



Mountain View  
Whisman  
School District

# North Bayshore DEIR response

March 2023



# STRATEGIC PLAN 2027

- Goal 5
- Equitable distribution of resources that support student success
- Goal 5a: Ensure facilities and resources equitably serve all students



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# Growth

# Regional Housing Needs Allocation (RHNA)

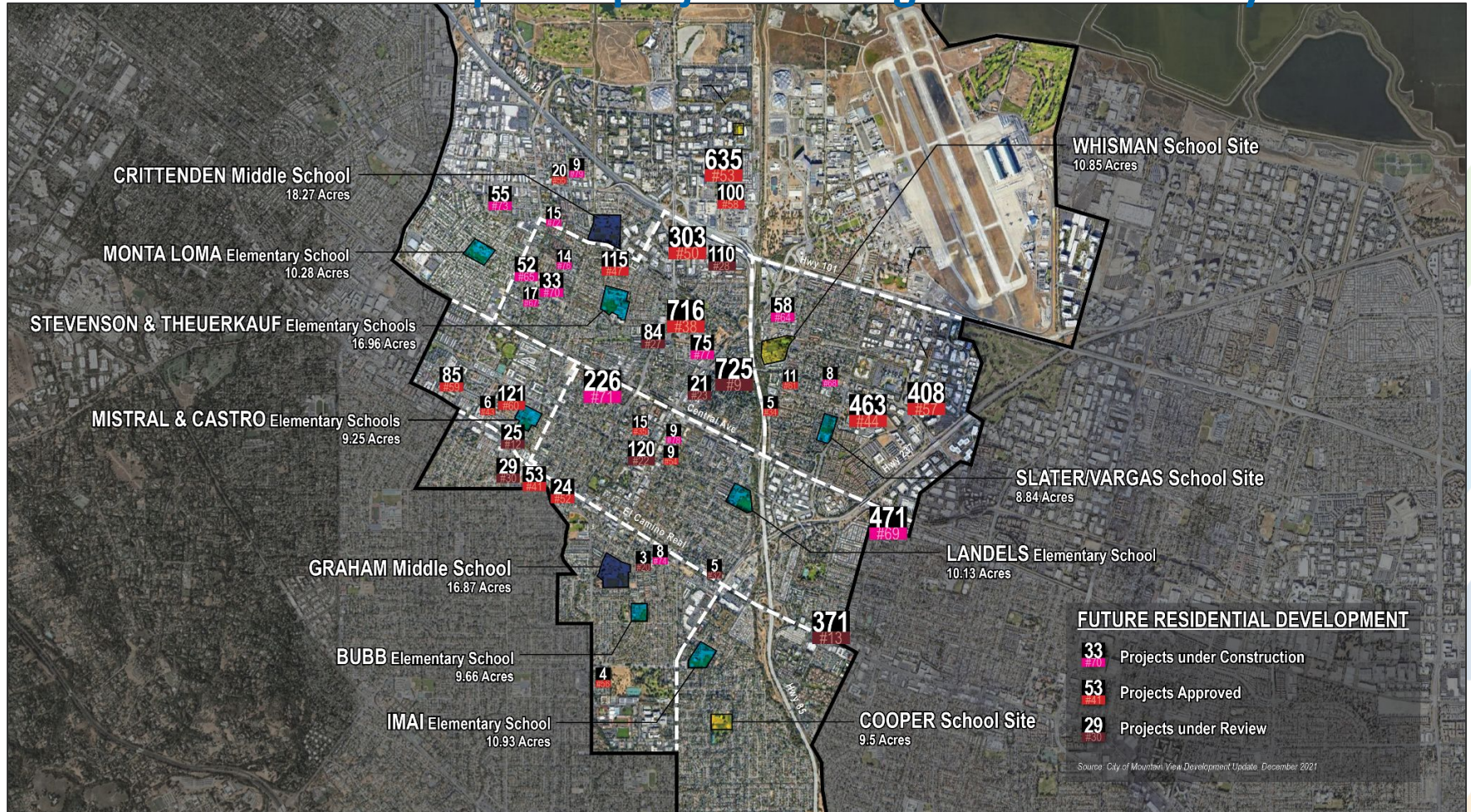
- A requirement by the state to ensure that city policies (zoning and land use) help to improve the availability of housing
- The plan is updated every eight years
- According to the City, during the last RHNA cycle (2015-22), 4,270 units were permitted which exceeded the overall target (2,926)\*.

[https://static1.squarespace.com/static/6022eff36cb23905ed1d5b1c/t/62bf6ba227d8a12f843f68c3/1656712124342/HCD+REVIEW+DRAFT+Mountain+View+HEU\\_07+01+2022.pdf](https://static1.squarespace.com/static/6022eff36cb23905ed1d5b1c/t/62bf6ba227d8a12f843f68c3/1656712124342/HCD+REVIEW+DRAFT+Mountain+View+HEU_07+01+2022.pdf)



