

Dublin Unified School District & Dublin City Council



**Joint Meeting to Address Real
Property Issues Impacting the
District & City**

April 27, 2016



History

- During the past 10 years, growth in Dublin has doubled the number of students enrolled in the school district.
- The City and District have worked cooperatively, addressing new facility needs to accommodate growth: i.e. Jordan Ranch and Camp Parks school sites.
- The State of California has an obligation to school districts to provide funding (goal is 50%) of the costs of land and new construction. Since 2012 they have not met that obligation.
- Dublin USD charges Level II developer fees for new home construction. The current rate is \$6.89/sf, which is among the highest in the State. This is expected to increase in June 2016.
- The Dublin USD Board approved a bond measure for the June 2016 ballot. In order to continue charging Level II fees, the bond must receive 50% +1 of the vote. Level I fees are currently \$3.39/sf
- The Board approved the Facility Master Plan in April 2016, which identifies the need for a second high school, among other renovation and modernization needs.



School Facility Impact Fees* Historical for Tri-Valley Area

Year	Dublin	San Ramon	Pleasanton	Livermore	Fremont	Castro Valley
2010	\$2.97	\$2.97	\$5.61	\$2.97	\$5.56	\$2.97
2011	\$2.97	\$2.97	\$5.61	\$2.97	\$4.91	\$2.97
2012	\$4.79	\$3.20	\$5.61	\$3.20	\$4.87	\$2.97
2013	\$4.79	\$3.20	\$5.61	\$3.20	\$5.27	\$2.97
2014	\$5.91	\$5.61	\$5.61	\$3.36	\$5.27	\$2.97
2015	\$6.89	\$5.53	\$7.50	\$3.36	\$5.70	\$3.36

**All fees stated are per square foot on new residential units.
School fees will vary between Districts, depending on their specific needs.*



Current Events

- The District is completing an update to their School Facility Needs Assessment, with a potential increase in Level II developer fees for 2016.
- Dublin USD has attended and lobbied the State Allocation Board over the past several months:
 - Requested an advance from the State to pay back their current \$29M obligation for the Amador school construction,
 - Meet their obligations to the District to fund additional needed school construction, i.e. Jordan Ranch school.
- The District held a community workshop: Facility Academy, on February 1, 2016, as an outreach to inform and engage the Dublin community on local and state issues impacting the School District.
- A \$9B State school bond measure is on the November 2016 ballot. This bond is critical for all school districts in California, including Dublin USD.
- Based on the Facility Needs Assessment and demographic analysis, a comprehensive search for a second high school site was undertaken.



Property Search Parameters

Title 5, California Code of Regulations Article
2. School Sites:

“All districts shall select a school site that provides safety and that supports learning.”



