 2013. New website and associated digital/social communication channels improves access; utility billing online. An online permitting systems has been implemented during 2020.
POS 8.1.1: <b>Improve access.</b> Collaborate with public and private entities to improve access to child care.	CMO/CSD	Low	New Child Care provider (Learning Links) selected in 2014. More centers opened in the past 2 years. Child Care Provider support for training referrals, industry best practices and customer resources.
POS 8.1.2: <b>Connect providers and clients.</b> Utilize Santa Clara County's Local Needs Assessment for Child Care to connect child-care providers with client populations.	CMO/CSD	Medium	Updated Need Assessment was completed in 2013, shared with Planning staff and new providers that inquire.
POS 8.1.4: <b>Integrate child care into other uses.</b> Encourage and support integration of child-care facilities with transit trips and within large development projects.	CMO/CDD	Medium	
POS 8.1.5: <b>Support operations.</b> Provide support and information that enhance child-care provider operations.	CMO/CDD/CSD	Medium	Website update with provider links. Recently completed a workforce survey for private providers.
POS 8.1.6: <b>Provide references.</b> Maintain and make available a reference and referral list of center-based and family child care providers in the City.	CMO	Medium	
POS 8.1.7: <b>Enhance quality and standards.</b> Participate in local efforts to enhance child-care quality, and community care licensing standards.	CMO	Medium	