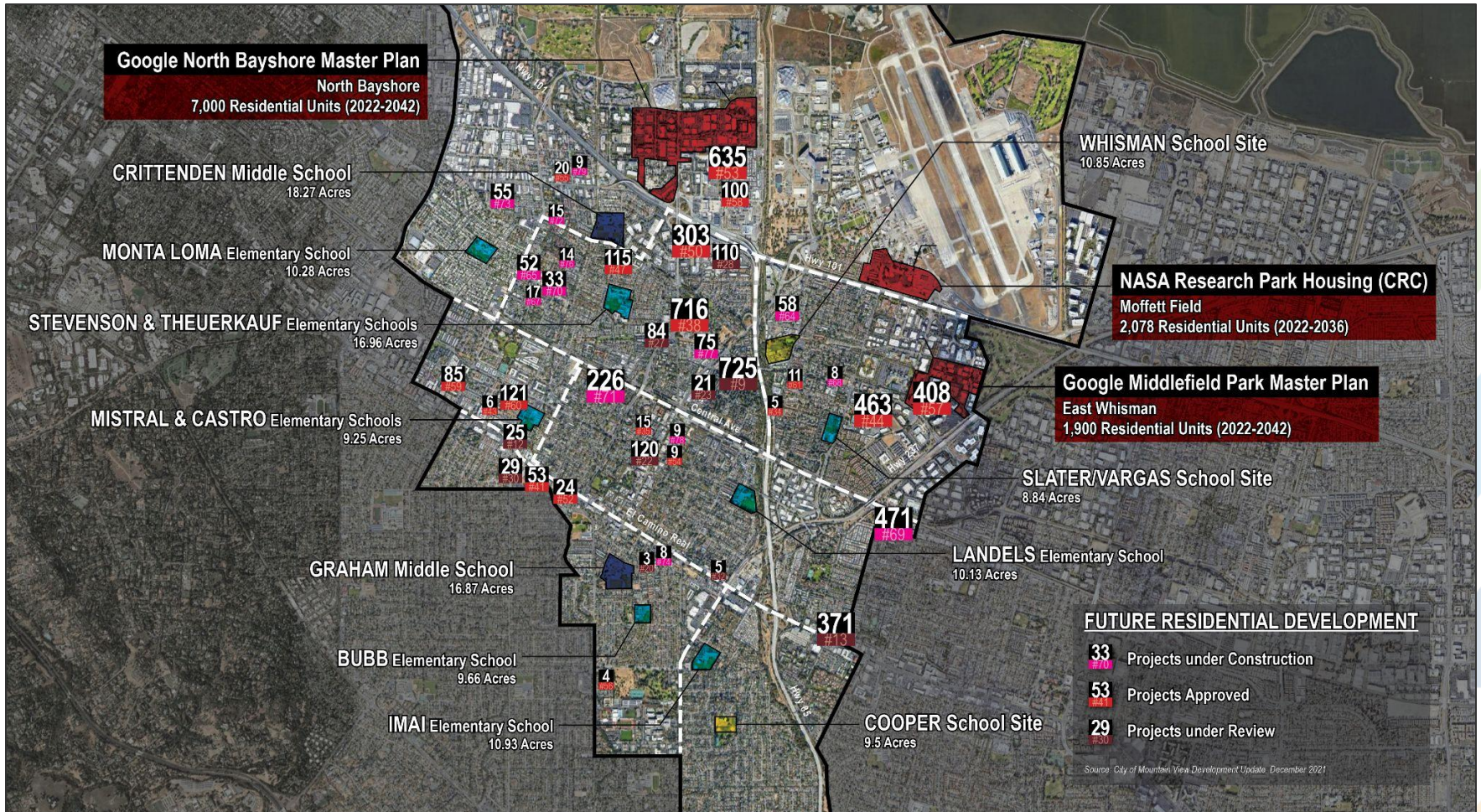
# Short-Term Growth: Residential

Does not include completed projects during the last RHNA cycle





# All pending and approved projects

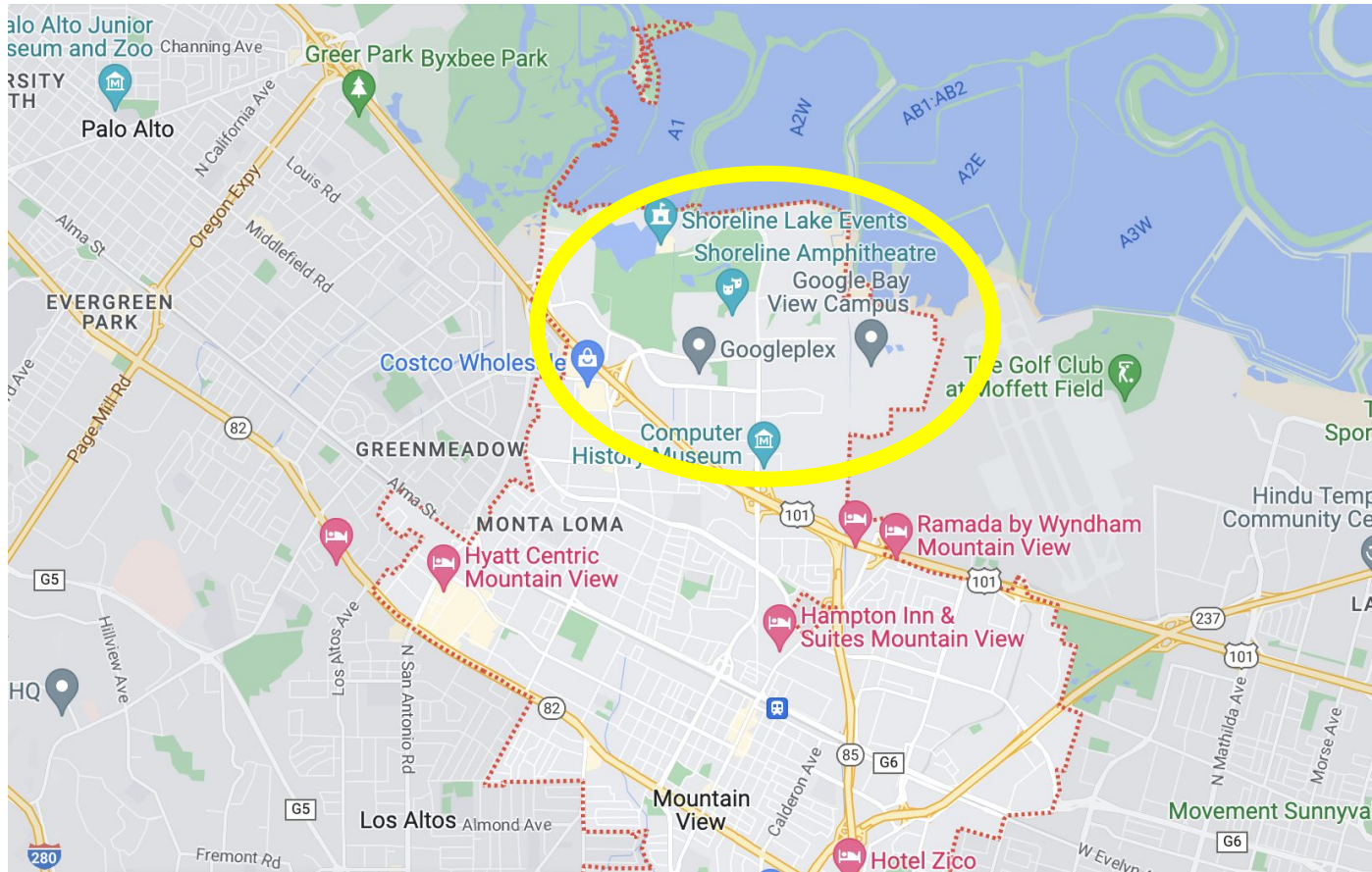


# Draft Environmental Impact Report (DEIR)

- As required by State law, the California Environmental Quality Act (CEQA) requires that a lead agency (the City of Mountain View on behalf of the developer (Google)) to consider all impacts of a project prior to approval
  - North Bayshore is a strategic and vital component of Mountain View's RHNA plan
    - A draft impact report for the North Bayshore project was released in December 2022



# Location of the future North Bayshore community



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# Open Space