Opportunities and Constraints

- **Constraints:**

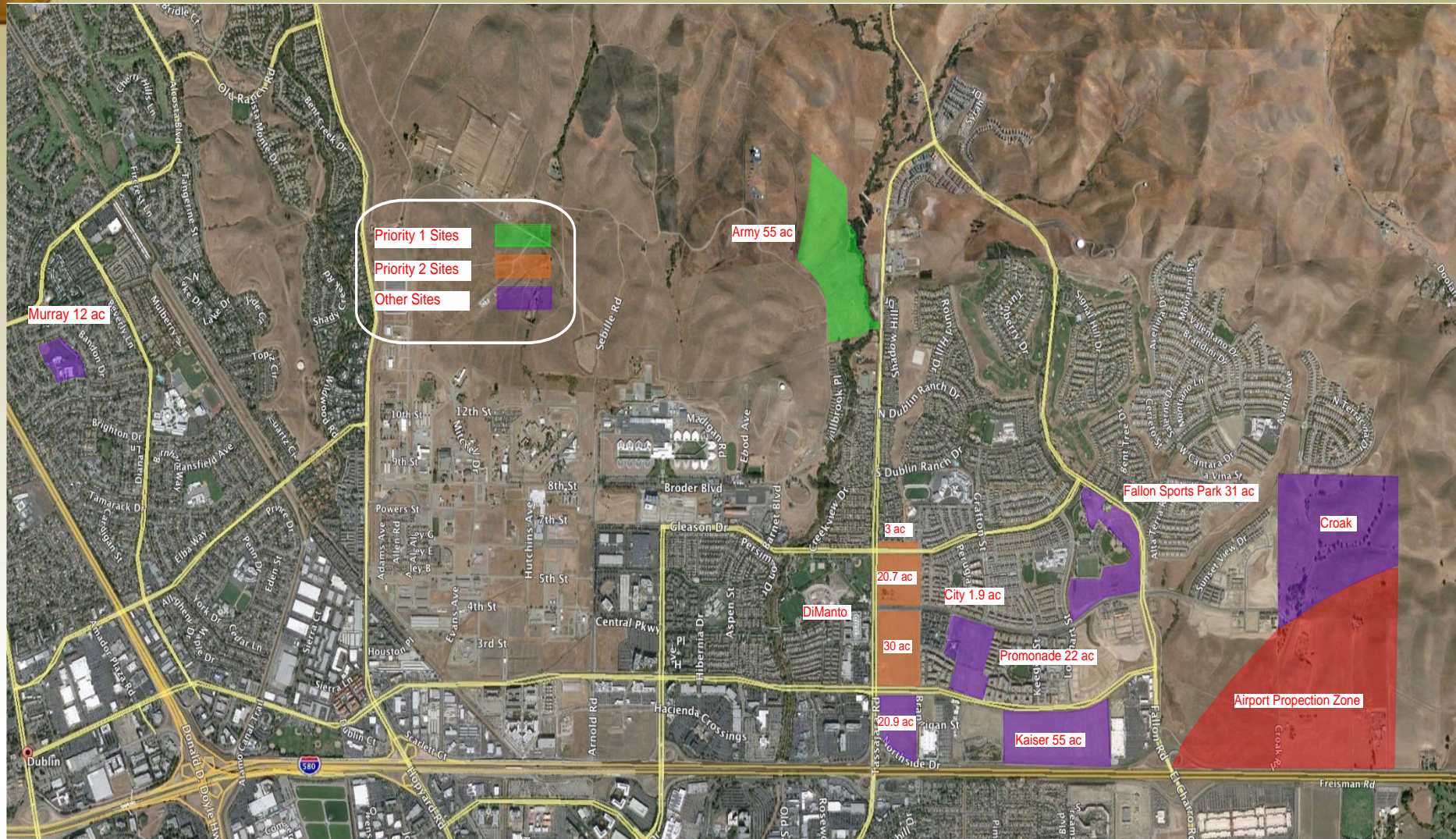
- Airport Land Use
- I-580 Freeway
- Fuel Line – Iron Horse Trail
- Topography
- Infrastructure costs
- Parcel size
- Time

