



# DUBLIN UNIFIED



School District

## SCHOOL FACILITIES NEEDS ANALYSIS

MAY 11, 2018

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## **EXECUTIVE SUMMARY**

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### **A. INTRODUCTION**

With the passage of Senate Bill 50 and Proposition 1A in 1998, upon meeting certain requirements, school districts have the option of adopting alternative school fees (“Alternative Fees”), also known as Level II and Level III fees. These Alternative Fees are beyond the base statutory school fees, Level I Fees, which may be collected from new residential housing to finance new school facility construction.

This School Facilities Needs Analysis (“SFNA”) has been prepared for the Dublin Unified School District (“School District”) in accordance with Education Code Section 17620 et seq. and Government Code Section 65995 et seq. and serves as the basis for justifying the collection of Alternative Fees and the level at which they may be levied. More specifically, the SFNA is conducted in order to determine the need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five (5) years. The SFNA is required to be adopted by resolution at a public hearing after it has been made available to the public for a period of not less than thirty days. Prior to the public hearing, the public has the opportunity to review and comment on the SFNA. The Alternative Fees, which may be adopted at the public hearing take effect immediately and are valid for a maximum of one (1) year, unless a revised report is adopted.

### **B. ELIGIBILITY AND STATUTORY REQUIREMENTS**

As a prerequisite for collecting the Alternative Fees, a school district must satisfy the following:

- (i) Make a timely application to the State Allocation Board (“SAB”) for new construction funding for which it is eligible and be determined to meet the eligibility requirements for new construction funding set forth in Sections 17071.10 and 17071.75 of the Education Code. If the SAB fails to notify the school district of its eligibility within 120 days of receipt of application, the school district is deemed eligible by default; and
- (ii) Comply with at least two (2) of the four (4) statutory requirements (“Statutory Requirements”) set forth in Section 65995.5(b)(3) as summarized below:
  1. School District has substantial enrollment of its students on a multi-track year-round schedule;
  2. School District has placed on the ballot in the previous four (4) years at least one (1) local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast;
  3. School District has issued debt or incurred debt obligations for capital outlay in an amount equivalent to the percentage of the School District’s bonding capacity as further specified in Section 65995.5(b)(3)(C); and/or

4. At least 20 percent of the teaching stations within the School District are portable classrooms.

### **C. ALTERNATIVE FEES**

The Level II Fee is calculated pursuant to Government Code Section 65995.5 *et seq.* and is intended to represent fifty percent (50%) of a school district's facility costs (based on State formulas) and applies when the SAB is apportioning State funding. The Level III Fee is calculated pursuant to Government Code Section 65995.7 *et seq.* and is intended to represent roughly one hundred percent (100%) of a school district's facility costs and applies if the SAB ceases to provide such funding.

The Level II Fee and Level III Fee determined herein are set forth in the table below.

<b>ALTERNATIVE FEE</b>	<b>AMOUNT</b>
Level II Fee	<b>\$11.00</b> per square foot
Level III Fee	<b>\$22.00</b> per square foot

## SECTION I. ELIGIBILITY TO LEVY ALTERNATIVE FEES

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### A. TIMELY APPLICATION

Government Code Section 65995.5(b)(1) requires that the governing board of the School District make a timely application to the SAB and meet the eligibility requirements for new construction funding under the School Facilities Program (“SFP”) as set forth in Education Code Section 17071.10 and Section 17071.75.

The School District filed an application requesting an eligibility determination (“Eligibility Determination”) for new construction funding as required by the SAB and to approve and submit the required SAB Forms 50-01, 50-02 and 50-03. The School District was originally deemed eligible on May 26, 1999. A copy of the most current Eligibility Determination is contained within Appendix “A”.

### B. STATUTORY REQUIREMENTS

A School District must also satisfy two (2) of the four (4) statutory school threshold tests set forth in Government Code Section 65995.5(b)(3). The School District satisfies two (2) of the Statutory Requirements as shown below:

ELIGIBILITY REQUIREMENTS		SATISFIED
(i)	Substantial enrollment on a Multi-Track Year-Round Schedule	<b>Not Satisfied</b> —The School District does not currently provide Multi-Track Year-Round Schedule programs at any school.
(ii)	At least one (1) local bond measure on the ballot in the last four (4) years and received at least 50 percent plus one (1) of the votes cast	<b>Satisfied</b> —On June 7, 2016, the School District placed Measure H on the ballot and the measure was approved by 60 percent of the voters in the School District. A copy of the bond measure results is included as Appendix “B”.
(iii)	The School District has issued debt or incurred obligations for capital outlay in an amount equivalent to the percentage (15% or 30%, as applicable) of its bonding capacity set forth in Section 65995.5(b)(3)(C).	<b>Satisfied</b> —The School District has \$412,094,766 in outstanding long-term debt for capital outlay. The bonding capacity of the School District is currently \$370,124,196 based on Fiscal Year 2017/18 assessed valuations. Therefore, the School District is currently at 111.34% of its bonding capacity. Appendix “C” provides the bonding capacity calculation of the School District.
(iv)	At least 20% of the teaching stations within the School District are portable classrooms	<b>Not Satisfied</b> —The School District is currently operating in 437 permanent classrooms and 78 portable classrooms; thus, portable classrooms comprise 15.15% of the total teaching stations of the School District.

## **SECTION II. PROJECTED UNHOUSED STUDENTS FROM NEW RESIDENTIAL DEVELOPMENT OVER THE NEXT FIVE YEARS**

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### **A. PROJECTED STUDENT ENROLLMENT**

#### **1. Student Generation Rates**

As required by and in accordance with Government Code Section 65995.6, this SFNA projects the number of unhoused students attributable to projected enrollment growth (“Projected Student Enrollment”) from the development of additional residential units over the next five (5) years (“Projected Units”). The projection of students must be based on the historical student generation rates (“SGR”) of new residential units constructed during the previous five (5) years that are of a similar type of unit as the Projected Units. The types of residential units considered include (i) single family detached (“SFD”), (ii) single family attached (“SFA”), and (iii) multi-family units (“MF”). Units classified as SFD are those units with no common walls; SFA are those units sharing a common wall each on a separate and unique assessor’s parcel (e.g. townhouses, condominiums, etc.); and MF are those units which share a single assessor’s parcel and share a common wall (e.g. apartments, duplexes, etc.).

In order to calculate SGRs, Koppel & Gruber Public Finance (“KGPF”) first obtained property characteristic/GIS data and residential building permit data from the City of Dublin (“City”) as of February 2018. Parcels in the database were classified by unit type (SFD, SFA, MF) and residential parcels constructed during the past five (5) years (Calendar Years 2013 through 2017)<sup>1</sup> were extracted. It should be noted no residential properties were constructed within areas of the County of Alameda (“County”) that are also served by the School District within the previous five (5) years other than those within the City. Based on the City information, a total of 2,348 SFDs, 828 SFAs, and 1,013 MFs were built within the School District in the previous five (5) years.

KGPF then obtained a student database from the School District, which is reflective of student enrollment information as of October 2017. The student enrollment information was matched to the City property characteristic/GIS data based on address. The number of students matched was then queried by school level and residential category. A total 1,715 of students matched to the 2,348 SFDs, 375 students matched to the 828 SFAs, and 205 students matched to the 1,013 MFs.

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<sup>1</sup> Final permit information on or after January 1, 2013 and prior to October 31, 2017 was taken into account.

Tables 1, 2 and 3 below summarize the calculation of the SGRs by residential category. Table 4 combines the SGRs for each residential type and lists the result per school level<sup>1</sup>.

