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City of Mountain View
% Diana Pancholi, Project Planner
500 Castro St.
Mountain View, CA 94041

February 3, 2022

Dear Mrs. Pancholi,

This document serves as the Mountain View Whisman School District (MVWSD) response to the Amended North Bayshore Precise Plan (NBPP), Draft Environmental Impact Report. We have reviewed the report and provide the following information in regard to the adequacy of the findings as related to direct and indirect impacts on the Mountain View Whisman School District. We understand that the passage of SB50 limits the levying of developer fees for direct impacts on school districts. However, nothing precludes the City, Developer and School District from working collaboratively to develop a mitigation strategy to address the direct and indirect city growth impacts on the school district.

Student Growth:

The City of Mountain View's Draft EIR indicates the impact of 1,471 elementary and middle school students would be adequately mitigated by developer fees. Moreover, the updated Draft EIR indicates:

As discussed in Section 4.12.1.2, both Monta Loma Elementary School and Crittenden Middle School have existing capacity based on current enrollment numbers and would be able to accommodate the project's estimated 1,471 elementary and middle school students. Therefore, the addition of new students as the project is gradually built-out would not require the expansion of those schools.

Furthermore, the Draft EIR asserts:

The project site is located within the Mountain View Whisman School District (MVWSD) and Mountain View-Los Altos Union High School District (MVLASD). The MVWSD serves grades kindergarten through eighth grade and the MVLAS services high-school age students. Students generated by the project would attend Monta Loma Elementary School located at 460 Thompson Avenue (approximately one mile southwest of the core project site), Crittenden Middle School located at 1701 Rock Street (approximately 0.2-mile southwest of the core project site), and Mountain View High School located at 3535 Truman Avenue (approximately four miles south of the core project site).

Table 4.12-1 shows the existing school capacities at Monta Loma Elementary School, Crittenden Middle School, and Mountain View High School. As shown in the table, Monta Loma Elementary School and Crittenden Middle School both have capacity for additional students.

Table 4.12-1: 2021 to 2022 School Enrollment and Capacity

School	Current Enrollment	Existing Capacity
Monta Loma Elementary School ¹	271	460
Crittenden Middle School ¹	532	1,008
Mountain View High School ²	2,316	1,546

¹ MVWSD. *Level I Developer Fee Study*. Appendix E. May 5, 2022. Accessed August 3, 2022.

² Aguilar, Irene. Assistant to the Associate Superintendent-Business Services, Mountain View Los Altos High School District. Personal Communication. July 7, 2022.

Unfortunately, as highlighted below, the City of Mountain View EIR report does not take into account projects that were already approved in the northern half of the city, some of which are outside of the North Bayshore precise plan area. These projected students will precede the impact of students generated by the North Bayshore Precise Plan (NBPP). While both Monta Loma Elementary School and Crittenden Middle School are in the proximity of the NBPP, there will be no capacity

available when the NBPP project is developed. Based on our student generation rates, which the City used in its own EIR report, Monta Loma will have 117 new students assigned to the school prior to the completion of these additional units.