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
POS 8.1.8: <b>Promote accessibility and affordability.</b> Work with the Mountain View Whisman School District to continue making preschool and after-school child-care accessible to low-income families and available on school campuses.	CSD/CMO	High	
<b>Arts</b>			
POS 10.1.1: <b>Maintain Mountain View Center for the Performing Arts.</b> Maintain the Mountain View Center for the Performing Arts as an important community resource.	CSD/CMO	High	Part of the ongoing operations of the Performing Arts Center
POS 10.1.2: <b>Utilize Performing Arts Committee.</b> Utilize the Performing Arts Committee (PAC) to support programs and operations of the Mountain View Center for the Performing Arts, to advocate for the arts in public venues and to promote music, theater, dance, and other performing arts.	CSD	High	Part of the ongoing operations of the Performing Arts Center
POS 11.1.1: <b>Encourage public art.</b> Encourage public art to be included within public and private development projects, with specific emphasis in key planning areas identified for significant change.	CDD/PWD	Low	C.I.P's include a process for public art. Public Art is also reviewed through private development review process.
POS 11.1.2: <b>Acquire public art.</b> Retain and develop programs to acquire significant works of public art by supporting the One Percent for Art Program and the Public Arts for all Capital Improvement Projects.	CDD/CSD		Implemented by the Visual Arts Committee
POS 11.1.3: <b>Maintain Visual Arts Committee.</b> Maintain the Visual Arts Committee (VAC) to guide the acquisition of public art and promote other visual arts programs.	CDD	Low	Implemented by the Visual Arts Committee
<b>Trees, Gardens and Landscaping</b>			
POS 12.1.1: <b>Maintain tree inventory.</b> Maintain a comprehensive inventory of street trees and trees in public spaces in order to determine where to allocate resources to maintain or replace trees.	CSD	High	The Community Tree Master Plan was adopted by Council in September 2015. The plan requires maintenance of the urban forest inventory. Staff has been working with IT to update the tree inventory on a continual basis and major improvements were made in that now staff can more easily identify issues with the inventory using GIS information with hand held devices to make notes. Future improvements will come when we implement a new work order system that is tied to our GIS data. Staff will also be providing the 5 year update to the 2015 Community Tree Master Plan in FY 21-22. A contract is and funding are in place for this update work.
POS 12.1.2: <b>Publicize tree ordinance.</b> Publicize and enforce the Heritage Tree Ordinance.	CSD	High	Information is provided on City website and sent to all residents in The View.
POS 12.1.3: <b>Identify funding source.</b> Identify a funding source to assist lower-income property owners with maintaining Heritage trees on their property.	CSD	Low	
POS 12.2.1: <b>Increase number of trees.</b> Work towards having trees on at least 90% of identified and available street tree planting sites.	CSD/PWD	Medium	CSD continues work on increasing street tree inventory and CDD on development projects. In January of 2019 the newly created Forestry Coordinator position was filled. The position is focused on filling street tree locations and working with citizens to fill street tree locations.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
POS 12.4.1: <b>Require compliance with water conservation standards.</b> Require new landscaping to comply with City water conservation standards and requirements.	CDD/PWD	Medium	New parks meet the water conservation and landscape standards through the design process.
POS 13.1.1: <b>New community garden.</b> Establish a new community garden.	CSD	Medium	A community garden was established on Latham Street in 2015.
<b>Noise Element</b>			
<b>Noise</b>			
NOI 1.1.1: <b>Noise Ordinance.</b> Update and enforce the City's Noise Ordinance to be consistent with this Element. The update shall include noise performance standards for stationary noise sources, including, but not limited to, mechanical equipment, loading/unloading activities, amplified music, and light industrial operations.	CAO/CDD	Medium	CAO drafted a memorandum to Council summarizing the City's current noise enforcement regulations (which are not centrally codified, but spread throughout the City Code) but received no direction from Council to update any of these provisions. CAO received no direction from Council to update any of the noise regulations. The current noise ordinance is enforced through the building permit review process.
NOI 1.2.1: <b>Disclosures for mixed-use development.</b> Require disclosures to residents of new mixed-use developments of potential noise associated with adjacent uses such as solid waste/recycling collection, deliveries and other activities typically associated with commercial activity.	CDD/CAO	Low	Implemented as a condition of approval.
NOI 1.2.2: <b>Disclosures for new development.</b> Require disclosures to residents in new developments of potential noise associated with nearby freeways or highways.	CDD/CAO	Low	Implemented as a condition of approval.