**TABLE 1**  
**SINGLE FAMILY DETACHED (SFD)**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFD UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	1,030	2,348	0.4387
Middle School (6-8)	373	2,348	0.1589
High School (9-12)	312	2,348	0.1329
<b>TOTAL</b>	<b>1,715</b>	<b>NA</b>	<b>0.7305</b>

**TABLE 2**  
**SINGLE FAMILY ATTACHED (SFA)**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	SFA UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	235	828	0.2838
Middle School (6-8)	89	828	0.1075
High School (9-12)	51	828	0.0616
<b>TOTAL</b>	<b>375</b>	<b>NA</b>	<b>0.4529</b>

**TABLE 3**  
**MULTI-FAMILY (MF)**  
**STUDENT GENERATION RATES**

SCHOOL LEVEL	STUDENTS MATCHED	MF UNITS	SGR BY SCHOOL LEVEL
Elementary School (K-5)	108	1,013	0.1066
Middle School (6-8)	35	1,013	0.0346
High School (9-12)	62	1,013	0.0612
<b>TOTAL</b>	<b>205</b>	<b>NA</b>	<b>0.2024</b>

**TABLE 4**  
**COMBINED STUDENT GENERATION RATES**

SCHOOL LEVEL	SFD UNITS	SFA UNITS	MF UNITS
Elementary School (K-5)	0.4387	0.2838	0.1066
Middle School (6-8)	0.1589	0.1075	0.0346
High School (9-12)	0.1329	0.0616	0.0612
<b>TOTAL</b>	<b>0.7305</b>	<b>0.4529</b>	<b>0.2024</b>

<sup>1</sup> SGRs are a calculation of students per residential unit at a given moment in time and are constantly changing; therefore, consideration should be taken when utilizing SGRs determined herein for long-term planning.

## 2. Projected Units

In accordance with Government Code Section 65995.6, a projection was made of the residential units planned to be constructed within the School District over the next five (5) years. To estimate the Projected Units, KGPF, in collaboration with Davis Demographics & Planning, Inc. (“DDP”), the School District’s demographer, obtained and compiled information from the City Planning Division and the City Building & Safety Division, including, but not limited to: (i) a list of residential projects planned, approved and under construction, and (ii) building permit records. Such information was used to project residential development over the next five (5) years by housing type. A portion of the School District also lies within an unincorporated area of the County. However, residential development is currently not planned or expected to occur over the next five (5) years within the area of the School District sharing common jurisdiction with the County and outside of the City’s boundaries. A summary of the residential projections and findings were sent to the City Planning Division and County Planning Department (collectively the “Planning Agencies”) in April 2018 for review and comment. The residential projections were modified based on feedback and comments received from the Planning Agencies.

The School District has entered into mitigation agreements with certain property owners and/or developers, whereby the terms of the mitigation agreements require mitigation payments in lieu of paying Alternative Fees. Many of the Projected Units are located within areas subject to mitigation agreement, primarily those properties within Dublin Ranch and The Boulevard (formerly Dublin Crossing) communities. Those Projected Units subject to such agreements have been identified and/or estimated and excluded from the calculation of the Alternative Fees. The estimated total Projected Units that are subject to mitigation agreements (which, for purposes of this SFNA are deemed “mitigated”) and unmitigated Projected Units in the entire School District are summarized by residential category in Table 5.

**TABLE 5**  
**TOTAL PROJECTED UNITS**

<b>RESIDENTIAL CATEGORY</b>	<b>TOTAL PROJECTED UNITS</b>	<b>MITIGATED PROJECTED UNITS</b>	<b>UNMITIGATED PROJECTED UNITS</b>
SFD	1,610	604	1,006
SFA	1,376	1,071	305
MF	706	0	706
<b>TOTAL</b>	<b>3,692</b>	<b>1,675</b>	<b>2,017</b>



### 3. Projected Student Enrollment

The number of unmitigated Projected Units listed in Table 5 multiplied by the SGRs shown in Table 4 results in the Projected Student Enrollment. The Projected Student Enrollment is shown in Table 6 by school level.

**TABLE 6**  
**PROJECTED STUDENT ENROLLMENT FROM UNMITIGATED PROJECT UNITS**  
**BY SCHOOL LEVEL**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT
Elementary School (K-5)	603
Middle School (6-8)	217
High School (9-12)	196
<b>TOTAL</b>	<b>1,016</b>

#### B. CLASSROOM INVENTORY

Government Code Section 65995.6 requires that the School District identify and consider any available capacity in existing facilities that may accommodate projected enrollment growth. The School District currently operates seven (7) elementary school sites, two (2) middle schools, one (1) high school, and one (1) continuing high school.

Pursuant to Education Code Section 17071.10, these facilities have a capacity to accommodate 10,218 students. This capacity was reported on SAB Form 50-02 and was updated to reflect new school facility construction projects funded by the State<sup>1,2</sup>. Appendix “D” provides a calculation of the updated facility capacity.

#### C. PROJECTED UNHOUSED STUDENTS

Based on enrollment information as of October 2017, the total student enrollment of the School District is 11,281 students. A summary of the enrollment data is provided in Appendix “E”. The School District currently operates elementary schools serving students in grades kindergarten through 5 and middle schools serving students in grades 6 through 8. In order to be consistent with the SAB 50-02 reporting requirements, the enrollment school level configuration has been adjusted to represent grades kindergarten through 6 at the elementary level and grades 7 and 8 at the middle school level. Available facilities capacity

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<sup>1</sup> Capacity for the J.M. Amador Elementary School is included; however, as of the date of this SFNA, funding has not yet been received from the State. The School District anticipates funding will be received within the next two years.

<sup>2</sup> It should be noted the capacity identified on SAB Form 50-02 includes capacity at the Nielsen Elementary school site. The site is not currently being used for School District educational programs and due to the site’s location and other factors as further described in Appendix “F”, the capacity is considered unavailable for use to accommodate student enrollment generated from unmitigated Projected Units. However, Appendix “F” also treats the Nielsen site as surplus for purposes of the analysis herein, and therefore offsets the reduction in capacity by subtracting the estimated value of the Nielsen site from the Level II calculation.

is calculated by subtracting the October 2017 student enrollment from existing school facilities capacity for each school level. This operation results in deficit capacity at all school levels. The capacity calculation is shown in Table 7.

**TABLE 7  
AVAILABLE CAPACITY EVALUATION**

SCHOOL LEVEL	EXISTING FACILITIES CAPACITY	STUDENT ENROLLMENT (OCTOBER 2017) <sup>1</sup>	AVAILABLE/ (DEFICIT) CAPACITY
Elementary School (K-6)	6,269	6,893	(624)
Middle School (7-8)	1,450	1,627	(177)
High School (9-12)	2,499	2,761	(262)
<b>TOTAL</b>	<b>10,218</b>	<b>11,281</b>	<b>(1,063)</b>

<sup>1</sup> The School District currently operates K-5 and 6-8 schools; the figures above have been adjusted by school level to be consistent with SAB 50-02 capacity requirements.

In order to determine the projected unhoused students generated by unmitigated Projected Units (“Projected Unhoused Students”) the Projected Student Enrollment is adjusted by the available capacity. Since there are no seats available to house Projected Unhoused Students, there are no further adjustments and Projected Student Enrollment and the Projected Unhoused Students are the same. Table 8 shows the number of Projected Unhoused Students determined for each school level.

**TABLE 8  
PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED STUDENT ENROLLMENT	AVAILABLE SEATS <sup>1</sup>	PROJECTED UNHOUSED STUDENTS
Elementary School (K-5)	603	0	603
Middle School (6-8)	217	0	217
High School (9-12)	196	0	196
<b>TOTAL</b>	<b>1,016</b>	<b>0</b>	<b>1,016</b>

<sup>1</sup> A deficit capacity equals zero (0) available seats.