# Joint Use Agreement

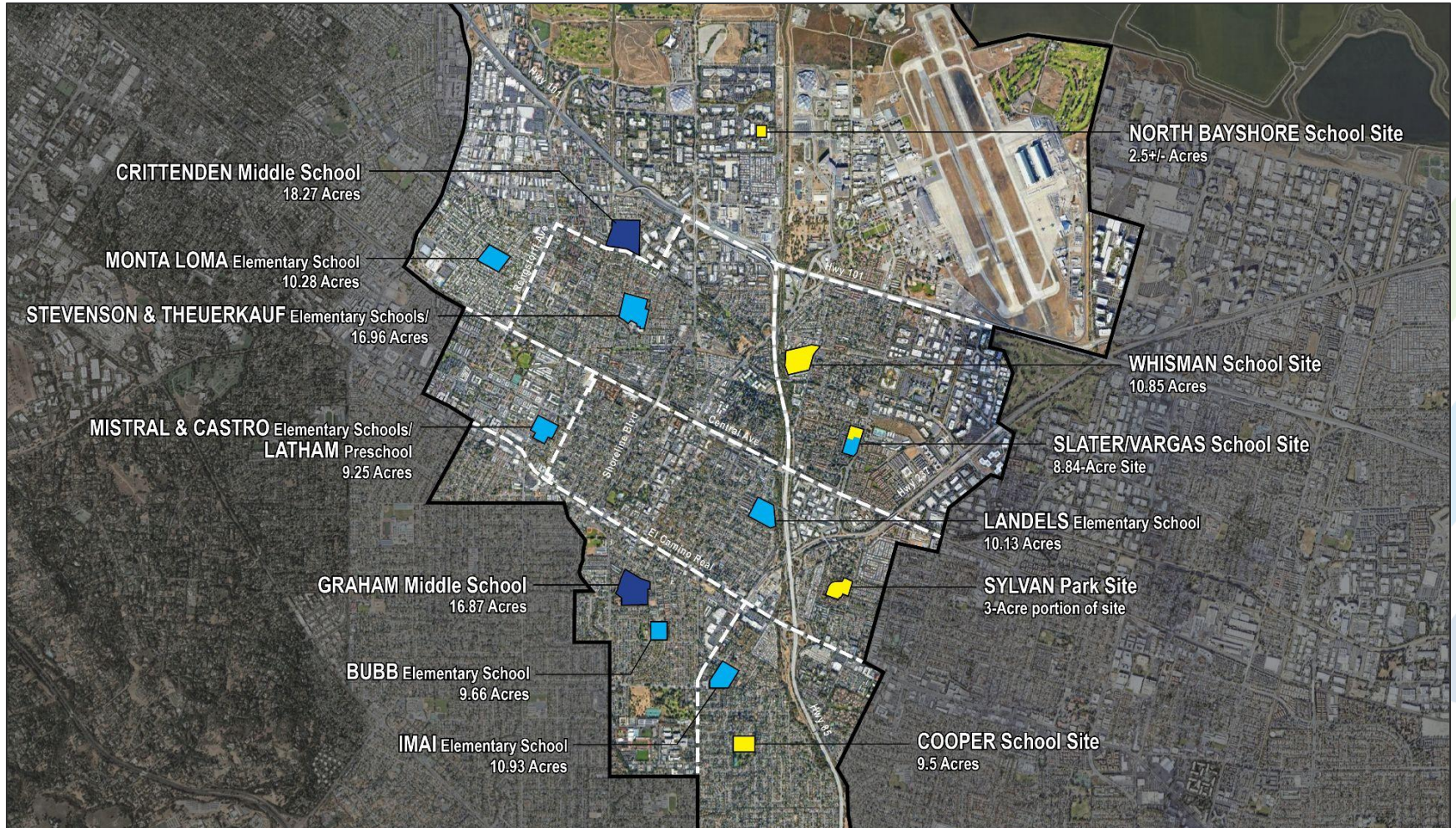
- MVWSD and the City of Mountain View have maintained a joint use agreement for open space
  - The City maintains the fields and uses its parks and recreation staff to rent out fields
    - This agreement allows for the City to count MVWSD fields as open space
      - Over the past couple of years, residents have been at odds with District initiatives to address various challenges (Eunice Ave & Monta Loma)
  - Current agreements are under negotiation in order to create one uniform agreement
    - Current issues being ironed out: Adherence with the Civic Center act, new school sites, uncollected debts, District Improvements