RESIDENTIAL UNITS (D.U.)													
REF #	PROJECT TITLE	New	Existing (Demo)	Total	Net	SF/Condos/Ro whouses	Multi Family	Below Market Rate	Total Units	K-5 Students	6-8 Students	Elementary School	Middle School
Bubb													
20	1051 Boranda Ave.	3	3	3	0	0			0	0	0	Bubb	Graham
26	1332 Park Dr.	3	1	3	2	2			2	0.076	0.022	Bubb	Graham
30	918 Rich Ave.	29	0	29	29	29			29	1.102	0.319	Bubb	Graham
41	1411-1495 W. El Camino Real (Lux Largo)	53	0	53	53	53			53	2.014	0.583	Bubb	Graham
52	1313/1347 W. El Camino Real	24	0	24	24		24		24	2.04	0.936	Bubb	Graham
56	773 Cuesta Dr.	4	1	4	3	3			3	0.114	0.033	Bubb	Graham
74	982 Bonita Ave.	8	0	8	8	8			8	0.304	0.088	Bubb	Graham
	Subtotal			124	119	95	24	0	119	5.65	1.98		
Castro													
43	1958 Latham St.	6	0	6	6	6			6	0.228	0.066	Castro	Graham
59	570 S. Rengstorff Ave.	85	70	85	15	15			15	0.57	0.165	Castro	Graham
60	1919-1933 Gamel Way/574 Escuela Ave.	121	29	121	92		92	0	92	7.82	3.588	Castro	Graham
71	1720 Villa St.	226	19	226	207		192	15	207	20.94	11.193	Castro	Graham
12	601 Escuela Ave/1873 Latham St.	25	1	25	24		24		24	2.04	0.936	Castro	Graham
	Subtotal			463	344	21	308	15	344	31.598	15.948		
Landels													
13	870 E. El Camino Real	371	42	371	329		329		329	27.965	12.831	Landels	Graham
22	City Lot 12	120	0	120	120			120	120	36.96	29.64	Landels	Graham
35	325-339 Franklin St.	15	13	15	2	2			2	0.076	0.022	Landels	Graham
54	676 W. Dana St.	9	0	9	9	9			9	0.342	0.099	Landels	Graham
69	525 E. Evelyn Ave. (Flower Mart)	471	0	471	471		471		471	40.035	18.369	Landels	Graham
78	231-235 Hope St.	9	0	9	9	9			9	0.342	0.099	Landels	Graham
32	860 Bay St.	5	0	5	5	5			5	0.19	0.055	Landels	Graham
	Subtotal			1000	945	25	800	120	945	105.91	61.115		
Monta Loma													
10	901-987 N. Rengstorff Ave.	126	1	126	125		125		125	10.625	4.875	Monta Loma	Crittenden
53	1255 Pear Ave.	635	0	635	635		540	95	635	75.16	44.525	Monta Loma	Crittenden
55	828/836 Sierra Vista Ave.	20	5	20	15	15			15	0.57	0.165	Monta Loma	Crittenden
58	1100 La Avenida St.	100	0	100	100			100	100	30.8	24.7	Monta Loma	Crittenden
72	2005 Rock St.	15	0	15	15	15			15	0.57	0.165	Monta Loma	Crittenden
73	2310 Rock St.	55	59	55	-4	-4			-4	-0.152	-0.044	Monta Loma	Crittenden
79	851-853 Sierra Vista Ave.	9	3	9	6	6			6	0.228	0.066	Monta Loma	Crittenden
	Subtotal			960	892	32	665	195	892	117.801	74.452		

Based on MVWSD's *Future Growth Considerations and Solutions* presentation to the Board of Education on March 24, 2022, monitoring the pace of future residential development was identified as a key task to support other District planning actions. The table below was included as a 10-year projection of future residential development in the District service area.

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Year	1	2	3	4	5	6	7	8	9	10	11		
FUTURE GROWTH-RESIDENTIAL UNITS													
Under Construction		1,682											
Approved				3,137									
Under Review					1,684								
NB & EW Master Plans (Under Review)												8,900	
Other-NB & EW Precise Plans (Approved)													up to 5,950
Other-Terra Bella & Moffett Field													4530 +/-
FUTURE GROWTH-DISTRICT CAPACITY													
Elementary Schools													
Within Capacity													
At Capacity													
Over Capacity													10+ Years
Middle Schools													
Within Capacity													
At Capacity													
Over Capacity													10+ Years

Note: 1,682 units listed as “Under Construction” on table should be revised to 1,050 units due to 632 units in 2580/2590 California Ave. project being outside MVWSD service area.

COST TO HOUSE STUDENTS GENERATED FROM NBPP

Construction costs in the Bay Area have escalated dramatically in the last 8 years. The State per pupil grant does not reflect this escalation and therefore the gap between what the State allows and provides for school construction is significantly less than the actual cost of school construction.

LAND

In addition to dramatic escalation in construction costs in the Bay Area, land costs have increased as well. The State of California will provide 50% of the cost of land for eligible school construction. However, the remaining 50% of the land cost is the responsibility of the local school district. These substantial increases in land costs make it difficult to build schools in accordance with the Department of Education school site guidelines. The land cost escalation issues were anticipated when SB50 was drafted and Government Code section 65998 allows the cities to “reserve or designate” real property for a school site.