Government Code Section 65995.6(b) requires the School District to identify any surplus school sites that could be used to lower the need to house Projected Unhoused Students. The School District currently owns one (1) site located at 7500 Amarillo Road, the Nielsen Elementary site, that is not currently in use as a school facility. The use of this site is further evaluated in Appendix “F”. However, Appendix “F” also demonstrates there is a Local Funds funding deficit; therefore, there are no additional adjustments to the number of Projected Unhoused Students as determined in Table 8 above.

## SECTION III. LEVEL II FEE

The following section sets forth the calculation of the permissible Level II Fee.

### A. MAXIMUM NEW CONSTRUCTION GRANT

#### 1. Per-Pupil Grant

The total new construction grant amount is determined by multiplying the number of Projected Unhoused Students by the total pupil grant (“PPG”). The PPG amount is calculated as the sum of the base per pupil grant and the Automatic Fire Detection/Alarm and Fire Sprinkler System Grant (“ADG”). The base per-pupil grant is identified in Education Code Section 17072.10(a) and was adjusted by the SAB on January 24, 2018 per Education Code Section 17072.10(b). Section 1859.71.2 of Title 2 of the California Code of Regulations (“Regulations”) allows for the additional grant for automatic fire alarm detection systems and fire sprinkler systems. The ADG was also adjusted by the SAB as of January 24, 2018. Furthermore, Section 1859.76 of the Regulations provides additional grants for general site development on new school construction projects (the “GSDG”). On January 24, 2018, the SAB adopted amendments extending the GSDG until January 1, 2019. Appendix “G” provides a calculation of the allowable GSDG. Table 9 shows the base per pupil grant, the additional grants as well as the total PPG.

**TABLE 9  
TOTAL PER-PUPIL GRANT (2018)**

SCHOOL LEVEL	BASE PER-PUPIL GRANT AMOUNT	ADG	GSDG	TOTAL PPG
Elementary School (K-5)	\$11,567	\$208	\$962	\$12,737
Middle School (6-8)	\$12,234	\$249	\$1,004	\$13,487
High School (9-12)	\$15,567	\$271	\$949	\$16,787

#### 2. New Construction Grant Amount

In accordance with Government Code Section 65995.5(c)(1), the New Construction Grant amount is calculated by multiplying the number of Projected Unhoused Students shown in Table 8 by the total PPG shown in Table 9.

The calculation to determine the total New Construction Grant amounts by school level is shown in Table 10.

**TABLE 10  
NEW CONSTRUCTION GRANT AMOUNT**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	TOTAL PPG	TOTAL NEW CONSTRUCTION GRANT
Elementary School (K-5)	603	\$12,737	\$7,680,411
Middle School (6-8)	217	\$13,487	\$2,926,679
High School (9-12)	196	\$16,787	\$3,290,252
<b>TOTAL</b>	<b>1,016</b>	<b>NA</b>	<b>\$13,897,342</b>

## **B. SITE ACQUISITION AND SITE DEVELOPMENT COSTS**

In calculating the permissible Level II Fee, Government Code Section 65995.5 (c)(1) allows for site acquisition and development costs to be added to the New Construction Grant amounts determined in the previous section if the following conditions are met: (1) the amount of the site acquisition and development assistance does not exceed 50% of the cost of site development to the school district, plus the lesser of (i) 50% of site costs of the school district or 50% of the appraised value of the site within six (6) months of the time the application is submitted; and (2) the school district confirms there is no alternative available site<sup>1</sup> or the school district plans to sell an available site in order to use the proceeds of the sale for purchase of a new site.

Specifically, Government Code Section 65995.5(h) sets forth the methodology for determining the allowable site acquisition and development costs that may be included in the Level II Fee. Section 65995.5(h) states that site acquisition costs may not exceed one-half (50%) of the amount determined by multiplying the applicable land acreage by the estimated cost per acre determined pursuant to Education Code Section 17072.12. Furthermore, Section 65995.5(h) specifies that site development costs shall not exceed the estimated amount that would be funded by the SAB pursuant to its regulation governing grants for site development costs (currently 50% of total site development costs).

Site acquisition costs applicable to each school level are based on the School District's (i) estimated cost per acre to acquire school sites plus (ii) allowable increases pursuant to Section 1859.74 of the Regulations for appraisals, surveys, site testing, CDE review/approval and preparation of the Phase One Environmental Site Assessment (POESA) and Preliminary Endangerment Assessment (PEA). The School District estimates site acquisition costs at \$3,587,676 per acre for all school levels. The cost estimate was carried forward from the School Facilities Needs Analysis dated May 8, 2017 and is based on a land appraisal prepared for the School District for the J.M. Amador Elementary School site. An additional four percent (4%) is applied for allowable costs pursuant to Section 1859.74 of the Regulations for appraisals, surveys, site testing, CDE review/approval and preparation of the POESA and PEA.

Estimated site development costs are based on the service site, off-site, and utility costs associated with the site development of Cottonwood Creek Elementary, whose site development costs equaled \$511,429 per acre in 2016 dollars and are adjusted to current dollars by applying the percentage change utilized by the SAB to index the PPG amounts from February 24, 2016 to January 24, 2018.

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<sup>1</sup> The School District has a new K-8 school, Cottonwood Creek, with a student capacity of 1,080 seats, which is expected to open for enrollment in Fall 2018. While the School District has an agreement to lease a school site from the City in the Dublin Crossing project area, the City does not yet have title to that property and it is not known when the title will be obtained. Additionally, no school has been designed for the site.

At the high school level, the Board of Trustees is in the process of investigating potential school sites for a new high school. As of the date of this SFNA, no such site has been selected and title has not transferred to the District. Therefore, the School District deems reasonable and appropriate the inclusion of site acquisition costs in determination of the Alternative Fees at all school levels.

The estimated per acre site acquisition cost and site development cost are summarized in Table 11.

**TABLE 11  
ESTIMATED SITE ACQUISITION AND SITE DEVELOPMENT COST PER ACRE**

ESTIMATED SITE ACQUISITION COST PER ACRE <sup>1</sup>	ESTIMATED SITE DEVELOPMENT COST PER ACRE
\$3,731,183	\$556,301

<sup>1</sup> Includes allowable costs pursuant to Section 1859.74 of the Regulations.

As required by Government Code Section 65995.5(h), the land acreage used to calculate the permissible Level II Fee shall be the necessary amount determined under the guidelines of the State Department of Education, as published in the “School Site Analysis and Development Handbook” as of January 1, 1998 (“SDE Handbook”). It should be noted that the land acreages identified in the SDE Handbook guidelines do not represent the required site size requirements for constructing new school campuses, and instead serve as a ‘rule of thumb’. The School District has determined that future school facilities will be designed to serve grades kindergarten through 8 (K-8 site) with a design capacity of 1,080 students. Furthermore, the School District anticipates the construction of a new high school (HS #2), with a design capacity of 2,500 students, which will likely be completed in phases. Based on these planned maximum design capacities, the guidelines specified in the SDE Handbook, identify the site acreages shown in Table 12.

**TABLE 12  
SITE SIZES**

SCHOOL LEVEL	STUDENT CAPACITY	SITE ACREAGE <sup>1</sup>
K-8 Site <sup>2</sup>	1,080	14.60
High School (9-12)	2,500	47.10

<sup>1</sup> Site size acreage according to the guidelines identified in the SDE Handbook; the site acreage for the high school anticipates space for aquatics/swimming.

<sup>2</sup> The School District anticipates the next school site will accommodate grades K-8 students.

The total estimated school site acquisition and site development costs at each school level is determined by multiplying the costs per acre identified in Table 11 by the site acreages shown in Table 12. Pursuant to Government Code Section 65995.5(h), the total school site acquisition and site development costs are reduced by fifty percent (50%).

