

MOUNTAIN VIEW
SHORELINE REGIONAL PARK COMMUNITY
RESOLUTION NO.
SERIES 2026

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

WHEREAS, the Mountain View Shoreline Regional Park Community (the “Community”) was created by the California State Legislature by the provisions of the Shoreline Regional Park Community Act (hereinafter, the “Act”) (1969 Cal. Stats. Ch. 1109); and

WHEREAS, the North Bayshore Area Plan (the “Plan”) was adopted by the Mountain View City Council on March 14, 1977, and by the Shoreline Regional Park Board of Directors (the “Board”) in accordance with Article 6 of the Act by Resolution S-33 on December 15, 1977; and

WHEREAS, the Plan was amended by the City Council (Resolution 11863) on December 15, 1977, by the Board (Resolution S-43) on March 21, 1979, and by the Board (Resolution S-95) on July 27, 1993; and

WHEREAS, since the most recent amendment to the Plan, policy documents, agreements, and projects relating to the implementation of the Act and the Plan have been developed and adopted, including but not limited to land use plans, the Shoreline Landfill Master Plan, the North Bayshore Circulation Feasibility Study, and the Shoreline Sea Level Rise Study; and

WHEREAS, the Board has determined that additional public services, including schools, and the relevant policy documents described in the joint report should be incorporated into the Plan along with updated cost and revenue projections; and

WHEREAS, Sections 83, 84, and 85 of the Act specify the procedures for amending the Plan; and

WHEREAS, as required by Section 83, the Board gave notice of intention to amend the plan by publication of notice in The Daily Post on May 15, 2026, in accordance with Section 6061 of the California Government Code, and mailed copies of said notice to the City of Mountain View Environmental Planning Commission and the County of Santa Clara Planning Commission on May 15, 2026; and

WHEREAS, the Plan amendment was made available for public review on the City's website and at the Mountain View City Clerk's Office during regular business hours for 10 days commencing on May 15, 2026; and

WHEREAS, on May 26, 2026, the Board held a public hearing at which all interested persons were provided the opportunity to speak on the proposed amendments to the Plan; now, therefore, be it

RESOLVED: that the Mountain View Shoreline Regional Park Community hereby adopts an amendment to the North Bayshore Area Plan as shown in Exhibit A, attached hereto and incorporated herein by reference;

FURTHER RESOLVED: that this Resolution shall be effective immediately upon adoption.

Exhibits: A. North Bayshore Area Plan Amendment



SHORELINE
REGIONAL
— PARK —
COMMUNITY

NORTH BAYSHORE AREA PLAN



NORTH BAYSHORE AREA PLAN

Recommended by the City of Mountain View Environmental Planning Commission
on October 6, 1976

Adopted by the City of Mountain View City Council
by Resolution No. 11421 on March 14, 1977

Adopted by the Shoreline Regional Park Community Board of Directors
by Resolution No. S-33 on December 15, 1977

Amended

Resolution

Summary

December 15, 1977

Council Resolution
No. 11863

Amended to provide for tax increment financing
and clarified policy toward state funding of local
interchange improvement

March 21, 1979

Board Resolution
No. S-43

Amended to affirm that tax increment financing
would conform with Cal. Const. Art. XIII A (added in
1978 by Prop. 13)

July 27, 1993

Board Resolution
No. S-95

Added provisions to add certain landfill-related
projects to the plan, address public and non-
vehicular traffic, edit the area description,
incorporate the General Plan and other zoning
regulations by reference, and to authorize
operational and maintenance expenses.

May 26, 2026

Board Resolution
No. S-XX

Modernizing amendment to ensure plan projects
align with the final phase of the Community's
development and update area map.

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I. Introduction

The North Bayshore Area Plan (“plan”) is a document, subject to amendment, providing guidance to the overall policies and programs which will affect the future of the North Bayshore Area (the “area”). The plan, adopted in 1977 and subsequently amended in 1977, 1979, and 1993, is based upon adopted City-wide and North Bayshore Area goals as delineated in the revised City of Mountain View General Plan, North Bayshore Precise Plan, associated Master Plans, and the provisions of the Mountain View Shoreline Regional Park Community Act, Assembly Bill 1027, August 29, 1969 (Shoreline Act).