# Shoreline Regional Park Community (SRPC)

- Shoreline was created in August 1969 (Assembly Bill No. 1027) as “Mountain View Shoreline Regional Park Community Act”
- A special district in which all tax revenues that would have gone to local public entities (i.e. schools) is devoted to this regional park area for improvements
- Unlike regular development districts that sunset, through legislative action Shoreline continues indefinitely

# MVWSD Sites, including fields







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# North Bayshore DEIR



# North Bayshore Plan

- Master Developer is Alphabet (Google)
- Plan is to build
  - 7,000 units
    - 20 percent of all units will be affordable housing
  - 2,000 sq. ft. police station
  - 55,000 sq. ft of community facilities
  - 3,145,897 million square feet of office space
  - 6 above ground parking decks
  - 525 hotel rooms
  - 18.9 acres of open space
  - Zero schools, with a possibility of a site dedication (currently slated for open space)

# North Bayshore DEIR Summary

- MVWSD predicts the area will produce 1,471 students to attend Monta Loma Elementary and Crittenden Middle School
- The DEIR suggests that schools should be “intensified” to house students that are generated
- Provides no additional requirements for developers to help mitigate building costs above developer fees
- Is located in the Shoreline Regional Park Community, which currently does not provide the full tax revenue/ operational funds to MVWSD & MVLA.

# North Bayshore precise plan, con't...

- Notes that all students generated from the project are currently zoned for Monta Loma Elementary & Crittenden Middle School
- The DEIR notes current enrollment as well as total capacity of both schools
- The projected total number of students, over the next 10 years, is predicted to be 1,471 students
  - Some residential projects within the area are nearing completion (Sobrato)



# North Bayshore Plan (Shoreline Community)

- The current project is located in the Shoreline Community, a special tax district that **redirects** all tax revenue from MVWSD and MVLA
  - The City, MVLA, and MVWSD entered into a Joint Powers Agreement (expires July 2023) that provides both districts with a portion of its tax revenue
    - The formula continues a tax revenue pass through that allows the city to address other needs within the Shoreline Regional Park
      - This year's payout to the MVWSD was \$5,346,723 versus MVWSD full tax revenue of \$13,926,094.67
        - Tax revenue is intended to be used for District's operating costs like paying teachers

# North Bayshore plan (Shoreline Community)

- The DEIR notes that the Shoreline Community should work with MVWSD and MVLA to allocate tax revenue to both districts
  - MVWSD currently spends approximately \$23,000 per student
  - Eventually, 1,471 students would cost the District \$33,833,000
    - If the projected number of students enroll in MVWSD and the pass through stays the same, then MVWSD per pupil expenditure would drop to \$16,611

# North Bayshore (Schools)

- DEIR cites existing and excess capacity at Monta Loma and Crittenden and notes:
  - it is possible for both schools to accommodate the additional 1,471 students
  - the gradual addition of students would not require an expansion at either site
- The DEIR does not take into account other developments currently underway



# North Bayshore plan (size of school)

- DEIR cites appropriate space for a possible school site is less than 5 acres (state recommends 13).
  - The DEIR notes that developer fees meet the state's required mitigation for developers, thus negating the need for additional revenue for construction costs
  - The DEIR suggests that the developer / city should work with the School Districts to help “intensify” school sites to help accommodate growth and preserve public parks and playgrounds



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# Impact of Additional North Bayshore students on MVWSD

# Impact of new elementary students on Monta Loma



## Long-Term Enrollment Growth Summary

**EXISTING CAPACITY:**  
(REALISTIC)

460 students

**SY19 ENROLLMENT:**  
(PRE-COVID)

342 students

**ADDITIONAL ENROLLMENT LONG-TERM:**

1,473 students  
(including North Bayshore, Moffett Field)

**TOTAL ENROLLMENT LONG-TERM:**

1,815 students  
(1,355 over capacity)

