

Preparation for the Annual Joint Review Meeting Dougherty Valley Development December 2024

San Ramon Valley Unified School District (“SRVUSD”)
Contra Costa County (“CCC”)
Windemere BLC (“BLC”)
Toll Brothers (Shapell Industries) (“Toll”)

Summary

1. Status of Windemere Development - 100% Complete
2. Status of Toll/Shapell Development – 97% Complete
3. Summary of Dougherty Valley Units Completed
4. Elementary School Summary
 - a) Coyote Creek Elementary School
 - b) Hidden Hills Elementary School
 - c) Quail Run Elementary School
 - d) Live Oak Elementary School
 - e) Bella Vista Elementary School
5. Middle and High School Summary
 - a) Windemere Ranch Middle School
 - b) Gale Ranch Middle School
 - c) Dougherty Valley High School
6. Historical Summary

Status of Windemere BLC Development

Total Residential Development of 5,170 Units

Phase One: Total of 2,232 units. 100% of residential construction completed.

Phase includes:

- 930 single family detached homes
- 302 attached condominiums
- 1,000 rental apartments

Phase Two: Total of 448 units. 100% of residential construction completed.

Phase includes:

- 448 single family detached homes

Phase Three: Total of 831 units. 100% of residential construction completed.

Phase includes:

- 384 single family detached homes
- 154 attached condominiums
- 293 rental apartments

Phase Four: Total of 758 units. 100% of residential construction completed.

Phase includes:

- 617 single family detached homes
- 141 condominiums

Phase Five: Total of 901 units. 100% of residential construction completed.

Phase includes:

- 901 single family detached homes

Status of Toll/Shapell Development

Total Residential Development of 6,015 Units

Phase One: Total of 1,216 units. 100% of residential construction completed.

Phase includes:

- 816 single family detached homes
- 144 attached town homes
- 256 rental apartments

Phase Two: Total of 1,976 units. 100% of residential construction completed.

Phase includes:

- 1165 single family detached homes
- 283 court yard homes
- 262 town homes
- 266 rental apartments

Phase Three: Total of 1,376 units. 100% of residential construction completed.

Phase includes:

- 766 single family detached homes
- 259 multi-family attached
- 351 rental apartments

Phase Four: Total of 1,262 units. 100% of residential construction occupied as of November 2021. 105 Single Family units were sold to DR Horton and are included in the total unit count.

Phase includes:

- 604 single family detached homes
- 105 single family units were sold to DR Horton (completed)
- 104 single family attached
- 264 senior rental apartments

Phase Five: Total of 185 apartments. Shapell Industries is currently constructing 185 moderate income apartments within the Dougherty Valley Village Center:

- 185 moderate income apartments (under construction)

Elementary Schools

Coyote Creek Elementary School

Date Opened:	August 2000
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	720 General Education and 20 SDC Students
Facility Changes:	<u>August 2008</u> : Added 8 Standard and 1 Kindergarten classroom and 1 additional daycare classroom <u>Summer 2011</u> : Added 3 purchased relocatable classrooms <u>Summer 2020</u> : Removed 3 relocatable classrooms
Current 24:1 TK- 3 Capacity	900 Students
Current Attending Enrollment	615 Students
School/ Land Funded By	Shapell
Relocatables Funded By	SRVUSD

Hidden Hills Elementary School

Date Opened:	August 2004
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	720 General Education and 20 SDC Students
Facility Changes:	<u>2005</u> : Added 1 relocatable classroom <u>2008</u> : Added 8 permanent classroom building and 1 classroom addition to daycare <u>Summer 2013</u> : Added 1 relocatable <u>Summer 2018</u> : Removed 2 relocatables
Current 24:1 TK- 3 Capacity	825 Students
Current Attending Enrollment	488 Students
School/Land Funded By	Windemere
Relocatables Funded By	SRVUSD

Quail Run Elementary School

Date Opened:	August 2006
Acreage	15 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	900 General Education and 40 SDC Students
Current 24:1 TK- 3 Capacity	975 Students
Current Attending Enrollment	744 Students
School/Land Funded By	Shapell