NOI 1.6.1: <b>Traffic noise reduction measures.</b> Investigate and implement measures and techniques to reduce traffic noise such as repaving roadways or reducing speeds.	CDD/PWD	Medium	
NOI 1.6.2: <b>Traffic noise reduction process.</b> Monitor and record noise complaints related to traffic noise and coordinate with the Santa Clara Valley Transportation Authority (VTA) Noise Reduction Screening Program to reduce noise.	CDD/PWD	Medium	
NOI 1.6.3: <b>Truck traffic.</b> Encourage a limitation on commercial, industrial and construction truck traffic through residential areas by measures such as requiring truck traffic routes and traffic plans be identified for new construction and new commercial and industrial uses.	PWD/CDD	Medium	City has existing approved "trucks routes" per City Code and requires haul route and traffic control plans with all projects.
NOI 1.7.1: <b>Noise complaints.</b> Respond to noise complaints by monitoring the source, suggesting noise mitigation measures, and using enforcement options when necessary.	CAO/ POL/ CDD		Police and Code Enforcement are the primary responders to noise complaints and will continue to operate in this capacity. CAO provided Council with memo on noise regulations and enforcement in the City but received no direction from Council to change the current approach.
NOI 1.7.2: <b>Shoreline Amphitheatre.</b> Plan for and manage noise from Shoreline Amphitheatre operations.	CDD/CSD/POL	Medium	Noise associated with events is managed through the Temporary Use Permit process.
NOI 1.8.1: <b>NASA overflights.</b> Encourage and coordinate with NASA to minimize flights over the community, including managing practice landings, particularly during evening and nighttime hours.	CDD/CMO	Medium	The City coordinates with Moffett Federal Airfield in accordance with existing operations.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
NOI 1.8.2: <b>NASA noise levels.</b> Encourage and coordinate with NASA to utilize flight, landing, and maintenance procedures which lower noise levels.	CDD/CMO	Medium	The City coordinates with Moffett Federal Airfield in accordance with existing operations.
NOI 1.8.3: <b>Moffett Federal Airfield uses.</b> Support efforts to restrict the use of Moffett Federal Airfield for additional air traffic uses such as passenger and cargo uses.	CDD/CMO	Medium	The City coordinates with Moffett Federal Airfield in accordance with existing operations.
NOI 1.8.4: <b>Moffett Federal Airfield noise contours.</b> Consider the noise contours of Moffett Federal Airfield operations when making land use planning decisions and considering new development to ensure that noise standards are met.	CDD	Medium	This is implemented through project compliance with Moffett Federal Airfield Comprehensive Land Use Plan (CLUP).
NOI 1.9.1: <b>Rail corridors.</b> Monitor plans and projects, which would increase the noise from rail corridors, evaluate their noise impacts, and seek mitigation for any change that worsens local conditions.	PWD/CMO	Medium	
NOI 1.9.2: <b>High-speed rail.</b> Coordinate with the California High-Speed Rail Authority to reduce the noise impacts of the proposed High-Speed Rail Service.	PWD/CDD	Medium	
NOI 1.9.3: <b>Light and heavy rail vibration.</b> Monitor vibration caused by light and heavy rail using Federal guidelines for determining impacts.	CDD/PWD	Medium	As part of CEQA review of development projects, analyze vibration caused by light and heavy rail using Federal guidelines for determining impacts.
NOI 1.9.4: <b>Light rail.</b> Monitor regional plans for light rail facilities in Mountain View to ensure that noise impacts are identified and mitigated.	PWD	Medium	
NOI 1.9.5: <b>Air horns.</b> Seek the cooperation of transit agencies to avoid unnecessary and prolonged use of air horns except for safety purposes.	PWD	Medium	
NOI 1.9.6: <b>Train noise legislation.</b> Support legislation to reduce the noise level of trains.	PWD	Low	
<b>Public Safety Element</b>			
<b>Police and Fire Services Combined</b>			
PSA 1.1.1: <b>Share Police and Fire services.</b> Work with neighboring cities to evaluate possible efficiency and cost savings from sharing services.	POL/FIR	High	
<b>Police</b>			
PSA 2.2.1: <b>Prompt notification.</b> Notify residents and others in a timely manner of criminal activity that may potentially affect them.	POL	High	The City uses Press Releases, Print Media, Social Media, and SCC Emergency notification systems for this purpose
PSA 2.3.1: <b>Improve officer skills.</b> Continuously develop and improve the skills and abilities of all members of the Police Department through training and education.	POL	Medium	The Police Department provides regular staff trainings.
PSA 2.3.2: <b>Embrace technology.</b> Embrace new technology that will help prevent and solve crimes.	POL	Medium	The Police Department continually looks for and evaluates technological solutions
PSA 2.4.1: <b>Support Police Activities League.</b> Provide support to the Mountain View Police Activities League via volunteered staff time and referrals.	POL	High	This is an ongoing strongly supported program within the Police Department.
PSA 2.6.1: <b>Police service levels and facilities.</b> Periodically review Police Department service levels and facility needs based on the most recent City studies and recommendations.	POL	Medium	
<b>Fire and Hazardous Materials</b>			