**TABLE 13  
TOTAL SITE ACQUISITION AND SITE DEVELOPMENT COSTS**

SCHOOL LEVEL	TOTAL SITE ACQUISITION COST	TOTAL SITE DEVELOPMENT COST	TOTAL SITE COST	50% OF TOTAL SITE COSTS
K-8 Site <sup>1</sup>	\$54,475,272	\$8,121,995	\$62,597,267	\$31,298,634
High School (9-12)	\$175,738,721	\$26,201,777	\$201,940,498	\$100,970,249

<sup>1</sup> The School District anticipates the next school site will accommodate students within grades K-8.

The site costs shown in Table 13 are per school level. To estimate the reasonable site acquisition and site development costs related to the facilities required to house the Projected Unhoused Students, the number of school facilities required to house the Projected Unhoused Students generated from the unmitigated Projected Units must first be determined. To compute such figure, the number of Projected Unhoused Students is divided by the school design capacity at each school level. Projected Unhoused Students shown in Table 8 at the elementary (grades kindergarten through 5) and middle school (grades 6 through 8) levels are combined into a K-8 school level category. Table 14 identifies the number of school facilities required to house the Projected Unhoused Students.

**TABLE 14**  
**NUMBER OF SCHOOL FACILITIES REQUIRED FOR PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	SCHOOL FACILITY CAPACITY	NUMBER OF SCHOOL FACILITIES REQUIRED
K-8 Site <sup>1</sup>	820	1,080	0.76
High School (9-12)	196	2,500	0.08

<sup>1</sup> The School District anticipates the next school site will accommodate grades K-8 students. Projected Unhoused Students at the elementary school level (K-5) and middle school level (6-8) are combined.

The total site acquisition and site development grant is determined by multiplying the applicable site costs shown in Table 13 by the number of school facilities required to house the Projected Unhoused Students as shown in Table 14. This calculation is shown in Table 15 below.

**TABLE 15**  
**SITE ACQUISITION AND SITE DEVELOPMENT GRANT**

SCHOOL LEVEL	TOTAL SITE COSTS (50%)	NUMBER OF SCHOOL FACILITIES REQUIRED	TOTAL SITE ACQUISITION AND SITE DEVELOPMENT GRANT
K-8 Site <sup>1</sup>	\$31,298,634	0.76	\$23,786,962
High School (9-12)	\$100,970,249	0.08	\$8,077,620
<b>TOTAL</b>			<b>\$31,864,582</b>

**C. MAXIMUM LEVEL II FEE COST AND NET LEVEL II FEE COST**

The Maximum Level II Fee Cost is calculated as the sum of the (i) Total New Construction Grant amounts identified in Table 10 and the (ii) Total Site Acquisition and Site Development Grant amounts identified in Table 15. The Maximum Level II Costs represent the maximum school facility costs that may be included in the calculation of the Level II Fee and are shown in Table 16.

**TABLE 16  
MAXIMUM LEVEL II FEE COST**

DESCRIPTION	AMOUNT
Total New Construction Grant	\$13,897,342
Total Site Acquisition and Development Grant	\$31,864,582
<b>MAXIMUM LEVEL II FEE COST</b>	<b>\$45,761,924</b>

Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by unmitigated Projected Units from the Maximum Level II Fee Costs to determine the Net Level II Fee Cost. Appendix “F” identifies and considers local revenues sources (“Local Funds”) available to offset the impact of Projected Units. The Net Level II Fee Costs are equal to the Maximum Level II Fee Costs minus the Local Funds. This amount is calculated in Table 17.

**TABLE 17  
NET LEVEL II FEE COST**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$45,761,924
Credit for Local Funds	\$0
<b>NET LEVEL II FEE COST</b>	<b>\$45,761,924</b>

**D. LEVEL II FEE CALCULATION**

In accordance with Government Code Section 65995.5(c)(3), the maximum Level II Fee is calculated by dividing the Net Level II Fee Cost by the total square footage of assessable space of the unmitigated Projected Units. To project the total square footage of assessable space of the unmitigated Projected Units, the average square footage of SFD, SFA and MF unmitigated Projected Units must first be determined. A review of (i) historical development records from the City, including parcel attribute data, building permit records and additional detail as requested, (ii) planned unit sizes for residential project anticipated to be constructed over the next five (5) years, as available, and (iii) certificates of compliance records maintained by School District were used to estimate the average square footage of unmitigated Projected Units by housing type. For areas of the School District sharing common jurisdiction with the County outside of the City, zero (0) residential units were built therein over the previous five (5) years, and no residential development is expected over the next five (5) years. The average square footage estimates were submitted to the City Planning Division in April 2018 for review and comment. Table 18 shows the projected average square footages as well as the total square footage of assessable space of unmitigated Projected Units within the School District.

**TABLE 18  
TOTAL SQUARE FOOTAGE OF UNMITIGATED PROJECTED UNITS**

<b>RESIDENTIAL CATEGORY</b>	<b>UNMITIGATED PROJECTED UNITS</b>	<b>AVERAGE SQUARE FOOTAGE PER UNIT</b>	<b>TOTAL PROJECTED SQUARE FEET</b>
SFD	1,006	2,900	2,917,400
SFA	305	1,945	593,225
MF	706	920	649,520
<b>TOTAL</b>	<b>2,017</b>	<b>NA</b>	<b>4,160,145</b>

The Net Level II Fee Costs are divided by the applicable total projected square feet of the Projected Units to arrive at the Level II. The result of this operation is shown in Table 19. The Level II Fee represents the amount that can be adopted by the Board of Trustees of the School District. Once adopted, the Level II Fee can be levied on future residential units in accordance with applicable law.

**TABLE 19  
LEVEL II FEE**

<b>DESCRIPTION</b>	<b>AMOUNT</b>
Net Level II Fee Cost	\$45,761,924
Total Square Footage of Unmitigated Projected Units	4,160,145
<b>LEVEL II FEE</b>	<b>\$11.00</b>



## SECTION IV. LEVEL III FEE

---

The following section sets forth the calculation of the permissible Level III Fee. The Level III Fee is determined in accordance with Government Code Section 65995.7 and may be imposed if (i) the School District has complied with Government Code Section 65995.5 and (ii) State funds for new school facility construction are not available. State funds are not available if the SAB is no longer approving apportionments for new construction pursuant to Education Code Section 17072.20 due to lack of funds available for new construction.

### A. LEVEL III FEE CALCULATION

The Level III Fee is calculated by increasing the Net Level II Fee Cost by an amount not to exceed the Maximum Level II Fee Cost, except that for the purpose of calculating this additional amount, the Local Funds identified pursuant to Government Section 65995.5(c)(2) and Section 65995.6(b) are not subtracted. This calculation is shown in Table 20 and the result represents the maximum amount of school facility costs that can be included in the calculation of the Level III Fee.

**TABLE 20**  
**LEVEL III COST**

DESCRIPTION	AMOUNT
Maximum Level II Fee Cost	\$45,761,924
Maximum Level II Fee Cost	\$45,761,924
<b>LEVEL III FEE COST</b>	<b>\$91,523,848</b>

The Level III Fee Costs are divided by the total projected square feet of the unmitigated Projected Units for each applicable school level as shown in Table 18 to arrive at the Level III Fee. The result of this operation is shown in Table 21.

**TABLE 21**  
**LEVEL III FEE**

DESCRIPTION	AMOUNT
Level III Fee Cost	\$91,523,848
Total Square Footage of Projected Units	4,160,145
<b>LEVEL III FEE</b>	<b>\$22.00</b>

### B. REIMBURSEMENT PROVISION

Government Code Section 65995.7(b) provides that a governing board may offer a reimbursement election to the person(s) subject to the Level III Fee with the right to monetary reimbursement of the difference, in whole or in part, between the Level II and Level III Fee to the extent that the School District receive funds from the State for construction of the school facilities for which that amount was required (less any amount expended for interim housing). The reimbursement election may be made on a tract or lot basis at the option of the person(s) subject to the Level III Fee. The reimbursement of available funds shall be made within 30 days as they are received by the School District.