Live Oak Elementary School

Date Opened:	August 2007
Acreage	10 acres
Facilities	School buildings, ball fields, hard-court, child care
Original 20:1 Capacity	900 General Education and 40 SDC Students
Current 24:1 TK- 3 Capacity	825 Students
Current Attending Enrollment	461 Students
School/ Land Funded By	Windemere

Bella Vista Elementary School

Date Opened:	August 2016
Acreage	7.9 acres
Facilities	School buildings, ball fields, hard-court, child care (Joint Use Park)
Current 24:1 TK- 3 Capacity	625 Students
Current Attending Enrollment	505 Students
School/Land Funded By	District/Toll Brothers (Shapell)

Middle and High Schools

Windemere Ranch Middle School

Date Opened: August 2005
Acreage 20 acres
Facilities School buildings, gymnasium, ball fields, hard court
Original Capacity 750 General Education Students

Facility Changes 2007: Added 8 permanent classrooms
Summer 2010: Added 3 relocatable classrooms and City funded Teen Center
Summer 2011: Added 4 relocatable classrooms
Summer 2016: Added 2 relocatable classrooms
Summer 2020: Removed 2 relocatable classrooms
Summer 2023: Removed 1 relocatable classroom

Capacity as of 2023 1,135 Students

Current Attending Enrollment 1,011 Students

School/Land Funded By Windemere
Relocatables Funded By SRVUSD
Teen Center Funded By City of San Ramon

Gale Ranch Middle School

Date Opened: August 2008
Acreage 16 acres
Facilities School buildings, gymnasium, ball fields, hard- court
Original Capacity 900 General Education and 40 SDC Students

Facility Changes Summer 2011: Added 3 relocatable classrooms & City funded Teen Center
Summer 2012: Solar added
Summer 2014: Added 3 relocatable classrooms
Summer 2016: Added 4 leased relocatable classrooms
Summer 2023: Removed 4 leased relocatable classrooms

Capacity as of 2023 1,107 Students

Current Attending Enrollment 972 Students

School/ Land Funded By Shapell
Relocatables and Solar Funded By SRVUSD
Teen Center Funded By City of San Ramon

Dougherty Valley High School

Date Opened:	August 2007
Acreage	45 acres
Facilities	Classroom buildings, Administration building, Theater, Commons/Library, Gymnasiums, Aquatic Center, sports fields, hard-courts, tennis courts, and parking for students/staff/visitors
Original Capacity	2200 9-12 grade Students
Facility Changes	<p><u>Summer 2014:</u> Added 12 relocatable classrooms and restroom facility</p> <p><u>Summer 2016:</u> Constructed the addition to 1000 building (11 classrooms/Science Labs)</p> <p><u>Summer 2018:</u> Added 3 leased relocatable classrooms</p> <p><u>Summer 2019:</u> Added 3 leased relocatable classrooms</p> <p><u>Summer 2023:</u> Removed 6 leased relocatable classrooms</p>
Capacity as of 2023	3,045 students
Current Attending Enrollment	3,041 Students
School/ Land Funded By	Windemere BLC and Shapell
Relocatables Funded By	(Joint use contribution by City of San Ramon) SRVUSD

Historical Summary

With the completion of Gale Ranch Middle School in 2008 and the expansion of all the elementary schools, the Dougherty Valley developers have met their obligations by funding and constructing 4 elementary schools, 2 middle schools, and 1 high school. The agreement with the developers was to build schools for 3,600 elementary students in grades K-5, 1800 middle school students in grades 6-8 and 2,200 high school students in grades 9-12. The developers and the district have worked cooperatively in a partnership to construct some of the finest new school facilities in the State.

Summer 2010: As new homes continue to be built in the Dougherty Valley, the district continues to explore alternative means of housing the additional students. The district added 4 relocatables to the Windemere Ranch Middle School site. One relocatable is being used as a Teen Center that provides supervision for students before and after school. The Teen Center was funded, and will be run, by the City of San Ramon. The other 3 relocatables provide additional capacity for approximately 90 students.