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
PSA 3.1.1: <b>Use fire suppression best practices.</b> Evaluate and update best practices, plans and policies for preventing and suppressing fires.	FIR	High	
PSA 3.1.2: <b>Provide excellent equipment.</b> Equip Firefighters with state-of-the-art equipment and training to respond quickly and effectively to medical emergencies.	FIR	High	
PSA 3.1.3: <b>Adopt codes.</b> Adopt and enforce proactive fire and life safety codes.	FIR/CDD	High	Codes are updated every three years.
PSA 3.1.4: <b>Continue fire inspections.</b> Maintain proactive and responsive programs for fire inspections and code enforcement.	FIR	High	
PSA 3.2.1: <b>Incorporate latest technology and training.</b> Keep abreast of new technology and training to manage and control hazardous materials.	FIR	High	Starting in 2015 we have updated our monthly hazmat training to reflect new standards.
PSA 3.2.2: <b>Enforce hazardous materials ordinances.</b> Update and enforce local ordinances regulating the storage, use, handling, and clean-up of hazardous materials and contaminated sites.	FIR	High	
PSA 3.3.1: <b>Regulate new hazardous materials uses.</b> Review, monitor, and place appropriate conditions on new development that propose hazardous material use.	FIR	High	This is managed through new construction/ tenant improvement permit process.
PSA 3.4.1: <b>Monitor remediation of federal Superfund sites.</b> Monitor environmental remediation activities at federal Superfund sites within or adjacent to the City of Mountain View and ensure development in areas contaminated by federal Superfund sites implement appropriate measures to protect human health and the environment.	CDD/CMO	High	
<b>Emergency Preparedness</b>			
PSA 4.1.1: <b>Maintain public safety operations during disaster.</b> Maintain emergency operations sufficient for public safety during a disaster. This applies to facilities, equipment, communications systems and personnel, even when mutual aid is unavailable. Opportunities for public safety workers to live in Mountain View, as provided for in the Housing Element, will assist in ensuring the availability of adequate personnel.	FIR/POL/PWD		This is part of the City's Emergency Plan.
PSA 4.1.2: <b>Conduct practice drills.</b> Conduct practice drills at least annually for City employees assigned to the City's disaster response team.	FIR		Exercises are conducted at least annually for all Emergency Operations Center (EOC) staff.
PSA 4.1.3: <b>Work with Moffett Field.</b> Collaborate with Moffett Field in emergency preparedness planning efforts.	FIR		OES coordinates with Moffett Field on a regular basis
PSA 4.1.4: <b>Plan for damaged utility lines.</b> Develop response plans for disasters created by damage or failure of major gas and electric transmission lines.	FIR/PWD		This is part of the City's Emergency Plan.
PSA 4.1.5: <b>Evacuation plans.</b> Emergency preparedness plans should consider priority evacuation routes taking into account areas and roadways that are more susceptible to earthquakes and liquefaction, flooding and other disasters or emergencies.	FIR		This is part of the City's Emergency Plan.
PSA 4.2.1: <b>Enforce building codes.</b> All development and construction proposals shall be reviewed by the City of Mountain View to ensure conformance to current and applicable building and fire code standards.	CDD/FIR	High	Implemented through the Building Permit process.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE /LEAD DEPARTMENT	PRIORITIZATION	NOTES
PSA 4.2.2: <b>Develop a mitigation plan.</b> Develop a Local Hazard Mitigation Plan.	FIR		The Local hazard Mitigation Plan is updated every 5.
PSA 4.2.3: <b>Involve employers.</b> Work with large employers in the City's industrial and office areas to prepare a coordinated response in the event of a disaster.	FIR		OES continues to work with large employers to provide training and ensure coordination for disaster response
PSA 4.2.4: <b>Educate the community.</b> Educate the community on Community Risk Reduction and increase emergency preparedness.	FIR		OES provides neighborhood training on request and continues outreach efforts to reach as many neighborhoods, associations, schools and other organizations as possible.
PSA 4.2.5: <b>Work with neighborhoods.</b> Support and involve neighborhoods and work with the Community Emergency Response Team to develop emergency response plans.	FIR		OES coordinates with existing CERT neighborhoods through quarterly meeting with neighborhood CERT coordinators and provides continuing education training at least quarterly. OES also works to create new CERT neighborhoods. As of 11/1/16 there are