**ADDITIONAL CLASSROOMS TO ADDRESS GROWTH:**

45 portable classrooms

## MONTA LOMA ELEMENTARY SCHOOL

February 20, 2023

Prepared for:  Mountain View Whisman School District

Prepared by:  HHF PLANNERS  
places for people



# Impact of new middle school students on Crittenden Middle



## Long-Term Enrollment Growth Summary

### EXISTING CAPACITY: (REALISTIC)

1,008 students

### SY19 ENROLLMENT: (PRE-COVID)

647 students

### ADDITIONAL ENROLLMENT LONG-TERM:

1,390 students  
(including North Baysshore, Moffett Field)

### TOTAL ENROLLMENT LONG-TERM:

1,879 students  
(871 over capacity)

### ADDITIONAL CLASSROOMS TO ADDRESS GROWTH:

29 portable classrooms

## CRITTENDEN MIDDLE SCHOOL

February 20, 2023

Prepared for:  Mountain View Whisman School District

Prepared by:  MVF PLANNERS  
SCHOOL FOR PEOPLE



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# Concerns with the DEIR

# Concern: Cost of Schools

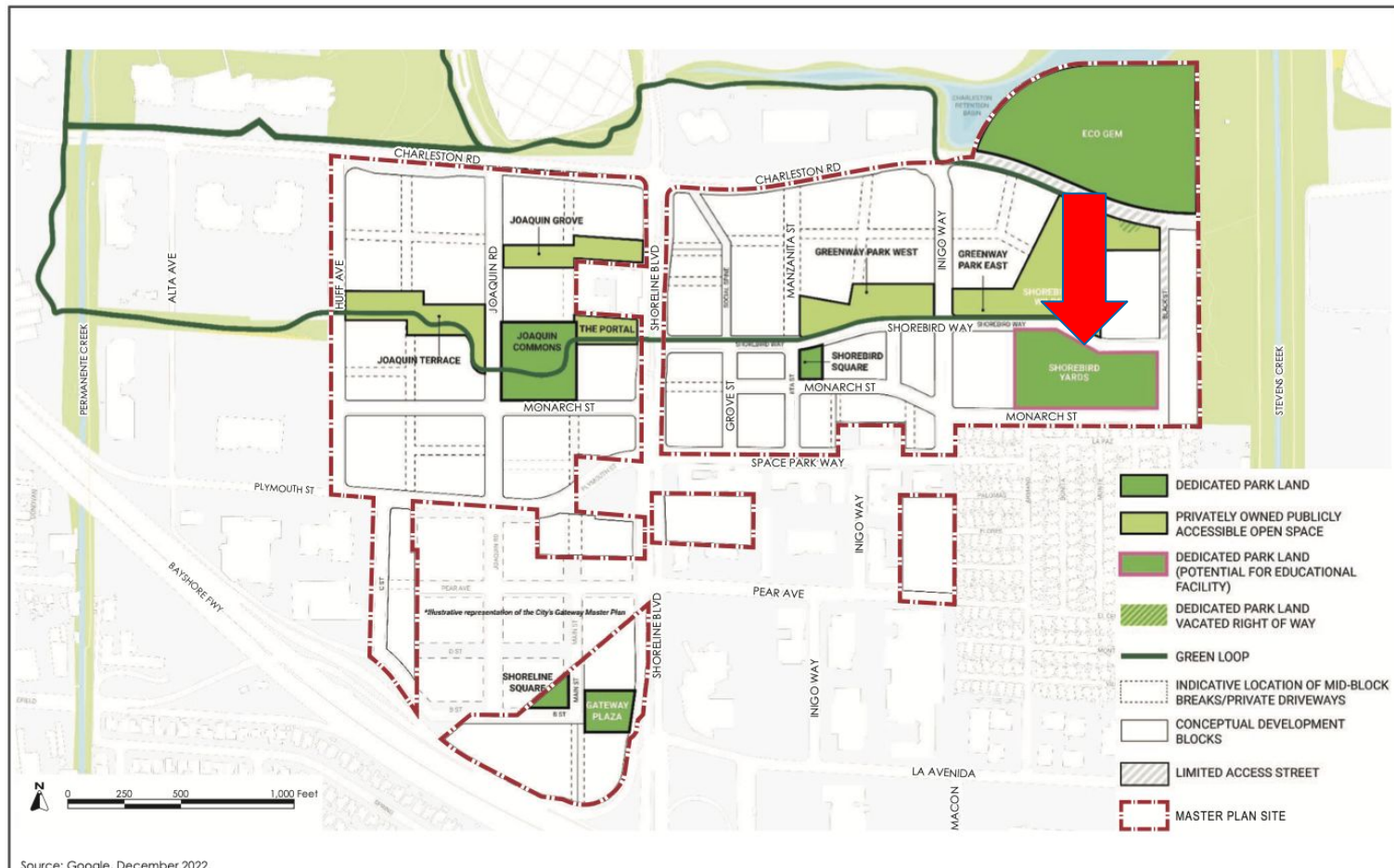
- MVWSD staff has studied and reported on ongoing estimates for building classrooms due to increasing enrollment. Currently estimated at \$1.1 billion (2018)
  - The DEIR indicates that the master developer (Alphabet / Google) is only obligated to pay the developer fee and that it is MVLA's and MVWSD's responsibility to address new school building costs



# Concern: Cost of Schools

- The DEIR notes that California education code affords the Trustees of MVWSD and MVLA the ability to levy a “fee, charge, dedication, or other requirement against construction”
  - With a clear funding gap to purchase land and build a school, MVWSD has explored the possibility of developing a Mello Roos to help pay 50% of the costs
    - City staff, Google / Alphabet and, the BIA continue to cite this legally appropriate strategy as a poison pill that would stop all development