Alternatively, no reimbursement is made to the person(s) subject to the Level III Fee and the School District's future State funds are reduced by the amount that would otherwise have been reimbursed.

## **SECTION V. GOVERNMENT CODE SECTION 66000**

---

Government Code Sections 66000 *et seq.* were enacted by State Legislature in 1987. In any action establishing, increasing, or imposing a fee as a condition of approval of a development project, such as the Alternative Fees described herein, these Sections require the public agency to satisfy the following requirements:

1. Determine the purpose of the fee;
2. Identify the use to which the fee is to be put;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine that there is a reasonable relationship between the need for the public facilities and the type of development project on which the fee is imposed;
5. Determine that there is a reasonable relationship between the amount of the fee and the cost, or portion of the cost of the public facility attributable to the development on which the fee is imposed; and
6. Provide an annual accounting of any portion of the fee remaining unspent or held for projects for more than five (5) years after collection.

This SFNA has been prepared in accordance with applicable law to provide the factual basis for determining the Alternative Fees that may be collected from new residential development in the School District. The information set forth herein, including the information contained in the Appendices attached hereto, provide factual evidence establishing a nexus between the type of development projected to be built within the School District and the amount of Alternative Fees levied upon such development based on the need for such Alternative Fees. The determinations made in this SFNA meet the requirements of Government Code Section 66000. The findings are summarized as follows:

- (i) Government Code Section 65995.5(f) requires that Alternative Fees be expended solely on the school facilities identified in this SFNA as being attributable to projected enrollment growth from the construction of new residential units. The Alternative Fees will be used to fund school facilities required to accommodate Projected Unhoused Students generated by unmitigated Projected Units to the extent described in this SFNA and permitted by applicable law.
- (ii) For residential development, the relationship between existing homes and student enrollment is demonstrated by the students living in those homes. The Student Generation Rates calculated in Section II of this SFNA confirm that relationship.
- (iii) As shown in this SFNA, additional residential development will generate additional students. Existing facilities are not adequate to accommodate projected student enrollment as demonstrated in Table 8, therefore the School District will be required to provide additional school facilities as a result of new residential development.

- (iv) The Alternative Fees determined herein were calculated by and in accordance with applicable law and represent the costs that are permissible to include. For residential construction, the total cost impact to the School District is estimated at \$31.28 per square foot for units located within the School District (see Appendix “H” for further detail). Since the Alternative Fees are less than the estimated total cost impact to the School District, it is reasonable that the Alternative Fees determined herein are relatively proportional to the actual impact caused by new residential development on the School District.
- (v) The cost of new school facilities required to house students generated from new residential development is greater than the amount that may be funded solely by the collection of Alternative Fees.
- (vi) The School District maintains a fund for the deposit and accounting of developer fees, including Alternative Fees.

## **SECTION VI. REDEVELOPMENT**

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Government Code Section 66001, subdivision (a)(3) and (4) requires that a school district, in imposing school-impact fees, must establish a reasonable relationship between the fee's use, the need for the public facility and the type of development project on which the fee is imposed. This section addresses and sets forth general policy when considering the levy of school fees on new residential units resulting from residential redevelopment projects within the School District.

Residential redevelopment means voluntarily demolishing existing residential, commercial, and/or industrial structures and subsequently replacing them with new residential dwelling units (“Residential Redevelopment”). The School District is aware of Residential Redevelopment projects completed within the School District boundaries within the previous five (5) years and anticipates similar Residential Redevelopment projects may be completed in the next five (5) years. School fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 et seq. (“School Fees”) shall be levied by the School District on new residential units resulting from Residential Redevelopment projects, if there is a nexus between the School Fees being imposed and the impact of new residential units on school facilities, after the impact of pre-existing development has been taken into consideration. In determining such nexus, the School District shall review, evaluate and determine on a case-by-case basis, the additional impact of the proposed new residential development by comparing the projected square footage, student generation and cost impacts of the proposed new residential units and the pre-existing residential, commercial and/or industrial development. Such analysis shall utilize the student generation rates identified in Tables 1, 2 and 3 of this SFNA, as applicable.

The School District may levy School Fees, authorized under applicable law, on new residential units resulting from Residential Redevelopment projects in an amount up to the additional impact cost per square foot as determined in accordance with the preceding paragraph, but not exceeding the applicable Alternative Fees.

**APPENDIX A**  
**SAB FORMS AND ELIGIBILITY DETERMINATION**

---

SCHOOL DISTRICT Dublin Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75903
COUNTY Alameda	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (If applicable)

Check one:  Fifth-Year Enrollment Projection  Tenth-Year Enrollment Projection

HSAA Districts Only - Check one:  Attendance  Residency  
 Residency - COS Districts Only - (Fifth Year Projection Only)

Modified Weighting (Fifth-Year Projection Only)  
 Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units  
 (Fifth-Year Projection Only)

Part H. District Student Yield Factor  
 (Fifth-Year Projection Only)

Part I. Projected Enrollment  
 1. Fifth-Year Projection  
 Enrollment/Residency - (except Special Day Class pupils)

Part A. K-12 Pupil Data

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
K	533	572	652	718	856	919	1028	1101
1	543	567	605	681	738	839	852	957
2	485	581	582	617	735	791	890	898
3	510	520	611	611	714	811	837	953
4	488	516	540	649	648	765	856	851
5	434	475	545	586	695	710	794	853
6	418	442	498	573	654	746	755	811
7	426	441	445	510	623	693	756	771
8	396	428	448	456	539	633	713	765
9	392	402	445	471	489	574	664	739
10	390	394	415	444	500	501	561	659
11	345	373	395	389	449	483	527	543
12	289	322	356	381	406	442	514	490
<b>TOTAL</b>	<b>5649</b>	<b>6033</b>	<b>6537</b>	<b>7086</b>	<b>8046</b>	<b>8907</b>	<b>9747</b>	<b>10391</b>

K-6	7-8	9-12	<b>TOTAL</b>

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
<b>TOTAL</b>			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	<b>TOTAL</b>
12466	3053	5196	<b>20715</b>

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	136	78	<b>214</b>
Severe	113	135	<b>248</b>
<b>TOTAL</b>	<b>249</b>	<b>213</b>	

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	0	0	0	0	0	0	0	0
10	10	7	6	7	5	4	2	13
11	19	37	32	32	25	24	20	23
12	38	43	43	41	48	42	34	36
<b>TOTAL</b>	<b>67</b>	<b>87</b>	<b>81</b>	<b>80</b>	<b>78</b>	<b>70</b>	<b>56</b>	<b>72</b>

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	70	38	<b>108</b>
Severe	58	66	<b>124</b>
<b>TOTAL</b>	<b>128</b>	<b>104</b>	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017

Part F. Birth Data - (Fifth-Year Projection Only)

County Birth Data  Birth Data by District ZIP Codes  Estimate  Estimate  Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1(a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

Leslie Boozer  
 NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)  
 Signature of Leslie Boozer  
 SIGNATURE OF DISTRICT REPRESENTATIVE

DATE: 3-24-17 TELEPHONE NUMBER: 925-828-2551

E-MAIL ADDRESS: boozersleslie@dublinusd.org



# District Main Page

[Return to Search Results](#)

District: Dublin Unified  
 District Rep: Mr. Mark McCoy

[Modernization Eligibility](#)   
 [New Construction Eligibility](#)   
 [Fund Release](#)