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66103] (Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 4.9. Payment of Fees, Charges, Dedications, or Other Requirements Against a Development Project [65995 - 65998] (Chapter 4.9 added by Stats. 1986, Ch. 887, Sec. 11.)

65998. (a) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the authority of a local agency to reserve or designate real property for a schoolsite.

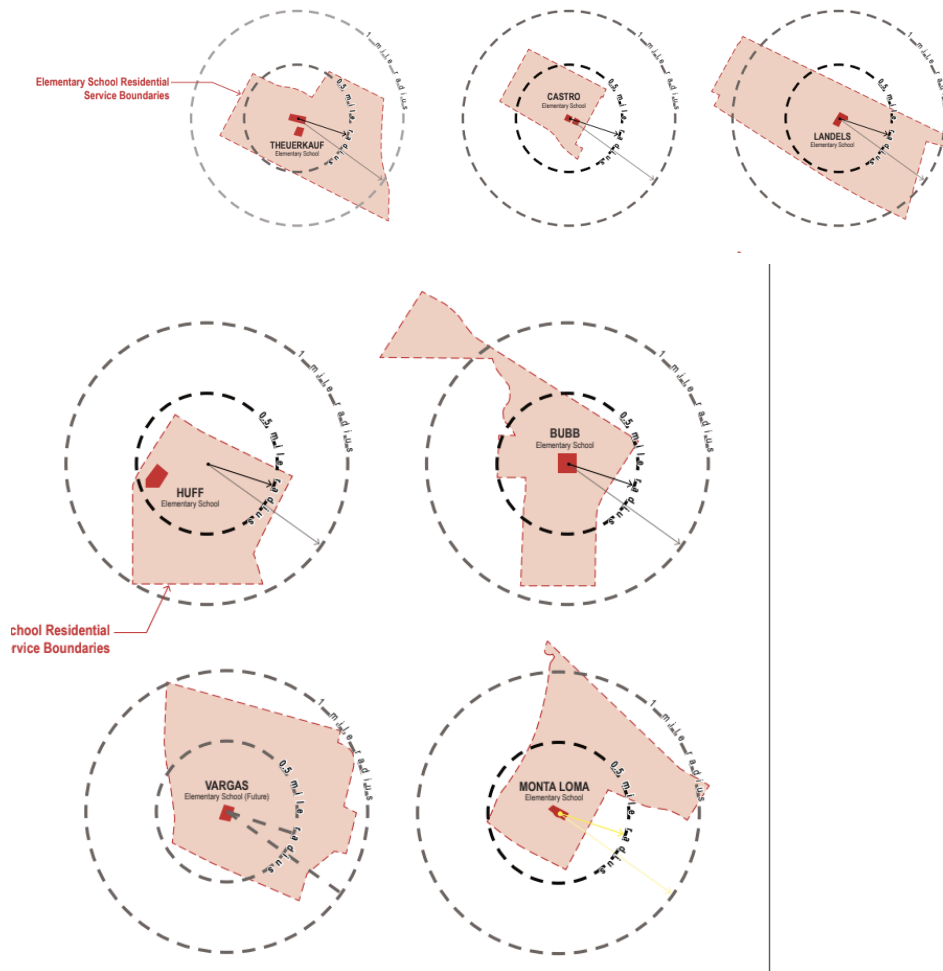
(b) Nothing in this chapter or in Section 17620 of the Education Code shall be interpreted to limit or prohibit the ability of a local agency to mitigate the impacts of a land use approval involving, but not limited to, the planning, use, or development of real property other than on the need for school facilities.

(Added by Stats. 1998, Ch. 407, Sec. 25. Effective August 27, 1998. Operative November 4, 1998 (Prop. 1A was adopted Nov. 3) by Sec. 31 of Ch. 407. Note: Pursuant to Education Code Section 101122 (subd. (d)), which was added Nov. 8, 2016, by Prop. 51, Chapter 4.9 (Sections 65995 to 65998) as it read on Jan. 1, 2015, continues in effect until Dec. 31, 2020, or earlier date prescribed. Thereafter, Chapter 4.9 may be amended.)