The Shoreline Regional Park Community’s purposes, established by the 1969 Shoreline Act, include to:

- Contribute to better living conditions through improved overall community design;
- Make substantial contributions to the sound and economic growth of the area;
- Provide needed additions to the general housing supply;
- Provide opportunities for innovation in housing and community development technology and land use planning;
- Enlarge housing, employment, and investment opportunities;
- Encourage a diversified local homebuilding industry;
- Provide a suitable environment for significant public regional recreational facilities like the Mountain View at Shoreline regional park; and
- Own, maintain, operate, administer Mountain View at Shoreline regional park.¹

Since the passage of the Shoreline Act, and adoption of the plan, the North Bayshore Area has transformed from a semi-rural tidal slough containing pig farms, auto wrecking yards, and a regional landfill into a beloved multipurpose regional park and successful office district distinguished by its corporate tenants, entertainment assets, mature landscape and its proximity to the park and the San Francisco Bay.

However, the development of the North Bayshore Area is not yet complete. The majority of the North Bayshore is covered by pavement and dedicated to automobile infrastructure, which are necessary to accommodate the large number of commuting workers. Buildings have large setbacks, are oriented away from the street, and are surrounded by surface parking lots. Traffic circulation is designed to accommodate cars and is frequently congested. The area lacks the diversity of services and amenities needed to support residential communities. Housing in the North Bayshore is extremely limited, exacerbating road congestion and presenting an unrealized opportunity to help create much-needed housing stock in the midst of a statewide crisis.

¹ Shoreline Act, §32.

Recognizing the opportunities and potential of the North Bayshore Area, the City of Mountain View has developed a future vision for the area as a cluster of sustainable complete communities that incorporate housing, office, retail, and amenities with active public space, walkable and bikeable infrastructure, public art, and habitats for local native wildlife. To support the implementation of this vision, the City of Mountain View has approved a suite of planning documents, anchored by the North Bayshore Precise Plan (NBPP). These planning documents are summarized in this document and incorporated into the North Bayshore Area Plan by reference herein.

The Board has carefully reviewed this amended plan and concludes that all actions, projects, and expenditures authorized herein are consistent with, and further, the Community's purposes authorized by § 32 of the Shoreline Act.

Purpose of the Area Plan

This document restates and amends the North Bayshore Area Plan adopted by the Mountain View City Council on March 14, 1977, and the Shoreline Regional Park Community Board on December 15, 1977, and amended on December 15, 1977, March 26, 1979, and July 27, 1993. The 1993 amendment incorporated the 2030 General Plan, North Bayshore Precise Plan, and City zoning regulations into the plan by reference and added several projects related to the closed landfill, transportation improvements, and ongoing operations and maintenance to the Plan. Since that amendment, the City has completed several studies and plans specific to the development and infrastructure needs in the Area, described below. Incorporating these planning and policy documents into this update reduces duplication of effort and streamlines future updates.

This amendment continues to connect the various planning and policy documents adopted by the Mountain View City Council and Shoreline Regional Park Community Board of Directors to create a comprehensive central document describing future development and capital improvements in the final phase of the area's development, which is anticipated to take place over approximately the next 30 years. This plan, as amended, does not propose new policies, nor changes to any existing policies that have been approved and adopted by the City Council and Board of Directors.

The North Bayshore Area Plan is an important step to the development of the Area. The Area Plan should be considered flexible, subject to periodic review and updating as new information, opportunities, or constraints emerge. It does not and cannot answer every question which might arise about the future of the North Bayshore Area.

A. AREA PLAN POLICIES: RELATIONSHIP TO OTHER PLANS, STUDIES, AND POLICY DOCUMENTS

This amended plan summarizes the vision created for the development of the Shoreline Regional Park Community area by the following planning documents, which are incorporated herein and may be amended from time to time. In the event of any inconsistency between this document and the plans and documents listed below, the latter shall control.

i. [City of Mountain View General Plan](#)

The General Plan provides a foundation for sustained development in the Shoreline area. In general terms, the General Plan envisions diverse and intensive land uses that build on the area's proximity to the natural environment while preserving and enhancing the Shoreline's unique and significant wildlife and habitat areas.