- **Opportunities:**

- Priority 1 Sites
- Priority 2 Sites
- Other Sites

Aerial Map

Potential High School Sites - Dublin USD



Priority 1 Site





Priority 1 Site

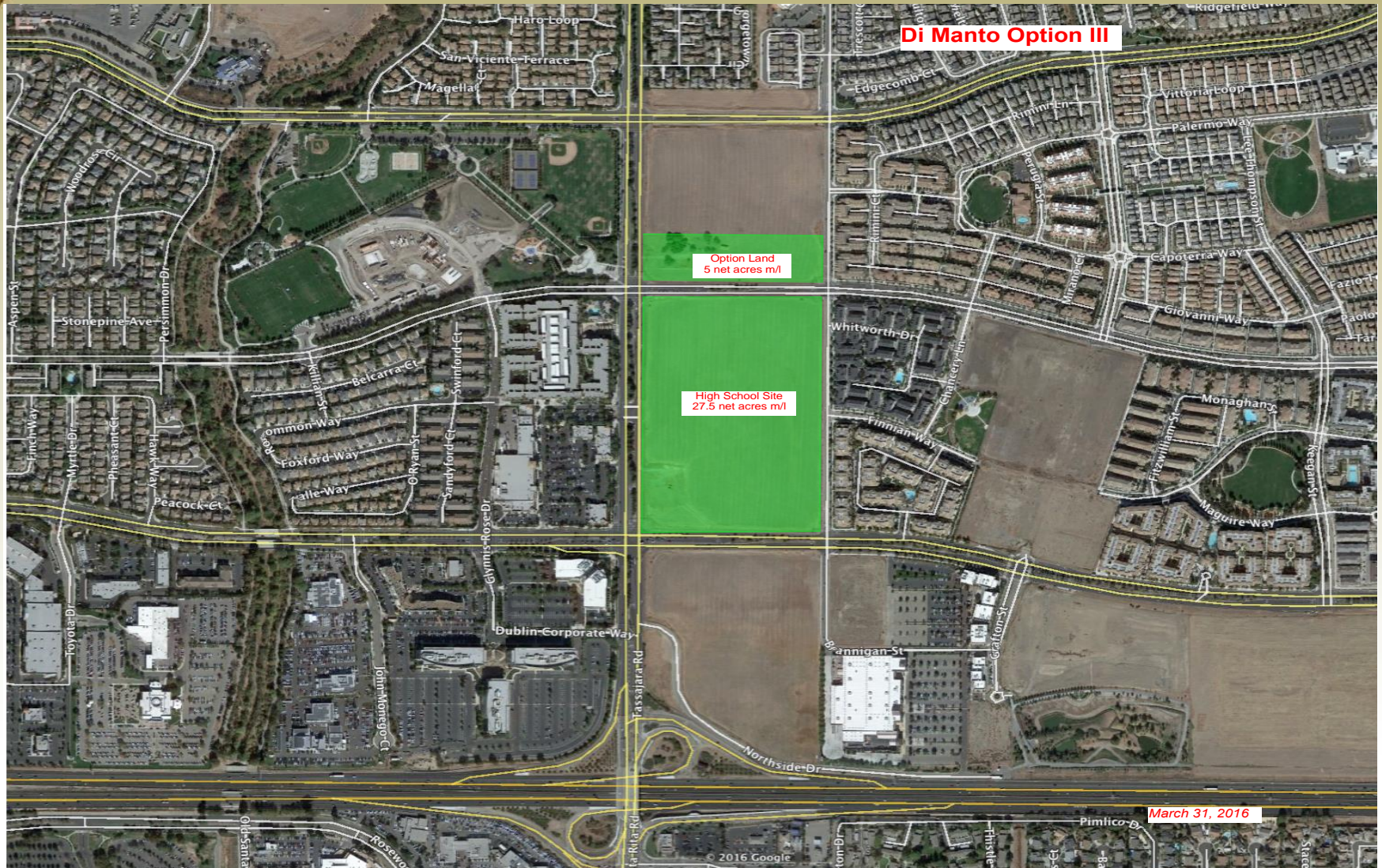
- **Opportunities:**

- Size @ 50 – 60 acres
- Potential Cost of Land – Exchange with Army for Camp Parks Improvements, to be identified
- Central Location
- Sole Source Request

- **Constraints:**

- Infrastructure:
 - Crossing Tassajara Creek; time & cost
 - Utilities
- Potential Environmental costs: Residential Standards
- Timing to meet District needs:
 - Delivery by Army
 - State Water Resources Board

Priority 2 Site: Di Manto – Warmington





Priority 2 Site

- **Opportunities:**
 - Basic infrastructure in place: utilities, etc.
 - Relatively level site
 - Centrally located
 - Potential willing seller
- **Constraints:**
 - Size of property: 30 acres
 - Potential cost of land
 - Net loss of 2.5 acres m/l for road widening
 - Traffic considerations



Other Sites Considered - Constraints

- Croak:
 - Infrastructure costs
 - Timing and topography
- Promonade:
 - Parcel size
 - Adjacent residential
- Fallon Sports Park:
 - Topography,
 - City park: cost to relocate
- Kaiser:
 - Location next to I-580
 - Kaiser intends to develop



Additional Options

- If Priority 1 & 2 sites do not work out, potential options the Board may consider:
 - Expand Dublin High enrollment, expand facilities on site
 - Convert Murray to a small high school
 - Technical Schools of 500 students on smaller sites, i.e. Valley HS



Summary – District Goals

- Pass the local School Bond – June 2016.
- Support the State School Bond – November 2016.
- Pursue the Acquisition of Priority Site 1:
 - Apply and secure a “sole source” agreement with the Army
 - Request City support of a “sole source” agreement
- Pursue the Acquisition of Priority Site 2.
- Continued City support for local school bond.
- Continue working with the City of Dublin.
- Other



Dublin USD & Dublin City Council Joint Meeting

- Questions/Discussion