



# BOARD REPORT

**DATE:** May 26, 2026  
**CATEGORY:** Public Hearing  
**DEPT.:** Office of the Community Manager  
**TITLE:** **North Bayshore Area Plan Amendment**

## **RECOMMENDATION**

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

## **BACKGROUND**

The North Bayshore Area Plan was first adopted by the Mountain View City Council on March 14, 1977, and by the Shoreline Regional Park Community Board of Directors (“the Board”) on December 15, 1977, to fulfill the requirements of the Shoreline Regional Park Community (SRPC) Act and has been periodically amended as noted in Attachment 2. The most recent amendment was approved in 1993.

The 1993 amendment addressed landfill closure activities, public transportation facilities (including bicycle and pedestrian infrastructure), updated the narrative description of the area, added administrative activities related to the execution of the plan and maintenance of existing infrastructure, and incorporated the City of Mountain View’s General Plan by reference. Since that time, the City has developed various plans advancing the goals and purposes of the SRPC, both specific to the North Bayshore Area and relevant throughout the City of Mountain View, which have not been formally incorporated into the North Bayshore Area Plan.

The Mountain View City Council’s Fiscal Years 2023-25 Council Work Plan included a high-priority project to update the Shoreline Area Plan.

## **ANALYSIS**

Staff recommends making administrative updates to the North Bayshore Area Plan to incorporate additional public services, including schools; incorporate by reference existing plans and policies

that advance the SRPC's goals and purposes; update cost and revenue projections; and generally modernize the document's appearance. The recommended updates align the plan to reflect existing policies and practices.

### **Incorporate Additional Public Services**

The recommended amendments to the North Bayshore Area Plan explicitly incorporate schools and school services into the Plan and authorize the use of tax allocation proceeds to fulfill the current Education Enhancement Reserve Joint Powers Agreement (EER JPA). The amendment also references the Mountain View City Council's Citywide School Strategy.

In January 2006, the SRPC entered into the Education Enhancement Reserve Joint Powers Agreement (EER JPA) with the Mountain View Whisman School District and Mountain View Los Altos High School District. The agreement provided annual payments to both school districts to support local education and to attract and retain a high-quality employment base that supports the SRPC's economic vitality. Following several renewals and amendments, the SRPC approved a 10- year successor agreement with both districts in 2025. Each agreement or amendment has been approved at a public meeting with advance public notice and the opportunity for public comment.

Additionally, the changes formally add affordable housing and homelessness services to the public services listed in the plan.

### **Incorporate Existing Plans by Reference**

Since the most recent amendment to the North Bayshore Area Plan, multiple plans, studies, and strategies that advance the goals and purposes of the plan and the SRPC Act have been developed. These include the North Bayshore Circulation Feasibility Study, Shoreline Sea Level Rise Study, and the Shoreline Landfill Master Plan. The Mountain View City Council, which retains planning and zoning authority over the Shoreline Regional Park Community, has approved specific land use and development plans (the North Bayshore Precise Plan, Gateway Master Plan, and Google North Bayshore Master Plan) applicable to the area. Additionally, several City of Mountain View plans and strategies will be implemented in the Shoreline area to benefit the SRPC, including the Shoreline Wildlife Management Plan, the Biodiversity Strategy and Urban Forest Plan, and the Parks and Recreation Strategic Plan.

All the plans and documents recommended for incorporation by reference into the plan align with existing elements and purposes described in the North Bayshore Area Plan and/or the Shoreline Regional Park Act as detailed in Table 1.

**Table 1: Existing North Bayshore Plan/Shoreline Regional Park Community Act Elements and Relevant Documents**

Existing Element	Relevant Documents
Landfill Closure Projects (1993 amendment)	Shoreline Landfill Master Plan Shoreline Regional Park Community Capital Improvement Program
Circulation Plan (1977 plan and 1993 amendment)	North Bayshore Circulation Feasibility Study City of Mountain View Active Transportation Plan
General Plan (SRPC Act, 1993 amendment)	City of Mountain View General Plan City of Mountain View Housing Element North Bayshore Precise Plan (NBPP) Gateway Master Plan Google North Bayshore Master Plan
Flood Control Plan (SRPC Act, 1977 plan)	Shoreline Sea Level Rise Study Shoreline Regional Park Community Capital Improvement Program
Shoreline Regional Park, Open Space/Commercial Uses (SRPC Act, 1977 plan)	Shoreline Wildlife Management Plan Shoreline Regional Park Community Capital Improvement Program
Operations and Maintenance (1993 amendment)	Memorandum of Understanding with the City of Mountain View Shoreline Regional Park Community Capital Improvement Program

Each of these documents has been discussed and approved with the opportunity for public comment during at least one noticed public meeting. Incorporating the plans by reference allows for periodic updates in response to changing conditions and priorities without requiring a full amendment to the North Bayshore Area Plan.

**Update Cost and Revenue Projections**

The SRPC Act requires that the plan generally describes estimates of total project costs and revenues. The recommended amendments to the plan include the most recent estimates, developed for the Google North Bayshore Master Plan adoption in 2023. These are order-of-magnitude estimates to satisfy the requirements of the SRPC Act and are solely for planning purposes. They do not reflect existing budget requests, planned expenditures, or confirmed costs for the improvements outlined in the proposed amendments to the plan or the documents that staff recommends for incorporation into the plan.

As stated in the proposed amendment to the plan, the most recent estimated costs of the improvements and services planned in the North Bayshore area over the next 30 years could exceed \$3.69 billion. In the same time frame, the fully realized development of the North Bayshore area could generate nearly \$6.89 billion in revenue. Actual costs, revenues, and any bond issuances will be determined by rapidly changing market conditions and macroeconomic forces.

### **FISCAL IMPACT**

The recommended amendments to the North Bayshore Area Plan do not authorize new expenditures or increase the SRPC or City of Mountain View budget. However, they are necessary to reflect the current needs of the SRPC and the use of tax allocation proceeds to advance the goals and purposes of the SRPC Act and the plan.

### **LEVINE ACT**

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

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

### **EXEMPT FROM THE LEVINE ACT**

General policy and legislative actions

### **ALTERNATIVES**

1. Do not adopt the resolution amending the North Bayshore Area Plan to formalize current policies and practices.
2. Do not adopt the resolution amending the North Bayshore Area Plan at this time and direct staff to return with different amendment(s).
3. Provide other direction.