ii. [City of Mountain View Housing Element](#)

Mountain View's Housing Element describes the City's current housing conditions, identifies future needs, and outlines initiatives to improve available housing for diverse income levels. This document is required to be updated every 8 years.

iii. [North Bayshore Precise Plan \(NBPP\)](#)

Guided by the vision, goal, policies, and design directions described in the General Plan, the NBPP lays out the area's transition into an innovative, sustainable, and complete mixed-use district through the creation of complete neighborhoods that blend market-rate and affordable residential, commercial, and office uses with services, open space, and transportation options.

iv. [Master Plans](#)

The North Bayshore Precise Plan establishes that Master Plans will help implement the goals and objectives of the General and Precise Plans.

[Gateway Master Plan](#): The Gateway Master Plan implements the NBPP's vision by outlining development and design standards specific to the Gateway Character Area.

[Google North Bayshore Master Plan](#): The Google North Bayshore Master Plan implements the NBPP's vision by outlining specific development plans to create a new mixed-used neighborhood in the area in the North Bayshore bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The Plan includes an implementation phasing plan, a 30-year Development Agreement, and a Tentative Subdivision Map.

v. [North Bayshore Circulation Feasibility Study](#)

Updated alongside the development of the North Bayshore Precise Plan, the North Bayshore Circulation Feasibility Study (Circulation Study) identifies strategies to enhance transportation infrastructure and mitigate potential congestion resulting from new development.

vi. [Shoreline Sea Level Rise Study](#)

The Shoreline Sea Level Rise Study estimates future flood risk due to sea level rise and identifies mitigation projects.

vii. [Shoreline Wildlife Management Plan](#)

The Shoreline Wildlife Management Plan describes protocols and procedures to increase and maintain biodiversity at the shoreline in balance with recreational opportunities, landfill and infrastructure maintenance obligations, and public safety and health.

viii. [Shoreline Landfill Master Plan](#)

The Shoreline Landfill Master Plan evaluates the existing infrastructure at the closed landfill underlying Mountain View at Shoreline regional park to identify deficiencies, analyze the potential funding impacts of new regulations, and identify future funding requirements for the operations and maintenance of the closed landfill.

viii. [Shoreline Regional Park Community Capital Improvement Program](#)

The Shoreline Regional Park Community Capital Improvement Program (CIP) is adopted annually. The CIP identifies adopted and planned discretionary, non-discretionary, and amended capital improvement projects funded by the SRPC.

B. DESCRIPTION OF THE AREA

The North Bayshore Area Plan covers approximately 1,550 acres of land located north of the U.S. 101 Bayshore Freeway (see Figure 1). This Plan includes the development, maintenance, and operation of 750 acres now under the jurisdiction of the Mountain View Shoreline Regional Park Community. The area is bound on the south by the Bayshore Freeway (U.S. 101), on the north by the northern boundary of the Mountain View Regional Park Community, on the west by San Antonio Road, and on the east by Stevens Creek, as more specifically described in Section 1 of the Shoreline Act.

The North Bayshore Area is an important employment center for the City and the region, with moderate-intensity, suburban-type office parks, and is geographically distinctive due to its clear

separation from the rest of the City by US 101. The area also includes commercial uses, including cafés, restaurants, movie theaters, and cultural destinations such as the Computer History Museum. The North Bayshore Area contains limited existing single-family residential uses, although the Santiago Villa mobile home park is adjacent to the Precise Plan area to the east.

Open space and recreational areas in the North Bayshore Area include the Stevens Creek Trail corridor, Shoreline at Mountain View Regional Park, and the Shoreline Amphitheater. Shoreline at Mountain View Regional Park and the surrounding Baylands are known to contain sensitive habitat and wildlife species. Shoreline at Mountain View Regional Park, Shoreline Amphitheater, and other facilities north of the Precise Plan area are located atop the area identified as the former Mountain View Shoreline Landfill.

C. PUBLIC INPUT

At a minimum, the plans, studies, and other documents summarized and/or referenced in the Shoreline Area Plan were adopted at public meetings that provided opportunities for public comment and participation, as required by the Brown Act. Additionally, each of the aforementioned land use plans was developed with opportunities for stakeholder input, community outreach, and public comment consistent with, and often extending beyond, the requirements of applicable state and local laws. For the specific details of each document's community engagement and feedback process, please refer to the individual plans and associated legislative documents, as applicable.

