MT. DIABLO
UNIFIED SCHOOL DISTRICT

Mitchell Townhomes School Attendance Area Review Process, Considerations and Community Input

October 2026

Purpose

- **Gather Community Input:** Collect input from the community to inform the review of our school attendance boundaries for the purpose of potentially making a recommendation to the MDUSD Board of Education for a boundary adjustment.
- **Hear Community Questions:** Collect questions and information from parents and community members about the potential impact of the Mitchell Townhomes Project, including the anticipated increase in student enrollment and its effect on the schools within the feeder pattern.
- **The District is not looking at changing attendance boundaries for current homes/students.**

Local Control Accountability Plan (LCAP)

1. **All students will receive a high quality education in a safe and welcoming environment** with high expectations and rigorous instruction in the California State Standards that prepare them for college and career. All students will demonstrate growth meeting standards in English, English language development, and mathematics.

2. Highly qualified, culturally proficient, and responsive staff will create a safe and engaging learning environment respectful of all students' backgrounds ensuring they are college and career ready when they graduate. There will be an increase in the percentage of classrooms where standards-based instruction is being observed.

3. **Families and community members will be informed, and empowered as partners with Mt. Diablo Unified to support student learning and improve student outcomes.** There will be an increase in the percentage of families reporting that they feel they are an active partner with the school in educating their child.

4. Focal scholars, specifically African American students, Foster Youth, students experiencing homelessness, students with IEPs and multilingual students, will experience culturally responsive practices and be provided rigorous instruction within an educational environment that builds trust and inclusive partnerships between the students, families, and staff. All student groups will demonstrate growth meeting standards in English, English language development, and mathematics.

5. All students at Crossroads High School and Olympic High School will demonstrate a 3% increase in attendance rate and a 3% increase in on-pace graduation rate by June 2027, leading to an increase of 3% in graduation rates. All students at Glenbrook Academy will demonstrate a 3% increase in attendance rate and a 3% increase in onpace graduation rate by June 2027. All students at **Sunrise** will demonstrate a 3% increase in attendance rate and a 5% reduction in suspension rate by June 2027.

Why Are We Having This Conversation?

- The Mitchell Townhomes development is located in an area historically designated for office/commercial uses rather than residential neighborhoods.
- This development introduces new residential housing and may increase student enrollment in the area, MDUSD is reviewing the potential impact on school enrollment and existing attendance boundaries.
- **The purpose of this review is to determine whether an attendance boundary adjustment is necessary for Mitchell Townhomes Area only.**

Section 3.12.6 of the Draft EIR (pp. 3.12-16 to 3.12-19)
CEQA Findings Pg. 47

Project Overview

- **Mitchell Townhomes (Application No. Y24-026) is a Residential Project located at 2775 Mitchell Drive, 2815 Mitchell Drive, and 2125 Oak Grove Road that is currently Approved by the City of Walnut Creek.**
- **Project includes 422 townhouse units with 13% (55 units) set aside for low-income households.**
- **Projected population increase of up to 874 residents.**

City of Walnut Creek information



Source: Mitchell Townhome Project Summary

District Process for Reviewing School Attendance Boundaries

- Any recommended boundary adjustment will apply only to students residing in the Mitchell Townhomes Development.
- The District is not looking at changing attendance boundaries for current homes/students as we do not want to disrupt current feeder patterns.
- The District will use the considerations outlined in Board Policy 5116 to guide its recommendation to the Board.

Source: Mitchell Townhome Project Summary

District Policy

Board Policy 5116: School Attendance Boundaries provides:

> The Governing Board shall establish school attendance boundaries in order to maximize the efficient use of district facilities and effective administration of district schools. The Superintendent or designee shall periodically review school attendance boundaries and, as necessary, make recommendations to the Board for boundary adjustments.

