



201 Covington Road, Los Altos, CA 94024
650-947-1150 (tel) * 650-947-0118 (fax)

Jeff Baier
Superintendent
jbaier@lasdschools.org

June 6, 2016

VIA ELECTRONIC AND U.S. MAIL

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041
City.clerk@mountainview.gov

**Re: 2645/2655 Fayette Drive Project (June 7th City Council Meeting, Agenda Item 6.1)
and LASD Enrollment Impact of Significant New Residential Development in
Mountain View**

Dear Mayor Showalter and fellow councilmembers:

I write on behalf of the Los Altos School District ("LASD" or "District") to provide comments and express serious concerns regarding the very significant number of new residential units recently approved and proposed in Mountain View, especially those in the area North of El Camino Real in and around the San Antonio Precise Plan area ("NEC Area"), and the impact of that growth on the District's school facilities.

LASD is very interested in and has been monitoring the significant residential projects proposed in the NEC Area¹ for a number of reasons:

- First, because these projects are located within LASD's jurisdiction, a majority if not all of the school-aged children of the future residents of these projects will attend an LASD school. While we understand that many of the proposed projects may plan to design and market these proposed units for/to young-professionals who may not currently have children, our historical data clearly indicates that as multi-unit dwellings age the number of students they generate over time increases significantly.
- Second, enrollment in LASD schools has increased by more than 25 percent over the past 10 years and that growth is expected to continue at an unprecedented rate into the future, especially in the NEC Area where approximately 600 District students currently reside (up from 380 just since 2002), and up to an additional 600 are reasonably foreseeable.

¹ For example, in addition to the Denardi project at 2654/2655 Fayette Drive and its proposed 24 residential units, we understand proposals to construct up to additional 3,374 units, among others, are currently being reviewed in association with the East San Antonio Center Master Plan project (up to 2,650 units), the Prometheus project at 400 San Antonio Road (580 units), and the Anton Caltega project at 394 Ortega Avenue (144 units).

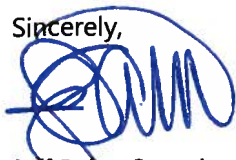
- Third, and perhaps most importantly, the District's current school facilities are not designed to accommodate all of the *existing* District students let alone the projected increased enrollment.

In sum, there is an existing shortage of school facilities that will only be exacerbated by the projected increase in residential units and District students. This shortage is particularly acute in the NEC Area where even without any new construction a new school is warranted. Making matters worse, scant land is currently available on the private market for a new school in the NEC Area, and potential sites come with exorbitant asking prices (no doubt a function of the recent emphasis on and projected growth of primarily market-rate residential land uses). While infill residential development appears smart from a land use and environmental perspective, its success and sustainability will ultimately be hampered unless equal attention and efforts are directed toward ensuring the development of concomitant new school facilities.

To this end, the District is aggressively exploring any and all feasible options to ensure its current and future students will continue to have top-notch school facilities and receive the type of exceptional educational experience which drives residential demand in the highly coveted Los Altos School District. As existing tools such as school impact fees prove ineffective, creative and new approaches must be explored and we formally and respectfully invite the City of Mountain View to join us in not only identifying, but planning for and implementing new and expanded school facilities, especially in the NEC Area. Potential approaches include additional school fees and/or dedications under the School Facilities Act as well as required on-site school facilities to satisfy the San Antonio Precise Plan's public benefit requirement for high density projects, just to name a few.

We welcome and look forward to the opportunity to discuss and collaborate with the City to ensure the success of the development of the NEC Area while at the same time addressing the District's pressing school facilities needs.

Sincerely,



Jeff Baier, Superintendent

Cc: Randal Tsuda, City of Mountain View (randy.tsuda@mountainview.gov)
Terry Blount, City of Mountain View (terry.blount@mountainview.gov)
Mariya Hodge, City of Mountain View (mariya.hodge@mountainview.gov)