PSA 4.2.7: <b>Geotechnical studies.</b> Adopt and periodically update a set of standard mitigation measures and development conditions related to geotechnical/soils investigation and environmental site assessments.	CDD	Low	Implemented as a condition of approval and CEQA mitigation measure.
PSA 4.2.8: <b>Hazardous materials contamination.</b> Adopt and periodically update a set of standard mitigation measures and development conditions to reduce the potential for contamination associated with hazardous materials related to areas adjacent to highways or previously used for agriculture or industrial uses.	CDD	Low	Implemented as a condition of approval and CEQA mitigation measure.
PSA 5.1.2: <b>Upgrade Public Buildings.</b> Replace or upgrade City-owned buildings and structures to meet seismic building codes.	PWD/CSD	High	
PSA 5.1.3: <b>Hazard Studies.</b> Review development projects in potentially seismic areas to ensure that geotechnical investigations are prepared following State guidelines and relevant local codes.	CDD	Medium	Implemented as a condition of approval and CEQA mitigation measure.
<b>Greenhouse Gas Reduction Program Actions</b>			
<b>Measure E-1.1: Residential Energy Efficiency Retrofit B:</b> Leverage <i>Energy Upgrade California</i> outreach and educational materials, and <i>Power Saver</i> loans when made available, to encourage energy efficiency retrofits and the use of energy efficient, low-carbon, or renewable technologies	CDD	Medium	While most information is available on the website, and is regularly published in The View, the City also conducts an outreach program that provides enhanced information that summarizes incentives and relevant programs.
<b>Measure E-1.1: Residential Energy Efficiency Retrofit C:</b> Support Association of Bay Area Governments (ABAG), PG&E, and other organizations' efforts to develop and implement an Energy Upgrade California program for residential property owners	CDD	Medium	
<b>Measure E-1.2: Non-Residential Energy Efficiency Retrofit A:</b> Encourage the development of a non-residential PACE financing program (AB 811) to encourage investment in energy efficiency retrofits in non-residential properties	CDD	High	PACE financing has been available for non-residential customers through the CaliforniaFIRST Program since September 2012, and is also available through HERO as of September 2015.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
<b>Measure E-1.2: Non-Residential Energy Efficiency Retrofit B:</b> Encourage small businesses to participate in PG&E programs that provide technical assistance and access to incentives for energy efficiency upgrades (e.g., refrigeration, HVAC, lighting)	CDD	Medium	
<b>Measure E-1.3: Non-Residential Lighting Retrofit A:</b> Enforce the Building Code to require all non-residential tenant improvements to improve lighting per current adopted Mountain View Green Building Code.	CDD	High	Standards were updated every 3 years.
<b>Measure E-1.3: Non-Residential Lighting Retrofit B:</b> Encourage small businesses to participate in PG&E programs that provide technical assistance and access to incentives for energy efficiency upgrades (e.g., lighting)	CDD	Medium	
<b>Measure E-1.4: Residential Energy Star Appliances A:</b> Leverage the Energy Upgrade California platform to promote Energy Star appliances and electronics	CDD	Low	
<b>Measure E-1.4: Residential Energy Star Appliances B:</b> Collaborate with PG&E, SCVWD, and other non-profit organizations to promote existing financial incentive programs to encourage voluntary replacement of inefficient appliances with new Energy Star appliances	CDD	Medium	The City has conducted outreach with enhanced information that summarizes incentives and relevant programs.
<b>Measure E-1.5: Smart Grid C:</b> Update the Green Building Code to require smart grid energy management and compatible heating, ventilation, air conditioning, and lighting in new construction	CDD	High	
<b>Measure E-1.6: Exceed State Energy Standards in New Residential Development A:</b> Ensure compliance with City's adopted energy efficiency requirements	CDD	High	
<b>Measure E-1.7: Exceed State Energy Standards in New Non-Residential Development A:</b> Ensure compliance with City's adopted energy efficiency requirements	CDD	High	
<b>Measure E-1.8: Building Shade Trees in Residential Development B:</b> Develop an outreach program to encourage residents to plant shade trees on private property	CDD	Medium	Information is included in the SFR Handbook
<b>Measure E-2.4: Non-Residential Solar Photovoltaic Systems C:</b> Encourage the development of a non-residential PACE financing program (AB 811) to encourage non-residential property owners to invest in renewable energy systems	CDD	Medium	PACE financing has been available for non-residential customers through the CaliforniaFIRST Program since September 2012, and is also now available through HERO as of September 2015.