District Code	Attendance Area	Original SAB Approval Date	Recent SAB Approval																																		
75093	0	5/26/1999	6/23/2010																																		
<p>SAB 50-03 New Construction Eligibility Information</p> <p><b>New Construction Baseline Eligibility</b></p> <table border="1"> <thead> <tr> <th>Grade Level:</th> <th>K - 6</th> <th>7 - 8</th> <th>9 - 12</th> <th>Non-Severe</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Established Eligibility:</td> <td>530</td> <td>380</td> <td>-100</td> <td>0</td> <td>0</td> </tr> <tr> <td>SAB Approvals/Adjustments:</td> <td>75</td> <td>-375</td> <td>100</td> <td>36</td> <td>61</td> </tr> <tr> <td>Remaining Eligibility:</td> <td>605</td> <td>5</td> <td>0</td> <td>36</td> <td>61</td> </tr> </tbody> </table> <hr/> <p><b>SAB 50-03 Eligibility Document Status/Dates</b></p> <table border="1"> <tbody> <tr> <td>Status:</td> <td>PM Complete</td> </tr> <tr> <td>Date Signed:</td> <td>4/14/1999</td> </tr> <tr> <td>Date Received:</td> <td>7/27/1999</td> </tr> <tr> <td>SAB Approval Date:</td> <td>5/26/1999</td> </tr> </tbody> </table>						Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe	Established Eligibility:	530	380	-100	0	0	SAB Approvals/Adjustments:	75	-375	100	36	61	Remaining Eligibility:	605	5	0	36	61	Status:	PM Complete	Date Signed:	4/14/1999	Date Received:	7/27/1999	SAB Approval Date:	5/26/1999
Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe																																
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Date Received:	7/27/1999																																				
SAB Approval Date:	5/26/1999																																				



**APPENDIX B**  
**BOND MEASURE RESULTS**

---

**\*\*EXTRACT\*\***

<b>State Proposition 50</b>		1118 of 1118 precincts counted	100.00%
Under Votes:	63,372		
Over Votes:	156		
YES		272,073	79.55%
NO		69,938	20.45%
		<b>Total</b>	<b>342,011</b>

<b>Measure AA - SF Bay Restoration Authority</b>		1118 of 1118 precincts counted	100.00%
Under Votes:	37,538		
Over Votes:	93		
YES		276,677	75.20%
NO		91,231	24.80%
		<b>Total</b>	<b>367,908</b>

<b>Bond Measure A - Chabot-Las Positas CCD</b>		534 of 534 precincts counted	100.00%
Under Votes:	14,509		
Over Votes:	101		
YES		87,133	64.94%
NO		47,032	35.06%
		<b>Total</b>	<b>134,165</b>

<b>Bond Measure B - Albany USD</b>		13 of 13 precincts counted	100.00%
Under Votes:	405		
Over Votes:	4		
YES		4,754	68.96%
NO		2,140	31.04%
		<b>Total</b>	<b>6,894</b>

<b>Bond Measure E - Albany USD</b>		13 of 13 precincts counted	100.00%
Under Votes:	1,023		
Over Votes:	2		
YES		4,618	73.56%
NO		1,660	26.44%
		<b>Total</b>	<b>6,278</b>

<b>Bond Measure G - Castro Valley USD</b>		74 of 74 precincts counted	100.00%
Under Votes:	2,396		
Over Votes:	1		
YES		9,179	69.15%
NO		4,095	30.85%
		<b>Total</b>	<b>13,274</b>

<b>Bond Measure H - Dublin USD</b>		25 of 25 precincts counted	100.00%
Under Votes:	843		
Over Votes:	2		
YES		6,216	60.19%
NO		4,111	39.81%
		<b>Total</b>	<b>10,327</b>

**APPENDIX C**  
**BONDING CAPACITY ANALYSIS**

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**DUBLIN UNIFIED SCHOOL DISTRICT  
BONDING CAPACITY ANALYSIS  
FISCAL YEAR 2017/18  
APPENDIX C**

1.	Total Assessed Valuation (Fiscal Year 2017/18) <sup>[1]</sup>	\$14,804,967,839
2.	Applicable Percentage Bond Limit (Education Code Section 15102 or 15106)	<u>2.50%</u>
3.	Bonding Capacity (Item 1 times Item 2)	\$370,124,196

<sup>[1]</sup> County of Alameda, Office of the Auditor-Controller

**APPENDIX D**  
**FACILITY CAPACITY UPDATE**

---

**DUBLIN UNIFIED SCHOOL DISTRICT  
FACILITIES CAPACITY UPDATE  
APPENDIX D**

Item	School	Elementary School Seats (K-6)	Middle School Seats (7-8)	High School Seats (9-12)
SAB Form 50-02 (Revised June 24, 2009)	NA	2,998	753	1,618
50/75093-00-001 <sup>[1]</sup>	DOUGHERTY ELEMENTARY	375	0	0
50/75093-00-004 <sup>[1]</sup>	DOUGHERTY ELEMENTARY	150	0	0
50/75093-00-005 <sup>[1]</sup>	FALLON MIDDLE	421	697	0
50/75093-00-006 <sup>[1]</sup>	JOHN GREEN ELEMENTARY	610	0	0
50/75093-00-008 <sup>[1]</sup>	DUBLIN HIGH	0	0	881
50/75093-00-009 <sup>[1]</sup>	H.W. KOLB ELEMENTARY	640	0	0
50/75093-00-010 <sup>[1]</sup>	J.M. AMADOR ELEMENTARY	925	0	0
50/75093-00-011 <sup>[1]</sup>	DOUGHERTY ELEMENTARY	150	0	0
50/75093-00-012 <sup>[1],[2]</sup>	COTTONWOOD CREEK ELEMENTARY	0	0	0
<b>Total</b>		<b>6,269</b>	<b>1,450</b>	<b>2,499</b>
<b>Grand Total for All School Levels</b>		<b>10,218</b>		

<sup>[1]</sup> Based on information provided on SAB 50-04 Applications for New Construction Funding.

<sup>[2]</sup> SAB 50-04 Form No. 50/75093-00-012 for Cottonwood Creek Elementary School includes capacity for 725 elementary pupils and 459 middle school pupils; however, they have been excluded from this list since the school is not currently open for enrollment.

**APPENDIX E**  
**ENROLLMENT SUMMARY**

---

**DUBLIN UNIFIED SCHOOL DISTRICT  
2017/18 ENROLLMENT SUMMARY  
APPENDIX E**

School Name/Program	Elementary						Middle			High				Other-SDC	Grand Total
	TK/K	1	2	3	4	5	6	7	8	9	10	11	12		
AMADOR ELEMENTARY	157	186	192	148	149	136	-	-	-	-	-	-	-	-	968
DOUGHERTY ELEMENTARY	255	140	140	137	153	131	-	-	-	-	-	-	-	-	956
DUBLIN ELEMENTARY	207	152	148	146	145	128	-	-	-	-	-	-	-	-	926
DUBLIN HIGH	-	-	-	-	-	-	-	-	-	789	753	625	541	7	2,715
FALLON MIDDLE	-	-	-	-	-	-	541	499	466	-	-	-	-	-	1,506
FREDERIKSEN ELEMENTARY	119	152	144	110	156	134	-	-	-	-	-	-	-	-	815
GREEN ELEMENTARY	124	131	109	161	162	164	-	-	-	-	-	-	-	-	851
KOLB ELEMENTARY	156	180	162	157	153	140	-	-	-	-	-	-	-	-	948
MURRAY ELEMENTARY	161	78	73	72	73	67	-	-	-	-	-	-	-	-	524
VALLEY CONTINUATION HIGH	-	-	-	-	-	-	-	-	-	-	3	16	27	-	46
WELLS MIDDLE	-	-	-	-	-	-	364	339	323	-	-	-	-	-	1,026
<b>GRAND TOTAL</b>	<b>1,179</b>	<b>1,019</b>	<b>968</b>	<b>931</b>	<b>991</b>	<b>900</b>	<b>905</b>	<b>838</b>	<b>789</b>	<b>789</b>	<b>756</b>	<b>641</b>	<b>568</b>	<b>7</b>	<b>11,281</b>
<b>TOTAL BY SCHOOL LEVEL</b>							<b>5,988</b>			<b>2,532</b>				<b>2,761</b>	<b>11,281</b>
<b>ADJUSTED FOR CAPACITY ANALYSIS <sup>[1]</sup></b>							<b>6,893</b>			<b>1,627</b>				<b>2,761</b>	<b>11,281</b>

<sup>[1]</sup> Capacity is determined based on K-6, 7-8 and 9-12 school level configurations pursuant to Education Code Section 17071.10.