# Possible Dedication for Educational Use

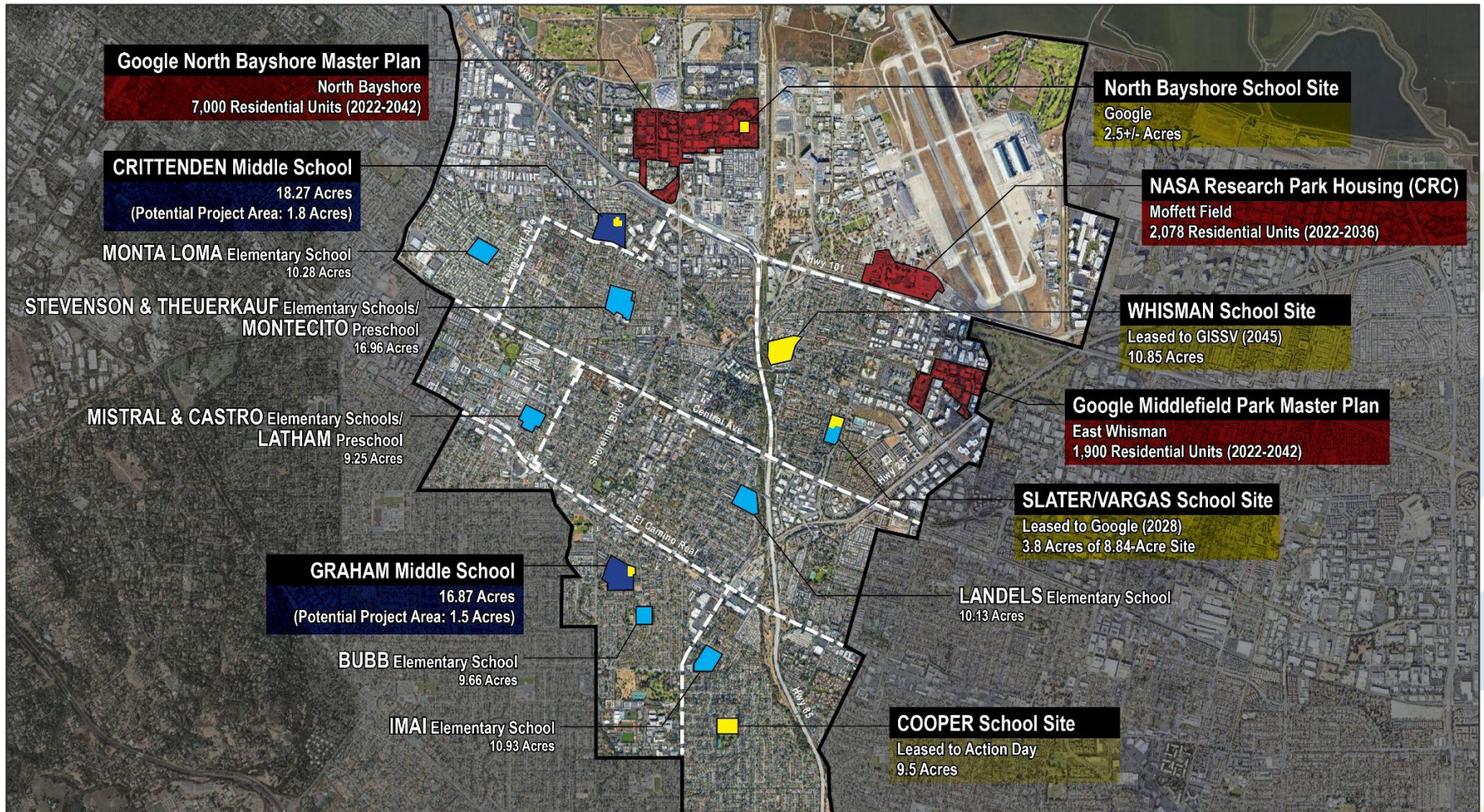


# Concern: Size of the possible school site

- The DEIR highlights the possibility of a single site being used for educational purposes (previous slide)
  - The proposed location is approximately 3.5 acres
    - 2.5 acres would be used for school grounds, and 1 would be reserved for a park.
      - The proposed educational site is almost half the size of Vargas Elementary but would need to house more than twice the number of students
  - If MVWSD were to exercise eminent domain to purchase more land, the current market value for 1 acre would be approximately \$20 million



