

APPENDIX B

Student Generation Rate Information

Final Subsequent Environmental Impact Report

North Bayshore Precise Plan

**City of Mountain View
November 2017**

Data Sheet: Mitigation of Impact of North Bayshore Precise Plan (NBPP)
on the Mountain View Whisman School District (MVWSD)

The MVWSD, in cooperation with the Developer and City of Mountain View, is requesting mitigation measures that will mitigate such impacts. After considerable research and refinement of impact measures described in the NBPP Draft Environmental Impact Report (DEIR), we offer, in good faith, the following:

- 1) Student yields have been updated to the 2017-18 school year.
- 2) No single-family units are included in the student generation rates (SGR).
- 3) With the exception of micro units, all SGR calculations were made using housing products within the boundaries of MVWSD.
- 4) School housing costs are current costs based on an elementary school recently constructed in the MVWSD (Castro Elementary).
- 5) In addition to the 9,850 dwelling units planned in the NBPP, there are currently over 1,900 dwelling units that have been approved in the MVWSD and another 5,000 units being reviewed during the EIR process. The cumulative effect of these units necessitates our cooperative efforts to mitigate the impact of every new dwelling unit in the MVWSD.

Land

According to the "Guide to School Site Analysis and Development" under the direction of the California Department of Education, a 9.8-acre site is needed to house 450 K-5 students. Two K-5 sites are needed to house 927 students. To house 633 6-8 students, an additional 11.9-acre 6-8 site is also needed for a total of three sites. Exceptions are made under certain circumstances. The District is willing to discuss creative options, but school sites are a necessary component of a mitigation measure.

The City Council has indicated a strong interest in locating the elementary schools in the NBPP, not on the other side of the 101 Freeway. Their interest in reducing traffic flow and creating community identity will be accommodated in locating elementary schools in the NBPP.

Revised Data Sheet: MVWSD

Table 3.3-1: Proposed Dwelling Unit Distribution Goal		
Unit Type	Percentage of Units	Approximate Number of Units per Type
Micro-Unit/Studio	40%	3,940
One-bedroom	30%	2,955
Two-bedroom	20%	1,970
Three-bedroom	10%	985
	100%	9,850

(Source: NBPP)

Table 3.3-4: Targets for Complete Neighborhood Areas			
	Joaquin Neighborhood	Shorebird Neighborhood	Pear Neighborhood
Size in Acres	68 acres	43 acres	43 acres
Residential Units	3,950 units	2,950 units	2,950 units
Affordable Housing Units¹	790 units	590 units	590 units

(Source: NBPP)

The projected student impact, which includes a 20% affordable component, is as follows:

Market Rate Multi Family					
Grade	SGR		Units		Students
K-5	0.073	x	3,940	=	288
6-8	0.032	x	3,940	=	126
					414
Affordable					
K-5	0.308	x	1,970	=	607
6-8	0.247	x	1,970	=	487
					1,094
Total:					1,508

(Sources: Schoolhouse Planning, and Jack Schreder & Associates)

Micro Units					
Grade	SGR		Units		Students
K-5	0.008	x	3,940	=	32
6-8	0.005	x	3,940	=	20
					52
GRADE					STUDENTS
K-5					927
6-8					633
Total:					1,560

(Sources: Schoolhouse Planning, and Jack Schreder & Associates)

The actual cost to house students generated by NBPP, (excluding land):

Table B

Grade	Students		Cost to house per pupil		Total
K-5	927	x	\$69,667	=	\$64,581,309
6-8	633	x	\$71,428	=	\$45,213,924
	1,560				\$109,795,233

(Source: Greystone West)

The anticipated funding through levying local school fees and the State School Facilities funding Program (excluding land):

Table C

State School Facilities Funding					
Grade	Students		State Grant Per Student		Total
K-5	927	x	\$11,104	=	\$10,293,408
6-8	633	x	\$11,744	=	\$7,433,952
					\$17,727,360

(Source: Office of Public School Construction)