Figure 1: North Bayshore Plan Area Map



II. Planned Vision

The 2030 General Plan, North Bayshore Precise Plan, and associated Master Plans envision the North Bayshore’s transformation into a district that supports a diverse community and is home to biodiverse animal and plant life. The plans provide for highly walkable, sustainable urban “Complete Neighborhoods” that contain office, commercial, and residential land uses alongside community amenities and services, interwoven with natural habitat areas. To accomplish this, the 2030 General Plan allows approximately 3.6 million square feet of net new development, including office, residential, and commercial space; enhanced parks and trail corridors; new public streets; and recreation facilities.

The new development envisioned in these planning documents describes distinct areas within the North Bayshore, each with its own unique character and identity. Incentives to transfer development from the edge area to the core area reduce development near sensitive habitats, support transit, and promote retail along Shoreline Boulevard. On-site open area requirements will provide opportunities for social interaction and physical activity.

This future vision is defined by the concentration of new development near high-frequency transit; variation in building height, form, and scale; and a variety of streetscapes and building frontages. Revised design standards guide the transition of the area from an auto-centric, suburban office district to a more urban, higher-intensity mixed-use district with taller buildings, higher density, and human-scale frontages accessible to pedestrians, bicyclists, and transit users. A walkable block pattern, opportunities for small businesses, and housing affordability emphasize the vision of the North Bayshore Area’s future as a space for connection and community.

A. OFFICE, COMMERCIAL, AND INDUSTRIAL USES

The North Bayshore Area is home to over 7 million square feet of office, retail, and light industrial spaces critical to the economic vitality of the City of Mountain View. The General Plan and associated planning documents envision the North Bayshore continuing to serve as an employment center. Existing land use regulations authorize the development of additional office and retail space, as well as community spaces, in a mixed-use setting to support the area’s transition from a suburban-style office park to a more urban, complete community.

Specific details and maps describing land use and zoning for office, commercial, and industrial uses can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Rendering of potential mixed-use development in the North Bayshore Area.

B. RESIDENTIAL USES AND AFFORDABLE HOUSING

The North Bayshore Area contains limited existing single-family residential uses. Planning documents for the North Bayshore Area allow the development of nearly 10,000 multi-family residential units in one-, two-, and three-bedroom configurations, serving multiple income levels through affordable housing requirements.

Affordable housing requirements are intended to advance the City's Regional Housing Needs Assessment (RHNA) goals dictated by the State Department of Housing and Urban Development. The requirements may be met by developing inclusive, affordable housing or by dedicating land to the City's affordable housing program. Additionally, the City and the Shoreline Regional Park Community may approve and facilitate the development of affordable housing projects on sites in the North Bayshore Area, which will require subsidies and funding through public sources, including the Shoreline Regional Park Community.

Specific details and maps describing housing-related land use, RHNA goals, zoning, dedications, and funding needs can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and City of Mountain View Housing Element.

C. OPEN SPACE

As envisioned by the Shoreline Act, the North Bayshore is home to the Shoreline at Mountain View Regional Park, a 750-acre wildlife refuge and recreation area. The future of the North Bayshore area imagines a network of public open spaces including central plazas and neighborhood parks connected by a mix of publicly owned and privately owned, publicly accessible linear open spaces and paseos, creating spaces for gathering, exercise, and recreation throughout the area. In addition to sports courts and a network of trails, plans for the North Bayshore's future include the restoration of native trees, shrubs, and understory vegetation to provide natural areas for local wildlife.

Specific details and maps describing land use policies and zoning for open space and parks can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, and Gateway Master Plan.



Native redwoods shade a pedestrian path in the North Bayshore area.

III. Public Facilities and Services

Public facilities, services, and infrastructure are crucial for the planned vision of the next phase of development in the North Bayshore. New development will require new and upgraded multimodal transportation infrastructure, well-designed and -maintained parks and open space, public safety facilities and services, library services, schools, and other public services to provide safety and quality of life to residents, business owners, workers, and other community members. As the impacts of global climate change intensify, sea level rise mitigation projects will be necessary to protect the North Bayshore's wildlife habitats, buildings, and infrastructure. Ongoing required maintenance of the closed landfill underlying Shoreline at Mountain View Regional Park and other parts of the North Bayshore area will continue to protect the surrounding environment and community from leachate and other contaminants.