Summer 2011: The district added an additional 4 relocatables to Windemere Ranch and 3 relocatables to Gale Ranch Middle Schools further expanding capacity at the two schools. The City of San Ramon funded a relocatable Teen Center for Gale Ranch Middle School, which it will also run. These relocatables added capacity for approximately 300 additional students.

November 2012: District passes a new Measure D General Obligation Bond. Funds are now available to expand Dougherty Valley High School and construct a new K-5 Dougherty Valley elementary school.

Summer 2014: With continued growth occurring at the middle school level, the district added an additional 3 relocatables to the Gale Ranch Middle School campus providing capacity for approximately 90 more students.

The first phase of the high school expansion was also completed during the summer of 2014 with the addition of 12 relocatable classrooms and a restroom facility. This phase accommodates approximately 360 additional 9-12 grade students.

October 2014: On October 7, 2014, the district closed escrow on the new Bella Vista Elementary School site. The 7.3 acre site was dedicated by Shapell and the City of San Ramon and is located near the intersection of Bollinger Canyon and Dougherty Valley Roads. The new school will house approximately 780 Transitional Kindergarten through fifth grade students. The site will also include a joint use park with the City of San Ramon. This would be the fifth Dougherty Valley elementary school. Construction is underway and should be completed by the beginning of the 2016/2017 school year.

Summer 2015: Construction of the Dougherty Valley High School expansion project is underway. This phase includes an 11-classroom expansion, to an existing classroom building. Construction is expected to be completed in time for the

2016/2017 school year. Included in this phase, will be a new Green Technology and Alternative Energy classroom partially funded by the Career Technology Education grant awarded the district in 2010. With these additional classrooms added capacity at the Dougherty Valley High School will grow to approximately 2,900, 9-12 grade students.

As the last of the Dougherty Valley units are built, the district will continue to closely monitor student enrollment at all grade levels and plan for further expansion where necessary.

Summer 2016: Expansion of Dougherty Valley High School was completed August 2016 with the addition of 11 classrooms. The classrooms consist of 7 Science Labs with prep space, 1 Career Technology lab and 3 standard classrooms. This increased the capacity by approximately 275 students.

To accommodate the increase in middle school enrollment Gale Ranch was expanded by 4 relocatables or approximately 120 students and Windemere Ranch was expanded by 2 relocatables or approximately 60 students.

The district, in partnership with Shapell Homes (Toll Brothers) and the City of San Ramon opened, Bella Vista Elementary School, the fifth elementary school in the Dougherty Valley and 22nd in the district. The school can house up to 780 students. The school consists of two, 2-story classroom buildings, a multipurpose building with a two-sided stage, a library, administration building and a childcare facility. The new joint-use park was constructed by Shapell Homes (Toll Brothers) and will be maintained by the City of San Ramon. Bella Vista Elementary School is the first campus with a maker space home of *Project Launch* – a program focused on science, technology, engineering and math (STEM).

Summer 2018: In an effort to further accommodate the enrollment “bubble” moving from the middle to the high school level, the district added an additional three temporary relocatables to Dougherty Valley High School. The relocatables were placed in the upper parking lot at the north end of campus.

With declining enrollment at the elementary (TK-5) level, the district was able to remove two relocatables from the Hidden Hills Elementary School site.

Summer 2019: As planned, three additional relocatables were added to the Dougherty Valley High School Campus in an effort to accommodate the enrollment “bubble” that is moving from the middle school to the high school level. The district is monitoring the numbers to see if more classrooms will be needed next summer.

Summer 2020: The enrollment “bubble” has moved from the middle school level to the high school level. No additional relocatables were added to any of the Dougherty Valley campuses this summer. However, two leased relocatable classrooms were removed from Windemere Ranch Middle School and two district owned relocatables were removed from Coyote Creek Elementary School.

2021/2022: The current enrollment at Dougherty Valley High School is 3,340 students down slightly from last year's enrollment of 3382. It appears that Dougherty Valley's enrollment hit its peak last year and there may be the opportunity to remove some of the leased portables from the site this summer.

At the middle school level, the enrollment numbers are beginning to decline. This decrease in enrollment may allow the district to remove four leased relocatables from Gale Ranch Middle School and several district owned relocatables from Windemere Ranch. Again, the district will continue to monitor the enrollment numbers for removal of leased and district owned relocatables.