Table D

MVWSD collects \$2.32/Sq.Ft. of Level I Developer Fees								
Units	# of Units		Avg. Sq.Ft.		Sq.Ft.		Fees	Total
Micro/Studio	3,940	x	450	=	1,773,000	x	\$2.32	\$4,113,360
1-Bedroom	2,955	x	715	=	2,112,825	x	\$2.32	\$4,901,754
2-Bedroom	1,970	x	1,025	=	2,019,250	x	\$2.32	\$4,684,660
3-Bedroom	985	x	1,250	=	1,231,250	x	\$2.32	\$2,856,500
								\$16,556,274

(Source: City of Mountain View, and Jack Schreder & Associates)

Total State Funding and Developer Fees (excluding land): \$34,283.634
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The shortfall between the actual cost to house K-8 students and funds from State grants and developer fees:

Actual:	\$109,795,233
State and Local Funding:	<u>\$34,283,634</u>
Shortfall:	\$75,511,599

Total Market Rate Multi-Family Units surveyed in the City of Mountain View was 11,671.

Market Rate Multi-Family SGR

TK-5	0.073
6-8	0.032
9-12	0.040
SGR Total	0.146

Sources: City of Mountain View Open GIS, Mountain View Whisman School District, Mountain View Los Altos High School District

Projections of Students Generated by Proposed Project

Type	Units in Proposed Project	Full Survey TK-5 SGR	TK-5 Students Generated	Full Survey 6-8 SGR	6-8 Students Generated	Full Survey 9-12 SGR	9-12 Students Generated	Total Students Generated
Micro	3,940	0.008	32	0.005	20	0.003	12	64
Market Rate	3,940	0.073	288	0.032	126	0.040	158	574
Subsidized/Affordable	1,970	0.308	607	0.247	487	0.312	615	1,709
Total	9,850		927		633		785	2,347

Student Generation Rate Analysis

Subsidized (Affordable) Multi-Family Units in the City of Mountain View

Data Sources: City of Mountain View Open GIS, Mountain View Whisman School District, Mountain View Los Altos School District.

Apartment Address	Units	TK	K	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	Students	Type	Notes	Name
135 Franklin Street	51			6	2	3	4	5	2	3	4	2	4	5	3	43	Subsidized		Franklin Street Apartments
1909 Hackett Ave	34							2	3	1	4	1	1	5	4	21	Subsidized		Sierra Vista I Apartments
2230 Latham St	74		3	3	3	5	4	7	8	5	7	7	7	4	11	74	Subsidized		Maryce Freelan Place Apartments
449 Tyrella Ave	56		4	3	2	4	2	3	4	8	4	2	6	4	3	49	Subsidized		Tyrella Gardens Apartments
801-847 San Veron Ave	32			2	1	2	4	2	2	1	5	3		2	3	27	Subsidized		San Veron Park Apartments
Total	247	0	7	14	8	14	14	19	19	18	24	15	18	20	24	214			
TK-5	0.308																		
6-8	0.247																		
9-12	0.312																		
SGR Total	0.866																		
460 N Shoreline Blvd	120		2	4	1	2		1	1			1	1	2	1	16	Subsidized	Families and Seniors	Shorebreeze Apartments

Data Sheet: Mitigation of Impact of North Bayshore Precise Plan (NBPP)
on the Mountain View Los Altos High School District (MVLA)

Based on State School Facility standards, the MVLA is currently over capacity and consequently may have eligibility in the State School Building Program. Each and every housing product constructed in the North Bayshore Project will have a direct impact on the ability to house new students from the North Bayshore Project.

The MVLA, in cooperation with the Developer and City of Mountain View, is requesting mitigation measures that will mitigate such impacts. After considerable research and refinement of impact measures described in the NBPP Draft Environmental Impact Report (DEIR), we offer, in good faith, the following:

- 1) Student yields have been updated to the 2017-18 school year.
- 2) No single-family units are included in the student generation rates (SGR).
- 3) With the exception of micro units, all SGR calculations were made using housing products within the boundaries of MVLA.
- 4) School housing costs are current costs based on a small high school being constructed in the local area.
- 5) In addition to the 9,850 dwelling units planned in the NBPP, there are currently over 1,900 dwelling units that have been approved in the MVLA and another 5,000 units being reviewed during the EIR process. The cumulative effect of these units necessitates our cooperative efforts to mitigate the impact of every new dwelling unit in the MVLA.