Source: School District



**APPENDIX F**  
**SURPLUS PROPERTY AND LOCAL REVENUE SOURCES (LOCAL FUNDS)**

---

## **Surplus Property and Local Funds (Government Code Section 65995.6(b))**

Government Code Section 65995.6(b) requires that when determining the funds necessary to meet its facility needs, this SFNA identifies and considers the following:

- (i) Any surplus property owned by the School District that can be used as a school site or that is available for sale to finance school facilities;
- (ii) The extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities; and,
- (iii) Local resources, other than fees, charges, dedications, or other requirements imposed on residential construction available to finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of Projected Units (“Local Funds”).

In addition, Government Code Section 65995.5(c)(2) requires that the School District subtract the full amount of local funds that the governing board has dedicated to facilities necessitated by new housing from the Total New Construction Grant amount determined in this SFNA. The following is a summary of the findings related to these requirements:

### **SURPLUS PROPERTY**

The School District has identified one (1) school site that may be considered surplus. This site is described as follows:

- (i) Nielsen Elementary School Site—this 9.36-acre site is located at 7500 Amarillo Road in the City of Dublin. The school site was closed in June 2008 due to low enrollment. In 2007/08, the Board of the School District passed a resolution to retain ownership of the site in order to maintain flexibility in addressing future district programs and as a potential source of revenue. The school site is not located in an area of the School District where the majority of student enrollment growth is projected. In addition, the site area and its configuration limit the ability to expand or redevelop the school site. Therefore, the site is not available to accommodate the needs of students generated from unmitigated Projected Units. The Board has not formally taken action declaring the site as surplus and for sale; however, for the purpose of this analysis the potential value of the school site is considered as a potential funding source to offset the impact of unmitigated Projected Units.

Based on the per acre site acquisition cost identified in Table 11 of this SFNA, the potential value of land of this site is estimated at \$34,923,873.

### **EXCESS CAPACITY IN EXISTING FACILITIES**

As demonstrated in Table 7 of Section II.C of this SFNA, the School District has a deficit capacity of 624 students at the elementary school level (grades K-6), deficit capacity of 177

students at the middle school level (grades 7 and 8) and deficit capacity of 262 students at the high school level (grades 9-12).

## LOCAL FUNDS

The following identifies and considers Local Funds available to the School District:

- (i) **General Obligation (“GO”) Bonds** — On November 2, 2004 the registered voters of the School District authorized the issuance and sale of not to exceed \$184,000,000 in general obligation bond indebtedness (Measure C). In addition, on June 5, 2012 the registered voters of the School District authorized the issuance and sale of not to exceed \$99,000,000 in general obligation bond indebtedness (Measure E). Further, on June 7, 2016, the voters authorized bond authorization in an amount not to exceed \$283,000,000 (Measure H). Since the election dates, the School District issued multiple series of general obligation bonds (“GO Bonds”). The proceeds from the sale of the GO Bonds are authorized to perform construction, reconstruction, remodeling, rehabilitation and renovation projects. As of June 30, 2017, the balance in the School District’s Building Fund was \$122,202,923. The Building Fund is used to account for resources used for the acquisition or construction of major capital facilities, including proceeds from general obligation bonds. In addition, the School District issued General Obligation Bonds, Election of 2016, Series B on November 29, 2017, the proceeds of which were \$99,686,990.

As of April 10, 2018, there were \$109,634,529 in available funds for new construction projects<sup>1</sup>. Therefore, the amount available to offset the impact of unmitigated Projected Units is \$109,634,529.

**Developer Fees** — The School District currently collects Level II fees in the amount of \$11.20 per square foot for residential units. The School District also currently collects statutory school fees in an amount up to \$3.48 per square foot on applicable existing residential construction, such as home additions. Furthermore, the School District collects statutory fees in an amount up to \$0.56 per square foot for commercial/industrial construction. It should be noted on January 24, 2018, the SAB increased the Level I fees to \$3.79 per square foot for residential construction/reconstruction and \$0.61 per square foot for commercial/industrial construction. As of June 30, 2017, the balance in the Capital Facilities Fund was \$12,402,302. This fund is used to account for resources used in the acquisition or construction of capital facilities, inclusive of developer fees. The full amount is available to offset the impact of unmitigated Projected Units.

In addition, based on the findings determined in this Study, an estimated \$45,761,595 is projected to be collected in Level II Fees from new residential construction over the next five (5) years, assuming adoption of the proposed Level II Fee of \$11.00 per square foot.

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<sup>1</sup> Source: Priority Housing Plan, allocation of Measure H funds, dated April 10, 2018.

- (ii) **State Funds** — The School District has applied for and received State Funding under the Leroy F. Greene School Facilities Act of 1998 for new school facility construction and modernization projects. The School District maintains the County School Facilities Fund to account for state apportionments provided for new school facility construction and modernization of school facilities under Senate Bill 50. As of June 30, 2017, no State funds were on hand.

In addition, the School District has submitted to the Office of Public School Construction (“OPSC”) the following School Facilities Program (“SFP”) new construction funding applications:

**TABLE F-1  
POTENTIAL STATE FUNDING**

PROJECT NUMBER	SITE NAME <sup>1</sup>	APPLICATION NUMBER <sup>1</sup>	OPSC RECEIVED DATE <sup>1</sup>	ESTIMATED STATE GRANT <sup>1</sup>
1	J.M. Amador Elementary	50/75093-00-010	9/19/2014	\$30,095,249
2	Dougherty Elementary	50/75093-00-011	7/28/2017	\$1,998,741
3	Cottonwood Creek Elementary	50/75093-00-012	8/07/2017	\$22,789,083

<sup>1</sup> Office of Public School Construction: SFP Applications – New Construction, Career Technical Education and Charter School Facilities Program Workload as of February 28, 2018.

The School District anticipates the estimated grant amounts listed above will be funded from the sale of bonds authorized under the California Public School Facility Bond Initiative, also known as Proposition 51. Proposition 51 was approved by the voters on November 8, 2016 and authorized the issuance of \$9 billion in bonds, of which \$3 billion was designated for the construction of new school facilities. At this time, the State has issued bonds under the Proposition 51 authorization; however, the School District has not received apportionments for new school facilities projects and there are no guarantees to the School District of future funding or the actual amount to be apportioned by the State for new school facilities projects. Given the position of the School District’s SFP new construction applications on OPSC’s workload list, it is deemed reasonable to assume that the School District will potentially receive funding within the next five (5) years for Project Number 1. This amount is available to offset the impact of Projected Units.

## CALCULATION OF SURPLUS PROPERTY AND LOCAL FUNDS CREDIT

### Surplus Property and Local Funds Available

The Surplus Property and Local Funds available to offset the impact of unmitigated Projected Units discussed above are summarized in Table F-2.