# Long-Term Growth: School Sites



# Concern: Competing initiatives for land

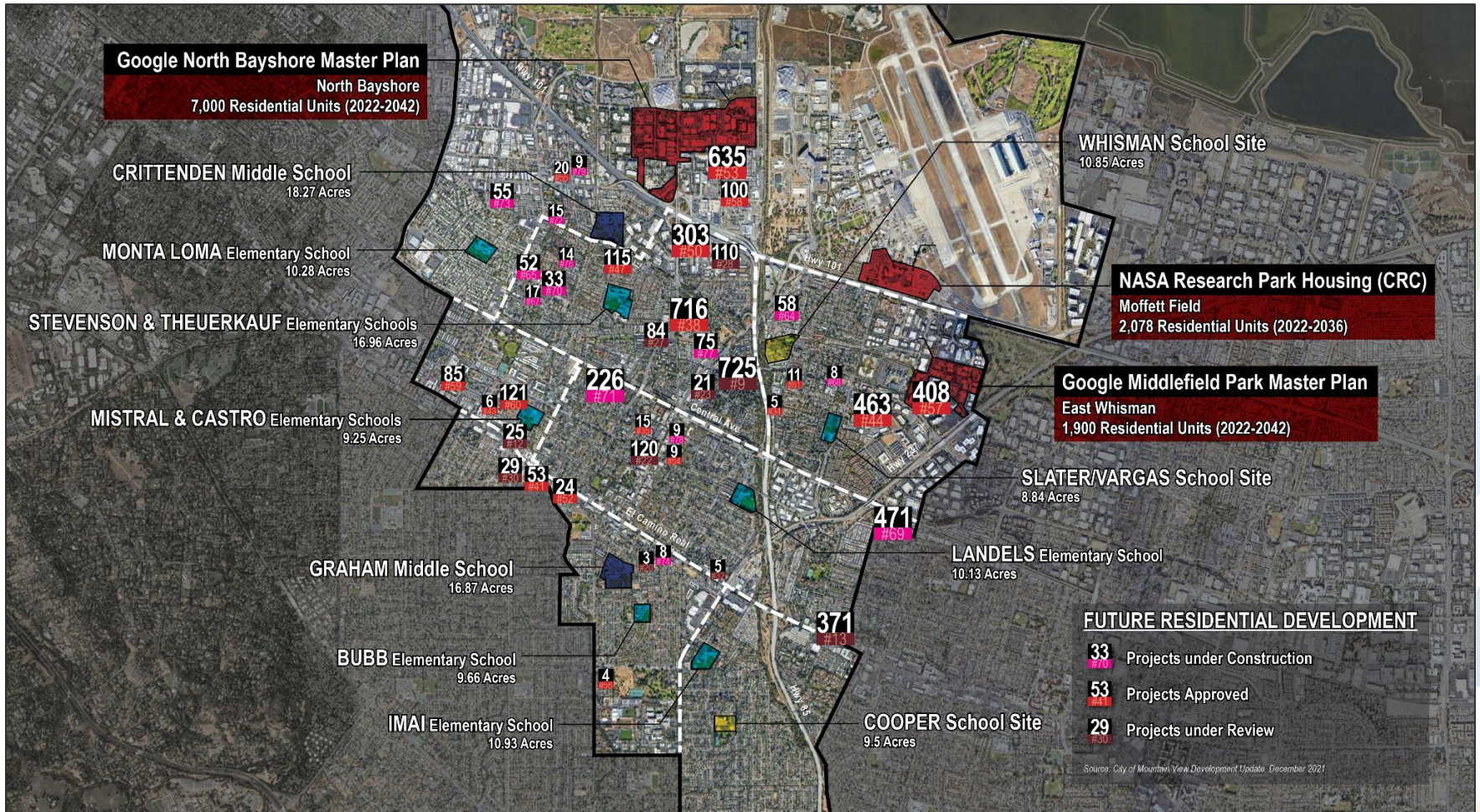
- Current issues with MVWSD/City of Mountain View's existing JUA agreement suggest
  - That language is needed to address any new land dedications
  - School lands that are used for recreation, but later needed for school construction likely contribute to ongoing issues with neighborhood residents who want and need green space for recreational purposes



# Concern: Totality of all approved projects in Mountain View

- Each project approved by the City Council exist within an “island”
  - Each project approved does not factor in the impact of the previous project
    - The cumulative impact of all of the approved, pending projects as well as planned communities, is currently estimated to net more than 2,100 students once all projects are completed and mature.
      - 50% increase in students over the next decade

# Concern: Totality of all approved projects in Mountain View





# Concern: Totality of all approved projects in Mountain View

	Capacity		Existing Enrollment		Additional Enrollment (Long-Term)			Projected Enrollment		Balance
	Maximum**	Realistic	SY2019 (Pre-Covid)	% of Real Capacity	JSA*** (Feb 2022)	Moffett Field (Dec 2023)	Total	Long-Term	% of Real Capacity	
<b>ELEMENTARY SCHOOLS (K-5)</b>										
Bubb	564	432	475	110%	6	-	6	481	111%	(49)
Castro	432	312	327	105%	32	-	32	359	115%	(47)
Huff (Imai)	572	488	546	112%	-	-	-	546	112%	(58)
Landels	616	504	446	88%	106	-	106	552	110%	(48)
Monta Loma	656	460	342	74%	1,248	225	1,473	1,815	395%	(1,355)
Theuerkauf	744	672	332	49%	194	-	194	526	78%	146
Vargas	516	492	293	60%	371	-	371	664	135%	(172)
Mistral*	512	392	379	97%	-	-	-	379	97%	13
Stevenson*	516	460	430	93%	-	-	-	430	93%	30
	5,128	4,212	3,570	85%	1,957	225	2,182	5,752	137%	(1,540)
<b>MIDDLE SCHOOLS (GR. 6-8)</b>										
Crittenden	1,148	1,008	647	64%	1,106	126	1,232	1,879	186%	(871)
Graham	1,288	1,176	861	73%	79	-	79	940	80%	236
	2,436	2,184	1,508	69%	1,185	126	1,311	2,819	129%	(635)

*Notes:*  
 \* Choice Schools  
 \*\* Maximum capacity includes classrooms committed to other programs (e.g., extended care, special education, preschool, ELA, MVEF).  
 \*\*\* Based on City of Mountain View development data, including North Bayshore and East Whisman but excluding Moffett Field