Moreover, the Draft EIR inaccurately indicates the distance from North Bayshore to Monta Loma Elementary. As noted in the plan:

Students generated by the project would attend Monta Loma Elementary School located at 460 Thompson Avenue (approximately one mile southwest of the core project site), Crittenden Middle School located at 1701 Rock Street (approximately 0.2-mile southwest of the core project site),

In the following diagrams you will find that almost every elementary school student within the city of Mountain View is approximately 1 to 1.5 miles from school. The placement of these schools helps to facilitate the school as a civic meeting point for the community and reduces commutes. In contrast, while Monta Loma and Crittenden reside close to the outer perimeters of the development area, Monta Loma is more than two miles away from the central residential hub of these developments, thus negating its ability to serve as a community anchor. Because MVWSD cannot provide bussing to an additional 1400 students due to significant cost, not having a school within a 1.5 mile radius would effectively invalidate the traffic study included as a part of this EIR.



California Department of Education’s general guidance for a school site recommends approximately 10 acres of land for an elementary school and 25 acres for a middle school. It is worth noting that MVWSD does have a school (Jose Antonio Vargas Elementary) that resides on less than the minimum recommended land. Vargas Elementary is an extremely tight footprint, which creates logistical issues as it pertains to growth and meeting student needs.

In contrast, the North Bayshore plan only intimates at the possibility of green space being used for a school. This referenced site in the DEIR, if provided to MVWSD, would have twice the enrollment of Vargas Elementary with less acreage; the site is 3 acres compared to Vargas

Elementary which sits on 4.5 acres and is 7 acres less than the state's minimum recommendation. While an urban school design can mitigate / maximize a small site footprint, this potential site would be inadequate to serve the needs of the community.

Ergo, as a condition of approval of the NBPP project, and prior to the certification of the DEIR, we request that the City and Developer designate and reserve multiple elementary school sites for MVWSD. The availability of land for school construction in Mountain View is extremely limited. The District is amenable to creative efforts to utilize all real property options and is willing to discuss these options with the Developer.

INDIRECT IMPACTS

Chawanakee Unified School District V. County of Madera

In this appellate court case, the court concluded that the phrase in SB50 "impacts on school facilities" does not cover all possible environmental impacts. While the NBPP does consider noise, emissions, traffic, and other indirect impacts, it does not specifically identify those indirect impacts in the operation of a school district. For example, the eighteen "significant unavoidable impacts" created by transportation and traffic may have an indirect impact on transporting students to school if the school is not in the proximity of the NBPP project. In addition, the buildout of 9,850 units is in a plan that covers a period through 2030. The approximate 10-year buildout of the NBPP project would mean an absorption rate of 980 units per year. This construction period would require the MVWSD to provide interim housing over a period of time and is considered an "indirect impact." This issue is not addressed in the DEIR.

Shoreline Community Redevelopment Area Tax Increment

As noted in the EIR report:

Funding for Schools. The Shoreline Community shall work with the Mountain View Whisman School District and the Mountain View Los Altos Union High School District to allocate revenue

related to the growth in assessed value due to new residential development within the Community pursuant to/in accordance with the annual tax allocation for each school district, through mutually agreed to and legally binding agreements.

The North Bayshore Precise plan indicates the desire to transform a once blighted area into a thriving mixed development area. The businesses and residences that are being planned are currently planned in a de facto redevelopment district. The Shoreline community, which is managed by the city of Mountain View staff and City Council currently diverts all tax revenue. Currently MVLA, MVWSD and the city of Mountain View have formed a Joint Powers Authority, also known as Share Shoreline, that began releasing part of the tax increment to schools. The current agreement, which not only ends but also ceases to provide any share of the tax increment on July 1st, 2023, currently guarantees approximately \$2.8 million. Through a formula that was developed by the City, MVWSD received \$5,346,723 dollars this year. Per the county assessor's office, MVWSD normal tax increment would have been \$13,926,094.67 last year.

Assessed Value Tax revenue from commercial and residential is what community funded districts use to address day-to-day operating costs and is not really intended for building schools. As indicated in the EIR, North Bayshore should generate 1471 students. At the MVWSD current per student expenditure rate of \$23,000 this would mean that tax revenue would at minimum need to equal \$33,833,000 in the near future. An increase of students in this fashion, without the tax increment to cover the cost per pupil expenditures, would reduce our per pupil expenditures from \$23,000 to \$16,611 dollars. This reduction means that each student in our District would experience a decrease of \$6,389 in programs and services annually.