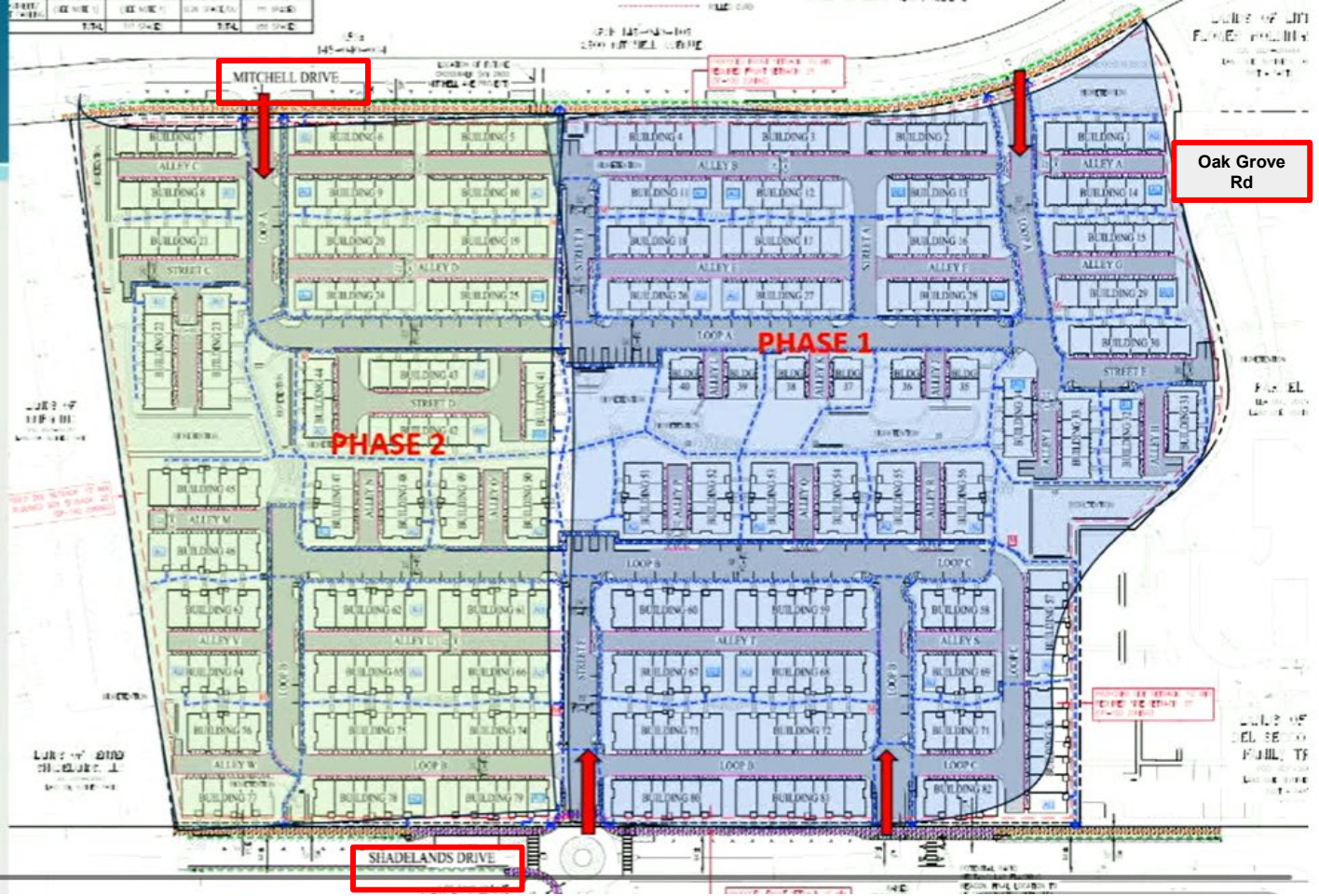
Implementation of Board Policy

- All stakeholder input will be considered before final Board decision

- The review will consider:
  - Enrollment Data
  - Facility Capacity
  - School Feeder Patterns
  - Community Input
  - Student Safety
  - Transportation
  - Traffic Patterns
  - Education Programs
  - Any other relevant factors

Proposed Site Plan

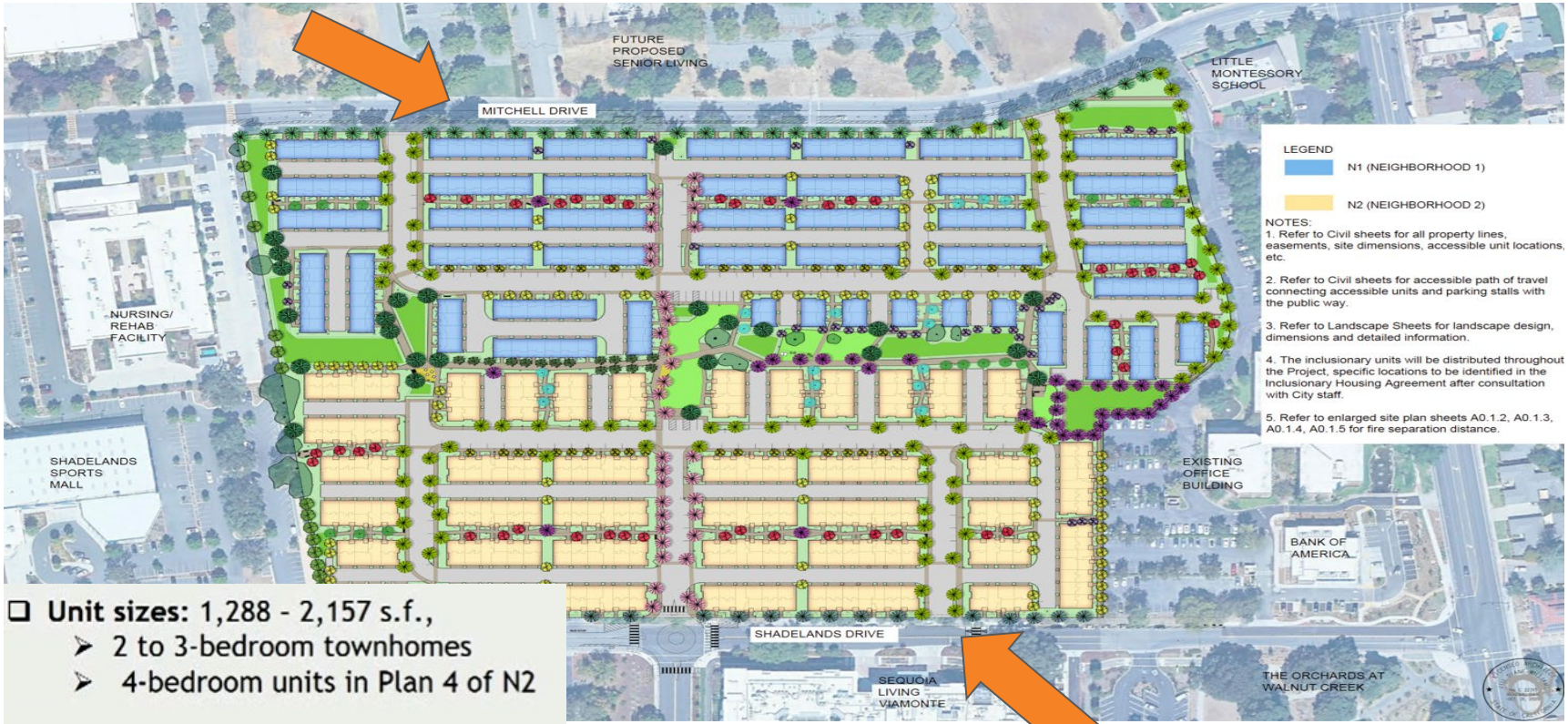
- Access to site from Mitchell and Shadelands Drive - connect to internal roadways of the development
- Cluster Layout
- Shows the different townhome building types (configurations) laid out throughout the site
- Project will be completed in Two Phases