On July 8, 2021, the Legislature passed AB130, the education budget trailer bill for FY 21-22. This bill includes education policy changes to implement the FY21-22 Budget Act. The FY21-22 Budget Act includes the creation of a new grade level, Universal Transitional Kindergarten. For each school year for the period of 2022-23 through 2025-26, the TK enrollment date is extended two months earlier, with the final year extending the enrollment date by three months such that a child who has their fourth birthday by September 1st shall be admitted to TK.

The San Ramon Valley Unified School District will begin the implementation of this new grade level beginning with the 2022-2023 school year. During this period, the Transitional Kindergarten eligibility date extends by two months.

2022/2023 The current enrollment at Dougherty Valley High School is 3,256 students down slightly from last year's enrollment of 3340. It appears that Dougherty Valley's enrollment hit its peak during the 2020/21 school year. With the high school enrollment trend more clearly defined, the district is evaluating the possibility of removing leased relocatables from the campus this summer.

At the middle school level, the enrollment numbers are also declining. This decrease in enrollment may allow the district to remove four leased relocatables from Gale Ranch Middle School. Again, the district will continue to monitor the enrollment numbers for removal of leased relocatables.

Transitional Kindergarten (TK) is the first year of a two-year kindergarten program that uses a developmentally and age-appropriate modified kindergarten curriculum. TK does not replicate preschool or kindergarten. It addresses the child's language, literacy, and pre-math skills with an emphasis on social and emotional development. The program blends preschool and readiness standards for kindergarten with a focus on hands-on and experiential learning.

With the rollout of California's Universal TK, children who turn 5 year old from September 2, 2022 through February 2, 2023 are eligible to enroll in TK for the 2022/23 school year. In 2023/24, the TK program will accept children who turn 5 from September 2, 2023 through April 2, 2024. In 2025/26, the rollout of TK will be complete. This new grade level will require additional classrooms at all the elementary schools. Classroom modifications may be required to meet the educational requirements for the TK program.

2023/2024: The San Ramon Valley Unified School District has been working on district-wide Facilities Master Plan and Educational Specifications "design guidelines" to use as a strategic road map for our future. The Long Range Facilities Master Plan process will be used to identify long term demographic trends, assess current facilities conditions, and envision educational program opportunities in order to develop strategies that address these needs, and their impact to the school site facilities, in a comprehensive and thoughtful manner. This Facilities Plan will strive to align with and support the District's Strategic Plan.

Dougherty Valley High School hit its peak enrollment during the 2020/21 school year with an enrollment of 3,382 students. Since then, the enrollment has been steadily declining. With the current enrollment at 3,117 students, the district was able to remove six of the leased relocatables during the 2023 summer break. These relocatables were located in the upper staff parking lot.

At the middle school level, the enrollment numbers are also declining. The decrease in enrollment has made it possible to remove four leased relocatables from Gale Ranch, located in a parking lot adjacent to the Administration building and one district owned relocatable at Windemere Ranch that was moved to Golden View Elementary School.

At the elementary school level the Transitional Kindergarten program continues to grow. With the rollout of California's Universal TK, children who turn 5 years of age from September 2, 2023 through April 2, 2024 are eligible to enroll in TK for the 2023/24 school year. In 2024/25, the TK program will accept children who turn 5 from September 2, 2024 through June 2, 2025. In 2025/26, the rollout of TK will be complete and any student that turns 4 years of age by September 1, 2025 will be eligible to enroll in the TK program. This new grade level will require additional classrooms at all elementary schools. Classroom modifications are being addressed in the Long Range Facility Master Plan.

2024/2025: The Board of Education approved the Long Range Facilities Master Plan on June 11, 2024.

No facility changes are anticipated for the 2024/2025 school year.

Enrollment in the Dougherty Valley continues to decline. There was a 446 (TK-12th grade) student decrease from last school year.

The Transitional Kindergarten program continues to grow. For the 2024/25, the TK program is accepting children who turn 5 years old by September 2, 2024 through June 2, 2025. In the 2025/2026 school year the TK rollout will be complete.