



# Manteca Unified School District

## A History of Funding Schools in Weston Ranch

Weston Ranch is a planned residential community located in the southwestern corner of the City of Stockton. The Weston Ranch community includes approximately 5,500 homes. In 2020 3,954 K-12 students lived within the Weston Ranch community. Between 1999 and 2004 the Manteca Unified School District completed the construction of five (5) schools to serve students within Weston Ranch including three (3) K-8 schools, one (1) comprehensive high school and One (1) Recovery Credit High School.

### How did MUSD fund the construction of the Weston Ranch schools?

**Funding and constructing five (5) schools over a 10-year period was a tremendous challenge. To fund the construction of these schools the Manteca Unified School District (“MUSD”) had to utilize several funding sources including:**

**State Grant Funding:** The State of California periodically issues bonds. If they qualify, a school district can apply and receive funds to construct school facilities. Though the State does not provide all the funds needed, MUSD received some State funding for all **five (5) schools**.

**Developer Fees:** State law allows school districts to justify and collect fees on new development. These fees are collected at the time a building permit is issued for the construction of a new homes. Developer fees were collected by MUSD from homes built within Weston Ranch and were used for the construction of the schools.

### Weston Ranch Schools

**George Komure ES (K-8)**

**August Knodt ES (K-8)**

**Great Valley ES (K-8)**

**Weston Ranch HS (9-12)**

**New Vision HS (9-12)**

**Community Facilities District (“CFD”) No. 1989-1:** During the planning of Weston Ranch it was determined that State Grant Funding and Developer Fees would not be enough to fund all the school facilities the future residents would need. Understanding how important quality public schools are to the success of communities like Weston Ranch the owner of the property partnered with MUSD to establish CFD No. 1989-1 to ensure future residents would have the school facilities they would need. CFD No. 1989-1 levies a special property tax on the homes within Weston Ranch specifically to fund school facilities benefiting the community’s schools. CFD No. 1989-1 funded school facilities through the issuance of debt. The CFD No. 1989-1 special tax will be levied until all the debt is repaid in 2033.

## What has been done since the schools were completed?

Since the completion of New Vision High School in 2004 MUSD has continued to invest in Weston Ranch schools. The investments include the \$2.8 million renovation of the Weston Ranch High School stadium in 2018. These improvements were funded directly from MUSD's general fund budget. Additionally, approximately \$10 million of MUSD's Measure G General Obligation Bond authorization has been dedicated to improvements for August Knodt ES, George Komure ES, and Great Valley ES with work to begin before the end of 2020.

### Funding for Weston Ranch Schools

- ✓ **State Grant Funding**
- ✓ **Developer Fees**
- ✓ **CFD No. 1989-1**
- ✓ **MUSD's General Fund**
- ✓ **Measure G GO Bonds**

## What's next for Weston Ranch schools?

MUSD continues their commitment to the Weston Ranch community. As MUSD looks ahead to the next 10-years we see many exciting opportunities to improve the health and safety of the Weston Ranch schools and the educational outcomes for the over 3,954 students who attend them. The schools in Weston Ranch are in good condition today, however, with age that condition worsens. Portions of Weston Ranch High School, Great Valley Elementary School and August Knodt Elementary school are now twenty years old.

At this age, the school buildings will need dedicated facility funding in order to plan, repair, renovate and modernize each campus. Over the next ten-years, heating, ventilation, and air conditioning units will fail at a consistent rate, roofing will need more and more attention, the classroom interior finishes will need replacement, fire alarm and paging systems will need additional components to keep those systems code compliant, and the asphalt on campus will need repair and resurfacing to avoid further deterioration. In addition, the portable classrooms on campus were not meant for a life beyond twenty years, after twenty years, those buildings need major renovation or need to be replaced. To solve for this long-term need, alternative funding methods will be necessary as the State of California does not provide the needed school facilities funding. The final scope and timing of any future project relies heavily on MUSD's access to additional capital facilities funding. For our part MUSD is committed to continue to advocate strongly for our students and their need for safe, healthy, and modern school facilities both in Weston Ranch and through the entire community we serve.

## How do I support schools in my neighborhood?

How much does CFD No. 1989-1 cost me per year on average? \$478.00

How much does Measure G cost me per year on average? \$37.00 per 100K assessed value