Exhibit 3: Ongoing and Day-to-day Items

ACTION ITEM	RESPONSIBLE/LEAD DEPARTMENT	PRIORITIZATION	NOTES
<b>Measure E-2.5: Landfill Gas to Energy A:</b> Continue to operate the Shoreline Landfill gas to energy generation systems	PWD	Medium	The City operates two landfill gas fired 65KW Capstone micro turbines at Shoreline Park. The micro turbines provide electricity to the Flare Station, Sewage Pump Station and Irrigation Pump Station. The remaining landfill gas is being sold to Google or destroyed by the Flare Station. The City has a fifteen year contract with Google to supply landfill gas for their co-generation plants located at their office complexes.
<b>Measure E-2.5: Landfill Gas to Energy B:</b> Work with landfill-gas end users to evaluate potential for developing combined heat and power systems	PWD	Low	Google Corporation has the right to use the landfill gas extracted by the City from Shoreline Landfill for their co-generation plants. Google power plants are co-generation plants that use power and waste heat from the generators. The remaining supply of gas is inadequate to support additional gas to energy systems.
<b>Measure E-4.1: Energy Efficiency in Streetlights and Traffic Lights A:</b> Identify and prioritize municipal parking garages for lighting upgrades	PWD/CDD	Medium	Implemented through the Municipal Operations Climate Action Plan.
<b>Measure E-4.1: Energy Efficiency in Streetlights and Traffic Lights D:</b> Install high-efficiency lighting in all City-owned parking facilities	PWD/CDD	Medium	Implemented through the Municipal Operations Climate Action Plan.
<b>Measure S-1.1: Implementation of Zero-Waste Plan A:</b> Implement Zero-Waste Plan	PWD	Medium	
<b>Measure T-1.1: Transportation Demand Management B:</b> Enforce compliance with TDM Plan and TDM Performance Report requirements	CDD	High	Ongoing - implemented on a project-by-project basis
<b>Measure T-1.1: Transportation Demand Management C:</b> Facilitate development of Transportation Demand Management Association(s) and business community membership	CDD	High	Ongoing - implemented on a project-by-project basis



**DATE:** March 23, 2021

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **2020 Housing Element Annual Progress Report**

### **RECOMMENDATION**

Review and accept the 2020 Annual Housing Element Progress Report (Attachment 1 to the Council report).

### **BACKGROUND**

#### **Housing Element and Annual Progress Reports**

Government Code Section 65400 requires cities to prepare an Annual Progress Report on Housing Element implementation using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The report includes information on all levels of housing development activity, including application submittals for entitlement, building permit activity, certificate of occupancy, overall progress in meeting the City's Regional Housing Needs Assessment (RHNA), and the status of the Housing Element program implementation during the January 1 to December 31, 2020 reporting period. This is the fifth report for the 2015-23 Housing Element.

These items are information-only. The City Council will have multiple opportunities to modify implementation of the current Housing Element through:

- Goal-setting and prioritization of work plans;
- Development review; and
- Direction on specific housing, transportation, and land use actions.

In addition, the City recently started work on the 2023-31 Housing Element.

### **Environmental Planning Commission**

The 2020 Housing Element Annual Progress Report was presented to the Environmental Planning Commission (EPC) for review on March 3, 2021 (Attachment 2). EPC discussion included the following:

- Support for the City's progress towards RHNA housing units;
- Interest to learn about best practices and what other cities are doing to be innovative and increase affordable housing production;
- Acknowledgement that the R3 update will provide an opportunity to make changes to incentivize more housing units. Other zoning actions, like new Precise Plans, may also proactively facilitate housing; and
- Identify and pursue grants and other funding based on housing production.