**TABLE F-2**  
**SURPLUS PROPERTY AND LOCAL FUNDS**

DESCRIPTION	AMOUNT
<i>Surplus Property</i>	
Estimated Value of Surplus Sites	\$34,923,873
<i>Local Funds</i>	
General Obligations Bond Proceeds Available	\$109,634,529
Developer Fees (on hand)	\$12,402,302
Projected Developer Fees (next 5 years) <sup>1</sup>	\$45,761,595
Potential State Funds	\$30,095,249
<b>TOTAL SURPLUS PROPERTY AND LOCAL FUNDS</b>	<b>\$232,817,548</b>

<sup>1</sup> Projected Developer Fees assumes adoption of proposed Level II fees at \$11.00 per square foot.

### Currently Unhoused Student Impact

An analysis of the current capacity and enrollment of the School District found a capacity deficiency of 624 students at the elementary school level, 177 students at the middle school level, and 262 students at the high school level. The capacity analysis is described in more detail in Section II.C of this SFNA. Table F-3 identifies the needs to house currently unhoused students from existing residential development through expansion of school sites and new school facility construction. The cost impact of current unhoused students is determined by multiplying the unhoused students (deficit capacity) shown in Table 7 of this SFNA by the cost per student calculated in Appendix “H” for each school level.

**TABLE F-3**  
**COST IMPACT OF CURRENTLY UNHOUSED STUDENTS**

SCHOOL LEVEL	CURRENT UNHOUSED STUDENTS	COST PER STUDENT	CURRENT UNHOUSED STUDENT IMPACT
Elementary School (K-5)	624	\$112,182	\$70,001,568
Middle School (6-8)	177	\$112,182	\$19,856,214
High School (9-12)	262	\$178,058	\$46,651,196
<b>TOTAL</b>	<b>1,063</b>	<b>NA</b>	<b>\$136,508,978</b>

## Projected Unhoused Student Impact

Table F-4 identifies the number of school facilities required to house the projected unhoused students generated by unmitigated projected units. The cost impact of projected unhoused students is determined by multiplying the projected unhoused students shown in Table 8 of this SFNA by the cost per student calculated in Appendix “H” for each school level.

**TABLE F-4  
COST IMPACT OF PROJECTED UNHOUSED STUDENTS**

SCHOOL LEVEL	PROJECTED UNHOUSED STUDENTS	COST PER STUDENT	PROJECTED UNHOUSED STUDENT IMPACT
Elementary School (K-5)	603	\$112,182	\$67,645,746
Middle School (6-8)	217	\$112,182	\$24,343,494
High School (9-12)	196	\$178,058	\$34,899,368
<b>TOTAL</b>	<b>1,016</b>	<b>NA</b>	<b>\$126,888,608</b>

## Local Funds Credit

Considering the cost impact of the Current Unhoused Students and Projected Unhoused Students described above in Tables F-3 and F-4 and subtracting those figures from the Local Funds identified in Table F-2 results in a funding deficit of \$30,580,038. This calculation is shown in Table F-5. Since the cost impacts are greater than the local funds available, there are no surplus funds available to offset the impact of unmitigated Projected Units.

**TABLE F-5  
LOCAL FUNDS DETERMINATION**

DESCRIPTION	AMOUNT
Surplus Property and Local Funds Available	\$232,817,548
Current Unhoused Student Impact	(\$136,508,978)
Projected Unhoused Student Impact	(\$126,888,608)
<b>SURPLUS (DEFICIT) OF LOCAL FUNDS</b>	<b>(\$30,580,038)</b>

It should be further noted that LPA, Inc. prepared a Draft Facilities Master Plan (“FMP”) for the School District in March 2016, which identifies the need for the construction of new schools within the School District, as well as modernization and improvements to existing school facilities totaling an estimated \$622,494,750 in 2016 dollars. These cost impacts are much greater than the deficit of local funds shown above and further show the lack of available surplus funds to offset the impact of unmitigated Projected Units.

**APPENDIX G**  
**GENERAL SITE DEVELOPMENT GRANT (GSDG) DETERMINATION**

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**DUBLIN UNIFIED SCHOOL DISTRICT  
GENERAL SITE COMPLIANCE GRANT CALCULATION  
APPENDIX G**

**ADDITIONAL GRANT AS PERCENTAGE OF PER PUPIL GRANT**

School Level	Per Pupil Grant <sup>[1]</sup>	Percent	Total Additional Grant
Elementary School	\$11,775	6.00%	\$707
Middle School	\$12,483	6.00%	\$749
High School	\$15,838	3.75%	\$594

<sup>[1]</sup> Includes the base per -pupil grant plus the Automatic Fire Detection/Alarm and Fire Sprinkler System Grants.

**ALLOWABLE GRANT PER SCHOOL FACILITY**

School Level	Grant Per New Useable Acre	Site Acreage <sup>[1]</sup>	School Facility Grant
Elementary School	\$18,827	14.6	\$274,874
Middle School	\$18,827	14.6	\$274,874
High School	\$18,827	47.1	\$886,752

<sup>[1]</sup> The School District anticipates the next school site will accommodate grades K-8 students; therefore the site acreage requirements are the same at the elementary and middle school levels.

**GRANT AMOUNT PER PUPIL**

School Level	School Facility Grant	Facility Capacity <sup>[1]</sup>	Grant per Pupil
Elementary School	\$274,874	1,080	\$255
Middle School	\$274,874	1,080	\$255
High School	\$886,752	2,500	\$355

<sup>[1]</sup> The School District anticipates the next school site will accommodate grades K-8 students; therefore the site capacity designs are the same at the elementary and middle school levels.

**TOTAL PER PUPIL GRANT FOR SITE DEVELOPMENT**

School Level	Additional Grant	Grant per Pupil	Total Grant for Site Development
Elementary School	\$707	\$255	\$962
Middle School	\$749	\$255	\$1,004
High School	\$594	\$355	\$949



**APPENDIX H**  
**ESTIMATE OF ACTUAL AVERAGE**  
**SCHOOL FACILITY COST PER SQUARE FOOT**

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**DUBLIN UNIFIED SCHOOL DISTRICT  
ESTIMATED ACTUAL COST PER SQUARE FOOT CALCULATION  
APPENDIX H**

**COST PER STUDENT**

School Level <sup>[1]</sup>	Total Estimated Cost	Facility Capacity Per Site	Cost per Student
Elementary School (K-5)	\$121,156,035	1,080	\$112,182
Middle School (6-8)	\$121,156,035	1,080	\$112,182
High School (9-12)	\$445,144,254	2,500	\$178,058

<sup>[1]</sup> The School District anticipates the next school site will accommodate grades K-8 students; therefore the estimated costs are the same at the elementary school and middle school levels for the purposes of this determination.

**COST PER SINGLE FAMILY DETACHED (SFD) DWELLING UNIT**

School Level	Cost per Student	Student Generation Rate	Cost per Dwelling Unit
Elementary School (K-5)	\$112,182	0.4387	\$49,214
Middle School (6-8)	\$112,182	0.1589	\$17,826
High School (9-12)	\$178,058	0.1329	\$23,664
<b>Total</b>	<b>\$402,422</b>	<b>0.7305</b>	<b>\$90,704</b>

**COST PER SQUARE FOOT FOR SFD**

School Level	Cost per Dwelling Unit	Square Footage	Cost Per Square Foot
Elementary School (K-5)	\$49,214	2,900	\$16.97
Middle School (6-8)	\$17,826	2,900	\$6.15
High School (9-12)	\$23,664	2,900	\$8.16

**COST PER SQUARE FOOT PER SCHOOL LEVEL**

School Level	Cost Per Square Foot
Elementary School (K-5)	\$16.97
Middle School (6-8)	\$6.15
High School (9-12)	\$8.16
<b>Total</b>	<b>\$31.28</b>