CLOSING COMMENTS

Our comments regarding the DEIR should not be construed to indicate our opposition to the amended NBPP. It is critical that all interested parties understand that the new dwelling units are of such magnitude that school mitigation measures for the project exceed the District's ability to absorb the 1,471 students projected from this project. We look forward to the cooperation of the City and



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proponents of the project to meet with MVWSD and resolve the apparent challenges in this proposed project. We suggest that the District, City, and proponents of the project delay the approval of the North Bayshore Master Plan and the DEIR and meet soon to provide creative viable measures that meet the needs of MVWSD and all stakeholders.

Respectfully,

A handwritten signature in black ink, appearing to read "AR", with a long, sweeping flourish extending to the right.

Ayindé Rudolph Ed.D.
Superintendent

CC: Mountain View City Council
Mountain View Whisman Board of Trustees
Mrs. Kimbra McCarthy, City Manager



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March 2, 2023

Ayindé Rudolph
Superintendent
Mountain View Whisman School District
1400 Montecito Avenue
Mountain View, CA 94043

Dear Dr. Rudolph:

City staff has received the Mountain View Whisman School District's (District or MVWSD) February 3, 2023 letter regarding the Draft Subsequent Environmental Impact Report (DEIR) for the North Bayshore Master Plan. We have also reviewed the presentation, titled North Bayshore DEIR Response, prepared by the District for its March 2, 2023 School Board Meeting.

The City would like to enter this letter into the record as a response to the presentation for the March 2 agenda item. The City will provide a separate, official response to the District's DEIR comment letter, related to the specific considerations of the California Environmental Quality Act (CEQA) and State law. In addition, **I understand that members of my team, including Assistant City Managers Aarti Shrivastava and Audrey Seymour Ramberg, have set up a meeting for next week to discuss your comments on the DEIR as well as the avenues for our continued collaboration.**

Regarding the March 2 agenda item, the District's presentation raises several important topics, including the District's need to increase school capacity, the use of Shoreline Regional Park Community revenue, and the City and District joint use of school open space. This letter provides additional information important to the full understanding of these topics. **In sharing this information, the City's goals are to: provide reassurance that we recognize that housing development impacts the District, reiterate that we stand with the District as a partner in creating solutions, and highlight some examples of what is possible when the District and City work together.** The letter also seeks to communicate City questions and perspectives which may differ from those of the District. In particular, as noted toward the end of this letter, the City seeks to better understand the levels and timing for projected student enrollment growth and the impact to the District's facility and fiscal capacity.

Housing Growth and School Capacity

Mountain View is a great place to live, in large part due to its excellent schools. As required by State law, the City is planning for more housing and more affordable housing. This will allow Mountain View residents to remain in the community and continue to attend District schools. It will allow teachers and other critical workers to live closer to work. And it will allow Mountain

View to remain a Community for All where residents and students from diverse backgrounds can enjoy Mountain View's excellent schools and quality of life. However, it will also create a need for an increase in school capacity. **The City is prepared to assist the District in its efforts to expand school capacity, primarily through the Council-adopted School Strategy, a 4-acre site in North Bayshore designated for school use, and increased Shoreline Community Fund payments made possible as part of an updated Shoreline Area Plan.** Each of these avenues for City support to the District is discussed below.

School Strategy

As mentioned above, one avenue for City/District collaboration to address school capacity is the School Strategy adopted by the City Council in October 2020. This strategy is in recognition of the limit faced by both the City and the District to impose requirements on project applicants and our shared goal to enhance school resources. This unprecedented strategy seeks to enhance school resources through (i) a program for transfer of development rights to facilitate school purchase of land, (ii) potential collaboration for shared open space, and (iii) working with applicants for large master plans to voluntarily identify the potential to locate or augment school sites.

4-Acre School Site in North Bayshore

As an example of this last part of the School Strategy, City staff have worked collaboratively with the District to understand your interests and have sought land for a school site as part of the North Bayshore Master Plan. In its original project proposal in 2019, Google had identified a 2.5-acre site for a potential school along Plymouth Avenue. During subsequent discussions between the City and District staff in 2020, you expressed an interest in exploring a larger site located in the eastern portion of the Master Plan and closer to open space. Staff subsequently worked with Google and the project proposal was revised in 2021 to include a 4-acre site, including 1-acre of shared open space. At the Study Session on the North Bayshore Master Plan on December 14, 2021, Council reiterated their commitment to work with the District regarding the site.