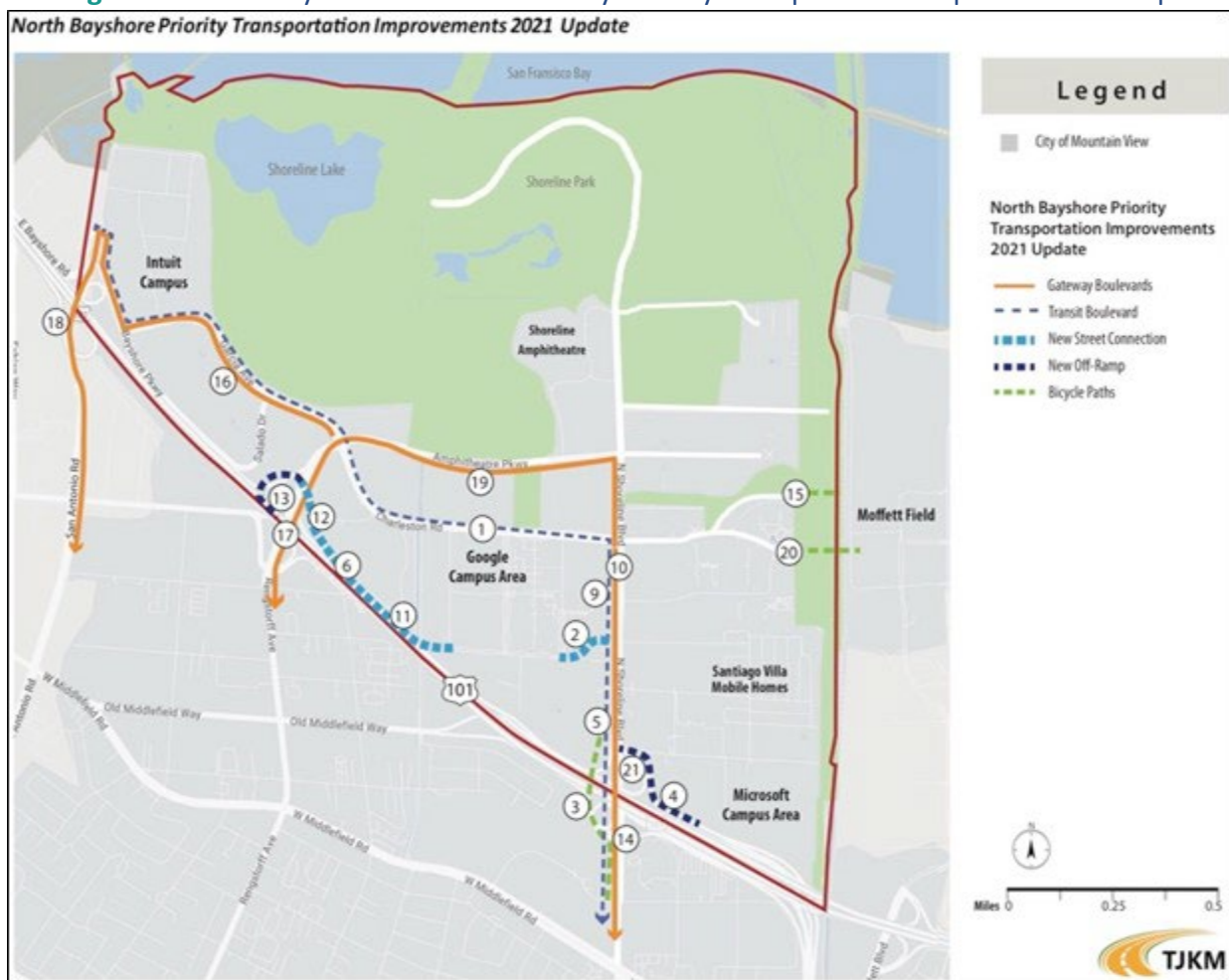
A. CIRCULATION

To support planned commercial and residential growth in the North Bayshore while minimizing additional vehicle capacity, the vision for the future of the North Bayshore Area includes concentrated growth with walkable streets and block patterns, active transportation infrastructure, and transit-oriented circulation. The North Bayshore Circulation Feasibility Study (Circulation Study) builds on the