## LONG-TERM ENROLLMENT GROWTH SUMMARY

February 20, 2023

Prepared for:  Mountain View Whisman School District

Prepared by:  IHFP PLANNERS

# Concern: Totality of all approved projects in Mountain View

Short-Term

Long-Term

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Year	0	1	2	3	4	5	6	7	8	9	10	11	12	
<b>FUTURE GROWTH-RESIDENTIAL UNITS</b>														
Under Construction		1,682												
Approved				3,137										
Under Review						1,684								
NB & EW Master Plans (Under Review)													8,900	20-Yr Dev Agreement
NASA Research Park (Moffett Field/CRC)													2,078	Complete by 2036
Other-NB & EW Precise Plans (Approved)														up to 5,950
<b>FUTURE GROWTH-DISTRICT CAPACITY</b>														
<b>Elementary Schools</b>														
Within Capacity														
At Capacity														Monta Loma ES, Vargas ES
Over Capacity														10+ Years
<b>Middle Schools</b>														
Within Capacity														
At Capacity														Crittenden MS
Over Capacity														10+ Years

# Concern: Totality of all approved projects in Mountain View

East Whisman will have an adverse impact on Vargas



## Long-Term Enrollment Growth Summary

**EXISTING CAPACITY:**  
(REALISTIC)

492 students

**SY19 ENROLLMENT:**  
(PRE-COVID)

293 students

**ADDITIONAL ENROLLMENT  
LONG-TERM:**

371 students  
(including East Whisman)

**TOTAL ENROLLMENT  
LONG-TERM:**

664 students  
(172 over capacity)

**ADDITIONAL CLASSROOMS  
TO ADDRESS GROWTH:**

6 portable classrooms

**JOSE ANTONIO  
VARGAS  
ELEMENTARY  
SCHOOL**

February 20, 2023

Prepared for:  
 Mountain View  
Whisman  
School District

Prepared by:  
 HHF PLANNERS  
plans for people

# Concerns: Tax revenue

- MVWSD is a tax revenue district (Basic Aid)
  - MVWSD pays for all of its operational expenses, such as teacher salaries and custodians directly, from property taxes.
  - The more students MVWSD receives, without additional property tax, the less it has to spend on students.
    - Other basic aid districts include PAUSD and MVLA



# Concerns: Tax revenue, con't...

- The North Bayshore development resides within a special tax district that functions like an RDA but is a special legislative carve out
  - The 2011 Budget act eliminated all Redevelopment Agencies (RDAs) revenue, all tax increment revenue was returned to government agencies in Feb. 2012.
  - They were eliminated due to overreach and abuse
    - The Developer and the City have occasionally expressed interest in using those funds to offset development costs

# Concerns: Tax revenue con't...

- The current JPA agreement pays less than 40% of the MVWSD's and MVLA's tax increment

This year's payout to MVWSD was \$5.3 vs. \$13.9 million

- Tax revenue is used for operating costs associated with students, without the RDA MVWSD would have \$3,000 more per student

	Current expiring agreement that diverts tax revenue from MVLA and MVWSD for development purposes	MVWSD receiving its full tax revenue from North Bayshore	Current agreement continues with additional students from North Bayshore
per student expenditure	\$23,000	\$26,000	\$16,000

# Concern: Tax revenue, con't...

The uncertainty of whether the current agreement could be extended to allow MVLA and MVWSD to collect their full tax revenue of the Shoreline JPA tax payment means

MVWSD will:

- Need to rely on lease revenue (Whisman, Slater) to avert budget cuts

MVLA and MVWSD will

- Reduce per pupil expenditures starting in the 2023-24 school year

Current residents of Mountain View

- Have to eventually decide whether to tax (G.O. Bond) themselves to build schools for students from North Bayshore
- cover the cost of each student (loss of tax revenue)



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# Next Steps



# In Summary

- The City of Mountain View does not have jurisdiction over Schools. Therefore, addressing the needs of schools is often not taken into consideration when approving projects
  - North Bayshore's precise plan provides an excellent opportunity to facilitate Multi-government & private cooperation / planning.
    - Ideally, there would be a:
      - Clear plan of action to address the impact of housing projects on schools
      - Elimination of the diverted tax revenue (operating revenue) from the North Bayshore (Shoreline Regional Park Community) to both MVLA and MVWSD

# In Summary

- MVWSD's teacher and staff housing project is a clear example of what happens when the City, a Developer, and the School District work toward a common goal
- Without a plan:
  - The residents outside of North Bayshore will shoulder the burden of mitigating the operational cost for future students
    - MVWSD will be forced to reduce pupil expenditures, leading to larger class sizes and forcing the district to cut programs.
  - Additionally, the District will be forced to house students on our fields possibly leading the need to end the Joint Use Agreement for our fields.

# Next steps

- MVWSD will need to continue to address the current JUA (field use agreement) and determine the feasibility of its extension.
  - A future presentation highlighting
    - the benefits of the long standing relationship between the City and MVWSD (JUA)
    - unclaimed debts from joint projects with the City
    - issues centering around the Civic Center act
- Presentation on the impact of the potential end of the JPA
  - solutions to absorb a possible multi-million dollar shortfall starting in 2023-24

# Next steps

- Board of Trustee direction on how MVWSD Staff and Demographer can adjust boundary lines to accommodate future growth
- Update the Masters Facility Plan to address growth and centralize services
- Will work to inform residents and answer community questions