The City is prepared to provide the entire 4-acre site to be leased to the District instead of sharing 1 acre of open space. We believe this demonstrates the City's willingness to go above and beyond statutory requirements to collaborate with the District on our shared community goals.

This new school site should serve a significant number of the students who will come to live in the North Bayshore as housing is developed over the next 30 years. This should significantly reduce the need for portable classrooms on Monta Loma fields as shown in slide 23 of the District's March 2, 2023 presentation.

Use of Shoreline Regional Park Community Funds

The Education Enhancement Reserve Joint Powers Agreement (EER JPA) is another avenue for collaboration and source of support for the District. Focused on the educational needs of the Shoreline Regional Park Community (Shoreline Community), the EER JPA has been in place for more than 15 years and provides MVWSD and the Mountain View Los Altos High School District with an annual payment from the Shoreline Community. In Fiscal Year 2022-23, this payment to MVWSD was \$5,346,723, which is well above the guaranteed minimum payment of \$2.9 million stipulated in the agreement. Since the first agreement was enacted in 2006, the Shoreline Community has made payments to MVWSD totaling \$49,388,366.

The EER JPA was amended in 2019 to include an increase in the payment from the Shoreline Community, applying the District's full tax rate allocation to the assessed value on all new residential development. Consequently, when new housing comes online in the North Bayshore area over time, the payment to the District will increase significantly.

The current EER JPA expires on June 30, 2023. City and District staff have been meeting since August 2019, as required by the agreement, to share information, talk about interests, and negotiate a successor agreement. From these discussions, it has become clear that more time is needed to craft a long-term agreement that balances school needs related to housing growth in North Bayshore with the community needs fulfilled by the Shoreline Community. More time is also needed to be able to inform these discussions by the Google North Bayshore Master Plan, which is anticipated to come to the City Council for adoption in Q2 2023.

Short-Term Successor EER JPA

At the November 29, 2022, EER JPA Board meeting, the Board provided direction to staff to develop a short-term agreement for adoption as soon as possible to provide certainty for a payment in Fiscal Year 2023-24. **I committed that my staff would continue to work diligently to develop a timely new agreement, and that this would include a Fiscal Year 2023-24 payment in an amount no less than the Fiscal Year 2022-23 payment, i.e., \$5,346,723, and \$3,423,095 for MVWSD and MVLAUHSD respectively.**

Since that time, our staffs have held multiple calls and meetings to develop terms for the short-term agreement. **City staff has provided a draft agreement to both districts that includes the minimum payment as stated above, plus an adjustment payment based on the growth in property tax revenue in the Shoreline Community, plus an additional one-time payment.** After the EER JPA Board meeting, MVWSD staff communicated an interest in having some certainty that a new bond issuance by the Shoreline Community in Fiscal Year 2023-24, if any, would not preclude the ability of the Shoreline Community to make future payments to the District. In

response, City staff included a term in the short-term agreement that the Shoreline Community will not issue bonds in Fiscal Year 2023-24.

I am hopeful that the EER JPA Board will be able to meet early in Q2 2023 to vote to recommend adoption of the agreement to each agencies' respective elected bodies.

Long-Term Successor EER JPA and Updated Shoreline Area Plan

At the November 29, 2022 EER JPA Board meeting, the Board also provided direction that our staffs continue to meet to negotiate a longer-term agreement and present an update to the Board before summer 2023 with a timeline and process for that negotiation. As context for a longer-term successor EER JPA agreement, the City intends to update the 1977 Shoreline Area Plan, which defines the developments and improvements that accomplish the purposes of the Act that created the Shoreline Community in 1969. This is proposed as one of the City Council's priority projects in its Fiscal Years 2023-25 Work Plan, which the Council supported at its February 28, 2023 Study Session.