most recent updates to the North Bayshore Area Plan to support the expansion of public transit, pedestrian, and bicycle access to the North Bayshore while reducing vehicle traffic. The Circulation Study addresses potential transportation issues arising from new development through a multi-modal strategy to support the full build-out of North Bayshore. Circulation improvements planned for the North Bayshore are designed to make multimodal travel more comfortable and convenient, mitigate congestion, and encourage sustainability and community.

The Circulation Study lists strategies including gateway trip cap and SOV policies, monitoring, and penalties; accelerating the implementation of Priority Transportation Improvements identified in the Study; planning and advocating for expanded public transit service; expanded bicycle and pedestrian pathways; and Transportation Demand Management requirements and enforcement mechanisms. The Priority Transportation Improvements list identifies projects planned for 5-, 10-, and 20-year implementation timeframes as of the completion of the Study and includes the estimated cost of each project in its year of construction (See Figure 2).

Figure 2: North Bayshore Circulation Study Priority Transportation Improvements Map



Specific details regarding transportation and circulation improvement needs in the North Bayshore Area can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, North Bayshore Circulation Feasibility Study, and Shoreline Regional Park Community Capital Improvement Program.

B. PARKS & OPEN SPACE

The North Bayshore Area is home to the 750-acre Shoreline at Mountain View regional park and habitats for diverse species both in and beyond the Park. Plans for the future of the North Bayshore respond to the natural environment, enhancing, protecting, and expanding on the natural biodiversity of the area, concentrating development in core areas to preserve habitats and open spaces on the edges of the district. This vision of an integrated urban ecology includes the creation of new parks and open spaces to serve the North Bayshore Area, support biodiversity, and mitigate the impacts of climate change.

As approved on June 13, 2023, the Google North Bayshore Master Plan and associated development agreement are anticipated to dedicate nearly 15 acres of public open space and construct more than 11 acres of Privately Owned Publicly Accessible (POPA) open space to expand and improve public spaces. These will likely include plazas and paseos, neighborhood public spaces, linear parks, and a multi-use trail network throughout the area.

Specific details of parks and open space projects and enhancements can be found in the General Plan, North Bayshore Precise Plan, Google North Bayshore Master Plan, Gateway Master Plan, and Shoreline Regional Park Community Capital Improvement Program.



Other existing and forthcoming documents governing parks, open space, and wildlife management that may be implemented in the North Bayshore Area include:

- [Shoreline Wildlife Management Plan](#)
- [City of Mountain View Biodiversity Strategy and Urban Forest Plan \(forthcoming\)](#)
- [City of Mountain View Parks and Recreation Strategic Plan \(forthcoming\)](#)

C. PUBLIC AMENITIES AND SERVICES, OPERATIONS, AND MAINTENANCE

The North Bayshore Area is currently served by one fire station (Fire Station #5) and receives Police and Library services from the downtown/civic center area of Mountain View. In addition, the North Bayshore Area is served by the centralized Police and Fire Administration building, which also houses citywide dispatch and the emergency operations center. Additionally, new capital improvements projects and maintenance of existing public infrastructure, utilities, and facilities in the North Bayshore and Mountain View at Shoreline Regional Park require management and staffing, which is administered through a Memorandum of



Fire Station 5 at 2195 N. Shoreline Boulevard

Understanding between the Community and the City of Mountain View, as established in the most recent amendment to the North Bayshore Area Plan. The continued operation and maintenance of the improvements and programs defined in the Shoreline Act and described in this plan is a critical component of the continued development of the North Bayshore Area. The Community's funds are authorized for payment of the costs of ongoing operations and maintenance of these improvements.