Land

According to the "Guide to School Site Analysis and Development" under the direction of the California Department of Education, a 27-acre site is needed to house 785 9-12 students. Exceptions are made under certain circumstances. The District is willing to discuss creative options, but a school site is a necessary component of a mitigation measure.

Mountain View High School is sited on 33.25 acres and Los Altos High School is sited on 29.5 acres. Both sites are overutilized. There is no room to accommodate new students from the NBPP Project.

Revised Data Sheet: MVLA

Table 3.3-1: Proposed Dwelling Unit Distribution Goal		
Unit Type	Percentage of Units	Approximate Number of Units per Type
Micro-Unit/Studio	40%	3,940
One-bedroom	30%	2,955
Two-bedroom	20%	1,970
Three-bedroom	10%	985
	100%	9,850

(Source: NBPP)

Table 3.3-4: Targets for Complete Neighborhood Areas			
	Joaquin Neighborhood	Shorebird Neighborhood	Pear Neighborhood
Size in Acres	68 acres	43 acres	43 acres
Residential Units	3,950 units	2,950 units	2,950 units
Affordable Housing Units¹	790 units	590 units	590 units

(Source: NBPP)

The projected student impact, which includes a 20% affordable component, is as follows:

Mountain View Los Altos High School District					
Total Units: 9,850					
Market Rate Multi Family					
Grade	Units		SGR		Students
9-12	3,940	x	0.04	=	158
Affordable					
9-12	1,970	x	0.312	=	615
Micro					
9-12	3,940	x	0.003	=	12
Total:					785

(Sources: Schoolhouse Planning, and Jack Schreder & Associates)

Housing Type	# of Units Surveyed	Total Students	Student Generation Factor (9-12)
Affordable Housing	247	62	0.312

(Source: Jack Schreder & Associates)

The actual cost to house students generated by NBPP, (excluding land):

Table B

Grade	Students		Cost to house per pupil		Total
9-12	785	X	\$83,000	=	\$65,155,000

(Source: LPA Architects)

The anticipated funding through levying local school fees and the State School Facilities funding Program (excluding land) is listed below. Please note that these figures are based on continuation of the current state funding model for school facility construction, appropriate eligibility and adequate state revenue to fund the school construction necessary to house these additional students generated by the NBPP project.

Table C

State School Facilities Funding					
Grade	Students		State Grant Per Student		Total
9-12	785	X	\$14,944	=	\$11,731,040

(Source: Office of Public School Construction)

Table D

MVLA collects \$1.16/Sq.Ft. of Level I Developer Fees								
Units	# of Units		Avg. Sq.Ft.		Sq.Ft.		Fees	Total
Micro/Studio	3,940	x	450	=	1,773,000	x	\$1.16	\$2,056,680
1-Bedroom	2,955	x	715	=	2,112,825	x	\$1.16	\$2,450,877
2-Bedroom	1,970	x	1,025	=	2,019,250	x	\$1.16	\$2,342,330
3-Bedroom	985	x	1,250	=	1,231,250	x	\$1.16	\$1,428,250
								\$8,278,137

(Source: City of Mountain View, and Jack Schreder & Associates)

Total State Funding and Developer Fees (excluding land): \$20,009,177

The shortfall between the actual cost to house 9-12 students and funds from State grants and developer fees:

Actual: \$65,155,000
State and Local Funding: \$20,009,177
Shortfall: **\$45,145,823**

Total Market Rate Multi-Family Units surveyed in the City of Mountain View was 11,671.

Market Rate Multi-Family SGR

TK-5	0.073
6-8	0.032
9-12	0.040
SGR Total	0.146

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