As presented during the November EER JPA Board meeting, schools were not contemplated in the development of the original Shoreline Area Plan, which is the guiding document for acceptable uses of Shoreline Community funds. As noted in that staff report, an updated Shoreline Area Plan can more effectively contemplate support for school capacity during the remainder of the *development phase* of the Shoreline Community. This development phase will focus on private housing development, affordable housing creation, and public improvements to build out the core infrastructure to support the area including but not limited to transportation, utilities, and sea level rise protection.

Following the development phase, the Shoreline Area Plan will transition to a *steady state phase of infrastructure reinforcement, maintenance, and operation*. During this phase, the Shoreline Community will continue to be responsible for regional assets—such as a 750 acre park, extensive wetlands that are home to Federally protected species, and irrigated meadowlands—as well as regional obligations such as a 650 acre closed landfill and a system of tidal marshes, sloughs, creeks and a storm retention basin which must be improved and managed to protect the Shoreline Community and broader area from sea level rise.

In the steady state phase, the use of Shoreline Community funds will be more narrowly scoped to continue to support this defined set of regional benefits and obligations with the rest of the revenue paid out to the taxing entities. This approach will address specific concerns about the impacts of new development and support increased school capacity, while also supporting long-term growth in the region that will result in higher assessed value, increased property tax revenue, and a significant, sustainable revenue stream for all taxing entities.

In the Districts' March 2, 2023 presentation, the summary slide describes the District's ideal to receive its full tax rate allocation. The City believes we can get close to this state over a long-term successor EER JPA and the eventual transition of the Shoreline Community to the steady state phase. Between now and then, the City anticipates that the payment to the Districts will increase significantly over time with the increase in assessed value in the Shoreline Community and within the structure of the successor EER JPA. However, to move too quickly to this state would be tantamount to defunding the Shoreline Community. **This would render the Shoreline Community unable to meet the responsibilities for which it was created and jeopardize the community benefits associated with:**

- Developing housing and complete neighborhoods;
- Maintaining the regional park;
- Managing the environmental risks of the regional landfill;
- Protecting against sea level rise; and
- Preserving the area's diverse wildlife and habitat.

City and District Joint Use of School Open Space

Joint use of school open space is another area of longstanding collaboration between the City and the District. Your March 2, 2023 presentation states an intention to explore the potential end to the current joint use agreement (JUA). The JUA represents over 60 years of collaboration that has provided quality open space for students, organized sports (with a City Council policy prioritizing youth sports), and community enjoyment. Our staffs began meeting to negotiate a new master agreement in 2019. It is my understanding that the main issues have been resolved and only a few outstanding items remain before agreement language can be drafted for final approval.

If the District decides to not move forward with negotiation of the JUA and ends joint use, the impact on the community would be considerable. This could include: longer distances and fewer options for residents to walk to parks and open space, reduced field access and higher costs for youth sports, loss of high-quality park maintenance provided by dedicated City crews, and reduced access for community and City-sponsored events.

In light of these significant community impacts and in the spirit collaboration, I am hopeful that the District will continue discussions with the City and work toward adoption of a new JUA.

Examples of Effective Collaboration

In addition to the JUA and school capacity strategies discussed above, there are many other areas of collaboration between the City and the District that benefit the constituents of both agencies and the community at large. Current collaborations include:

- **777 Middlefield Road teacher/City staff housing project:** The City required the development at 777 W. Middlefield Road to dedicate land and construct a portion of the improvements for 144 affordable units, at least 124 of which will be available to teachers, and invested over \$3 million for additional support for the development of the affordable units.
- **School Resource Officer Program:** The purpose of the SRO Program is to provide students, school staff, and parents with a familiar and specifically selected, assigned, and trained public safety contact, who will establish and maintain open lines of communication and foster positive relationships during calls for service and through SRO run programs in order to: create a safe and secure school environment; prevent juvenile delinquency to the fullest extent possible; reduce referrals to the criminal justice system and student suspensions and expulsions to the fullest extent possible; and foster positive engagement and relationships between the Mountain View Police Department and students.
- **Safe Routes to School Program:** The Safe Routes to School Program provides a range of school site and community-based events, such as bike rodeos, and information, such as suggested route maps, to promote walking and bicycling to school for Mountain View students and families. This program improves student safety, encourages physical activity, promotes inclusion and independence, and reduces traffic congestion.
- **School crossing guards:** The City funds school crossing guards in 19 key locations to assist students in safely biking and walking to District schools.
- **Beyond the Bell and the Beat after school programs:** These programs are operated by the City at six school sites and provide District students with a safe space to be and free academic, recreational and social activities.