Additionally, anticipated development in the area may require the expansion of public facilities and services to maintain robust, high-quality public services across the city. Accordingly, the Google North Bayshore Master Plan, as adopted on June 13, 2023, includes a 2,000-square-foot Police Operations Station to expand services in the North Bayshore Area as it transforms into a denser, more urban environment. Additional public facilities beyond the Police Operations Station, such as a library branch, increased staffing for citywide services, and the expansion or provision of other programs, like recreation programming and homelessness services, may also be necessary to maintain existing public service levels as the North Bayshore Area is developed.

Additional infrastructure, staffing, facilities, or other investments needed to provide public services to meet the needs of community growth resulting from planned development in the North Bayshore Area may be supported by the Shoreline Regional Park Community.

Specific details of projected and planned public service enhancement needs can be found in the Google North Bayshore Master Plan and Shoreline Regional Park Community Capital Improvement Program, as well as the following document, which is incorporated by reference herein and may be amended from time to time:

- [Memorandum of Understanding with the City of Mountain View](#)

D. SCHOOLS

In addition to City services, high-quality schools are integral to quality of life in the North Bayshore Area. The North Bayshore Area is served by the Mountain View Los Altos Union High School District (MVLA) and the Mountain View Whisman School District (MVWSD).

The Shoreline Regional Park Community and the City of Mountain View are committed to collaborating with the school districts to meet the existing and future needs of North Bayshore Area residents and businesses. To that end, the Google North Bayshore Master Plan as adopted on June 13, 2023, includes an approximately 4.1-acre site to be dedicated to the City of Mountain View for use as a future school site. Recognizing the school districts' critical role in providing services to residents and training future workers, the Shoreline Regional Park Community has and will continue to work with the school districts to continue the Education Enhancement Reserve Joint Powers Authority and identify opportunities to address the districts' capital and operational needs to effectively serve the North Bayshore Area.

Specific details of collaboration with MVLA and MVWSD, including specific strategies and funding needs, can be found in the Google North Bayshore Master Plan, as well as the following documents, which may be amended from time to time:

- [Education Enhancement Reserve Joint Powers Agreement](#)
- [Citywide School Strategy](#)

E. FLOOD CONTROL AND SEA LEVEL RISE

The North Bayshore Area is at risk of flooding from the San Francisco Bay, Permanente Creek, and Stevens Creek, which was an inciting factor for the creation of the Shoreline Regional Park Community. Since the Community's creation, this risk has increased due to sea level rise. The City of Mountain View is leveraging multiple strategies to address this risk, including participating in regional collaborative

planning efforts and developing and updating a Sea Level Rise Study that includes projects to address risks posed by sea level rise.

The Sea Level Rise study incorporates the most recent available estimates and planning resources from the California Ocean Protection Council’s State of California Sea Level Rise Guidance (OPC Guidance). The guidance is updated periodically to reflect changing conditions and advancements in climate change science and has trended upward with each revision. The 2021 study, based on the 2018 OPC Guidance, uses scenarios projecting a low of 23 inches and a high of 42 inches of sea level rise by 2070. Using these projections, the Study identifies capital improvement projects necessary to mitigate future flooding in the North Bayshore Area and estimates the cost of each project. A map of the projects identified by the study is provided in Figure 3.

Figure 3: Shoreline Sea Level Rise Study Project Map



Specific details of planned flood control and sea level rise projects can be found in the Shoreline Sea Level Rise Study and Shoreline Regional Park Community Capital Improvement Program.

F. CLOSED LANDFILL MAINTENANCE

A closed landfill containing 439 acres of buried refuse collected beginning in the 1960s lies under the Shoreline at Mountain View regional park and a site near the intersection of Crittenden Lane and Shoreline Boulevard. The locations of the closed landfill sites, which stopped receiving waste between 1981 and 1993, are shown in Figure 4.

As landfill refuse decomposes, it generates gas (primarily methane) and liquids, known as leachate, which can negatively impact water and air quality. The most recent amendment to the North Bayshore Area Plan included landfill closure projects. The landfill sites require continued contamination mitigation and leachate management. State law requires that the landfill be maintained and potential hazards from the landfill be mitigated for 30 years post-closure or until the site is no longer a threat to human health, safety, and the environment.

The Shoreline Landfill Master Plan was developed to study the potential environmental impacts of the closed landfill. Per the Plan, the landfill is estimated to stop producing methane at significant levels around the year 2060. The Plan identifies infrastructure projects necessary to maintain the landfill and mitigate potential environmental effects, ongoing operations and maintenance needs, and the potential costs of unexpected or catastrophic events.