### **ANALYSIS**

#### **Housing Element Annual Progress Report Overview**

##### **1. RHNA Overview and Progress to Date**

The Association of Bay Area Governments (ABAG) is responsible for assigning the Bay Area's RHNA to each city and county in the nine-county Bay Area. The RHNA allocation methodology assigns units by income category, specifically units serving very low-, low-, moderate-, and above-moderate-income households. Households are categorized in these income groups based on household size and percentage of the area median income (AMI). The City of Mountain View's RHNA allocation for the 2015-23 Housing Element period is shown in Table 1 below.

**Table 1: City of Mountain View RHNA Allocation Numbers  
for the 2015-23 Housing Element Period**

<b>Affordability by Household Income</b>	<b>Units</b>
Very Low 0%-50% AMI	814
Low 51%-80% AMI	492
Moderate 81%-120% AMI	527
Above Moderate 120%+ AMI	1,093
<b>Total</b>	<b>2,926</b>

As noted above, the 2020 Annual Progress Report includes information on the City's yearly development activity between January 1 and December 31, 2020 for net new housing units. In 2020, construction began on approximately 1,489 net new residential units, including 42 new very low-income, 45 low-income, and 18 moderate-income units (see Table 2 and Attachment 1, Tables A2 and B).

**Table 2: Building Permits Issued for New Residential Units  
Between 2015 and 2020**

<b>Affordability by Household Income</b>	<b>2015 to 2019</b>	<b>2020</b>	<b>Total Units to Date</b>	<b>% of RHNA Allocation</b>
Very Low 0%-50% AMI	176	42	218	26.8%
Low 51%-80% AMI	167	45	212	43%
Moderate 81%-120% AMI	0	18	18	3.4%
Above Moderate 121%+ AMI	2,387	1,384	3,771	345%
<b>Total</b>	<b>2,730</b>	<b>1,489</b>	<b>4,219</b>	<b>52.6%</b>

Staff also notes that the City continues to experience a very high level of residential development activity. Currently, there are 1,639 net new residential units under construction.

In addition, 2,145 net new residential units were recently approved but have not yet received building permits, and 1,714 net new units are under planning entitlement review, not including the East Whisman and North Bayshore Master Plans recently submitted by Google, which include over 8,000 units. Table 3 shows the number of units that were recently approved or are under planning entitlement review, illustrating likely future progress towards meeting the 2015-23 RHNA targets (though it should be noted that the timing, completion, and composition of future projects are uncertain, and additional projects may apply). A number of these projects (e.g., Google Master Plans) are likely to address our future RHNA targets due to the expected timing of the entitlements and building permits.

**Table 3: Future Building Permits for New Residential Units**

<b>Affordability by Household Income</b>	<b>Total Units to Date (Building Permits)</b>	<b>Approved, Permits Not Issued</b>	<b>Under Planning Review</b>	<b>Total Units</b>	<b>RHNA Allocation</b>	<b>% of RHNA Allocation</b>
Very-Low 0%-50% AMI	218	7	146	371	814	45.6%
Low 51%-80% AMI	212	58	102	372	492	75.6%
Moderate 81%-120% AMI	18	200	35	253	527	48%
Above-Moderate 121%+ AMI	3,771	1,880	1,431	7,082	1,093	647.9%
<b>Total</b>	<b>4,219</b>	<b>2,145</b>	<b>1,714</b>	<b>8,078</b>	<b>2,926</b>	<b>71.4%</b>

## 2. No Net Loss

Senate Bill 166, also known as the No Net Loss Law, was codified on January 1, 2018 and, among other provisions, requires local jurisdictions to maintain an inventory of sites zoned to accommodate their share of the region's housing needs at all income levels. In other words, if a site is developed with fewer units at the specified income level than identified in the Housing Element, the jurisdiction must identify (and rezone, if necessary) additional sites to make up for the shortfall.

The 2015-23 Housing Element (Housing Element) identified 18 sites to provide low-income units and five sites to provide moderate-income units. While nine of these sites were developed with fewer than the targeted Below-Market-Rate (BMR) units, other project sites provided additional BMR units. For example, 676 West Dana

Street, a site identified for low-income units in the Housing Element, was approved in 2020 without any low-income units. Meanwhile, three developments were also approved in 2020 (355 East Middlefield Road, 2645 Fayette Drive, and 1001 North Shoreline Boulevard) with new low-income units.