City investment in these listed collaborations is estimated at \$6.25 million per year. These joint City/District efforts show what is possible when our two agencies work together.

Different Perspectives About Housing Units and Student Growth

While the City acknowledges that there must be sufficient school capacity to meet the needs of new students associated with housing growth in Mountain View, it is important to note that the

City has a different perspective regarding the timing and magnitude of student enrollment growth. We believe the District's student generation projections are significantly overstated and are assumed to occur far earlier than is practical, given the 30-year time frame for North Bayshore development and recent declines in student enrollment. In addition, the District's presentation includes unit numbers that are outdated or not correct and may be contributing to an overstatement of enrollment numbers.

Students Generated by the Project

While the EIR uses the student generation rates provided by the District, the City considers these numbers to be overstated. Rates may be lower due to a range of factors, such as declining fertility rates, different occupancy characteristics of tall, high-rent, amenity-rich buildings, and different occupancy characteristics of the smaller units expected in the North Bayshore Master Plan area. A demographer hired by the City highlighted these factors, identifying possible growth scenarios lower than those projected by the District. This information was shared with the District in 2019.

As an example of the District's approach to projecting enrollments, it assumes the same student generation rate for the Lot 12 project, which consists of units that are predominantly one bedroom and larger as for the La Avenida project, which will be predominantly studio units. It is highly unlikely that these studio units would house families and therefore they would not generate students at the same rate as the units in the Lot 12 project.

Furthermore, most units in the large master plan projects are relatively small and intended for working young adults and empty-nesters. The units are marketed and designed to have amenities for those demographics. Data from similar mid- and high-rise residential projects built over the last 20 years show much lower student generation rates. While it is possible that such units could ultimately become attractive to families, based on past trends, this would not likely occur for 30 to 40 years.

30-Year Time Frame for Residential Growth

The North Bayshore Master Plan includes a 30-year timeline with eight phases for buildout. Development will be spread out over these phases due to the complex requirements of demolishing office space, subdividing lots, preparing them for residential buildings and open space, rebuilding streets, and building infrastructure and other requirements. Other considerations, including market dynamics, economic factors, and market absorption rates, will affect and potentially slow the buildout of housing units. As a result, the generation of students is expected to be gradual and spread out over the time span of the Master Plan.

Project Unit Numbers

The project unit numbers in the March 2 District presentation (on slides five and six) are based on December 2021 information, which is not the most current available data. In addition, in general, the slides reflect gross new units without netting out the units that are being demolished. The most notable inaccuracies include the following:

- 1255 Pear Avenue (Project #53): This project is no longer pursuing 635 units. Phase 1 residential (220 units) is under construction. Sobrato submitted an application to modify Phase 2 residential to reduce the project from 425 units to 244 units due to the removal of two parcels from the project size.
- 777 W. Middlefield Road (Project #38): On the slide, this project is shown to be 716 units. The project was approved with 508 net new units on site. There were 208 existing units on site which are being rebuilt.
- 555 W. Middlefield Road (Project #9): This project is shown on the slide to be 725 units. The project was approved with 323 net new units on site with the retention of 402 existing units.

The City is happy to provide data to help the District maintain accurate and up-to-date assumptions. The City would also like to learn more about the District's recent enrollment trends and projections and share the City's observations about the occupancy characteristics of different housing types. Such discussions may help to develop a mutual understanding of the timing, magnitude, and implications of student growth.

In closing, I am pleased to document in writing the City's intentions to assist the District by providing a 4-acre school site in North Bayshore and continuing and increasing payments from the Shoreline Community through a long-term successor EER JPA. I am hopeful that we can continue to work together on school capacity, joint use of school open space, and our many other areas of collaboration.

Regards,



Kimbra McCarthy
City Manager

KMC/HM/6/MGR
611-03-02-23L

cc: Mountain View Whisman School District Board of Trustees

Rebecca Westover, Chief Business Officer, Mountain View Whisman School District

City Council

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