Figure 4: Shoreline Closed Landfill Map



Specific details of long-term funding obligations associated with the closed landfill can be found in the Shoreline Landfill Master Plan and Shoreline Regional Park Community Capital Improvement Program.

III. Financing

Realizing the North Bayshore Area’s final development phase is dependent on the ability to finance the public improvements and services described in this plan and its incorporated plans, studies, and policy documents. If all the land use plans referenced in this document achieve full buildout, the current estimated cost of these improvements and services over the next 30 years could exceed \$3.69 billion.² Over the same timeframe, current estimates indicate that the development in the North Bayshore Area described in this plan, if fully realized, could generate nearly \$6.89 billion in revenue over the next 30 years. While these numbers are point-in-time estimates of full buildout scenarios, and realized costs and revenues generated by development in the area are heavily dependent on rapidly changing market conditions and macroeconomic forces, investment in public improvements will be necessary to provide services to development that does occur.

To support the final phase of the North Bayshore Area’s development, the Shoreline Regional Park Community is authorized to fund public improvements generally in the Shoreline Act and to leverage its financial powers to enact the North Bayshore Area Plan. The following public financing mechanisms will be used to fund the improvements, services, and other activities described in this plan:

- **Developer Fees**

The North Bayshore Precise Plan requires developers to pay impact fees per square foot of development. The Mountain View City Council adopted fee structures to complement the 2014 North Bayshore Precise Plan and its 2017 amendment. The fee structure may be amended from time to time. The most current fee structure is available on the City of Mountain View website. At the time of the preparation of this document, this information is linked on the [Application Forms and Fees](#) page.

- **Bonds**

Bonds are debt securities issued by governmental entities that can be used to finance capital improvements and other projects and services. Per the Shoreline Act, the Shoreline Regional Park Community is explicitly permitted to issue bonds and incur indebtedness to finance public improvements to fulfill the purposes of the Community as described in the Act and enact the Shoreline Area Plan. Current estimates project the need to issue approaching \$386 million (in 2023 dollars) in bonds to complete support the final phase of development in the North Bayshore as described in this plan.

- **Tax Increment Financing – Shoreline Regional Park Community Fund**

Under the provisions of the Shoreline Regional Park Community and State redevelopment laws, the tax increment mechanism may be used for public improvements. Upon adoption of the Plan, the level of

² Per the most recent estimates, which were prepared for the Google Master Plan adoption in 2023 dollars.

taxation to all jurisdictions, city, county, school districts, etc., was frozen at the level of 1977-1978 assessed valuation rate; and any increases due to property improvement, new development, increases in land values and inflation have been and will be allocated back into Shoreline Regional Park Community to help pay the cost of general public Improvements, such as arterial roads, water facilities, and drainage improvements.

- **Tax Increment Revenues – estimation and computation.**

Notwithstanding any other provisions or statement contained in this Plan, whenever amounts of anticipated tax increment revenues are to be estimated or calculated, such shall be performed with due regard to, and in conformance with, the rights, powers, limitations, and restrictions contained in Article XIII A of the California Constitution and in statutes implementing the same.

- **Grants**

State, Federal, and/or other grant funding may become available for some of the projects and needs described here, including those related to parks, active transportation infrastructure, and sea level rise mitigation. Grants must be evaluated on a case-by-case basis for their suitability to the requirements, timing, capacity, and scope of the proposed projects.

- **Other Outside Financing Sources**

Some of the projects and needs described in this plan and associated documents may be achieved through financing strategies not listed here.

IV. Real Property

In order to fulfill the purposes of the Shoreline Act and implement the vision of the North Bayshore Area described in this Plan, the Shoreline Regional Park Community may lease or sell all real property acquired by it, except property conveyed to it by the city or county or other public agency, and except any real property vested or conveyed under Section 42 of the Shoreline Act. The Shoreline Regional Park Community reserves the right to retain controls and establish any restrictions or covenants running with lands sold or leased for private use for such periods of time and under such conditions as the Board of Directors deems necessary to effectuate the purposes of the Shoreline Act.