However, even with the additional BMR units, the combination of developed projects and the capacity of remaining Housing Element sites result in 47 fewer low-income units and 257 fewer moderate-income units than the RHNA (see Attachment 3). Consistent with the Government Code Section 65863, No Net Loss Law, the City has zoned additional sites for affordable housing since the Housing Element was adopted, which more than makes up for the shortfall. The amended North Bayshore Precise Plan was adopted in December 2017 and identified three residential neighborhoods with capacity for 9,850 units, including 1,970 BMR units. The East Whisman Precise Plan was adopted in November 2019 and identified residential neighborhoods with capacity for 5,000 units, including 1,000 BMR units. The available sites provided in these Precise Plan areas are significantly more than the City's RHNA shortfall noted above, bringing the City into compliance with the No Net Loss Law.

### 3. Housing Policies and Programs

The Annual Progress Report also includes an update on the City's implementation of the City's Housing Element policies and programs. These policies and programs address various housing priorities, including adding to the diversity, supply, and affordability of housing opportunities in Mountain View. The 2020 Annual Progress Report includes an update on these policies and programs, including:

- Utilization of City housing funds to support affordable housing developments through the Notice of Funding Availability (NOFA) process;
- Providing support for affordable housing developers;
- Amending the City's Tenant Relocation Assistance Ordinance to increase the amount of assistance required of developers and make more households eligible for assistance;
- Updating the City's Accessory Dwelling Unit Ordinance to conform with State law and reduce development standard restrictions;

- Partnering with the agency LifeMoves to build interim housing for up to 100 households for people experiencing homelessness with Project Homekey; and
- Implementation of the Community Stabilization and Fair Rent Act.

### **2023-31 RHNA**

ABAG adopted the Draft RHNA methodology for the 2023-31 period on January 21, 2021. ABAG was assigned a regional total from the State, which was the basis for the draft allocation. The regional total for the next cycle is 441,176 units. This is much greater than the previous regional total (2015-23) of 187,990 units.

Mountain View's Draft RHNA allocation at 11,135 units is about 3.8 times its last allocation (shown in Table 4) and amounts to approximately 32 percent of the City's current households. While the City has already zoned for this amount and more, City staff will continue to work with ABAG staff to understand ABAG's assumptions and determine if there were inaccuracies in assumptions for Mountain View within any of the RHNA inputs. The RHNA appeals process is expected to take place in summer 2021. The City may be able to pursue an appeal if technical or factual issues with ABAG's assumptions are identified. The Final RHNA allocation is expected to be adopted by ABAG at the end of 2021.

Cities have about one year to complete their Housing Elements, which are due by January 2023. This includes a review of the draft by HCD, which takes time. In order to ensure there is adequate time for analysis and community input, staff has already begun work on the Housing Element, which is the process by which the City identifies zoning capacity for the RHNA.

**Table 4: Draft 2023-31 RHNA**

<b>Affordability by Household Income</b>	<b>Units</b>
Very Low 0%-50% AMI	2,773
Low 51%-80% AMI	1,597
Moderate 81%-120% AMI	1,885
Above Moderate 120%+ AMI	4,880
<b>Total</b>	<b>11,135</b>

## **ENVIRONMENTAL REVIEW**

This is an informational report on the Housing Element implementation which is not a project under the California Environmental Quality Act and does not require environmental review.

**FISCAL IMPACT** – None.

## **NEXT STEPS**

Staff will submit the Annual Housing Progress Report to the HCD and the Governor's Office of Planning and Research on April 1, 2021 and will continue to implement the Housing Element.

**PUBLIC NOTICING** – Agenda posting.

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- Attachments:
1. Housing Element Annual Progress Report
  2. [Environmental Planning Commission Housing Element Staff Report Dated March 3, 2021](#)
  3. Housing Element Sites for RHNA Requirement