Access points from Shadelands Drive and Mitchell Drive.

Source: June 18, 2025, Design Review Commission Hearing

Mitchell Townhomes Project Site



- **Unit sizes:** 1,288 - 2,157 s.f.,
  - 2 to 3-bedroom townhomes
  - 4-bedroom units in Plan 4 of N2

There are two architectural styles N1 (Blue) and N2 (yellow). Demolition of the existing 11 office buildings is slated to begin as early as 2027. Construction will span over 4-5 years.

Source: City of Walnut Creek/approved project documents.
Google search for the construction timeline

Safety Improvements

ACCESSIBLE PATH OF TRAVEL (TO PUBLIC RIGHT OF WAY)

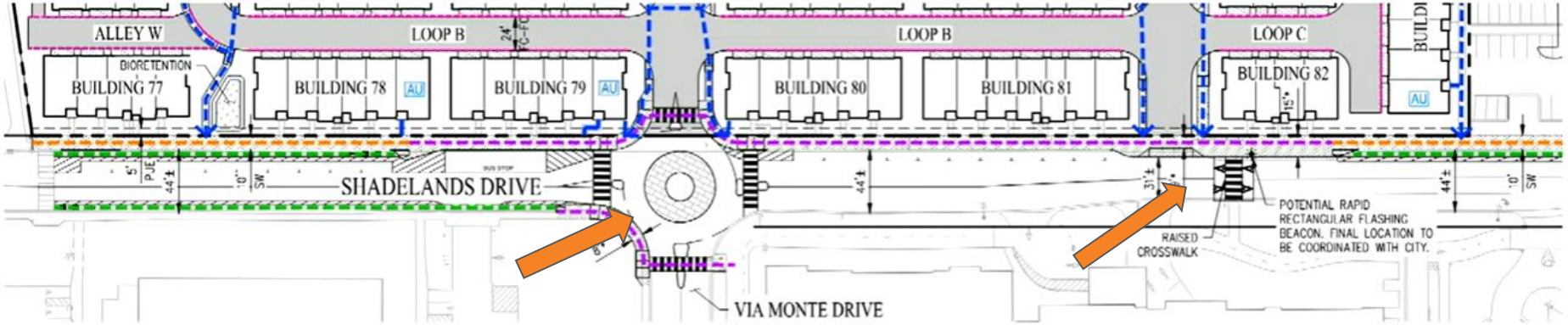
10'* WIDE SIDEWALK
*SIDEWALK TO BE 10' UNLESS OTHERWISE NOTED

10'* WIDE SHARED USE PATH
*SHARED USE PATH TO BE 10' UNLESS OTHERWISE NOTED

CLASS IV BIKE LANE

The green lines are bike lanes





At the Walnut Creek City Council meeting on June 18, 2025, the Senior Vice President of Development presented the following potential solutions to address traffic and safety on Shadelands Drive: a roundabout, bike lanes on both sides of the street, and a raised crosswalk.

Source: June 18, 2025, Design Review Commission Hearing

Traffic Impact: Elementary School

Traffic & Transportation Considerations:
Bancroft Elementary School

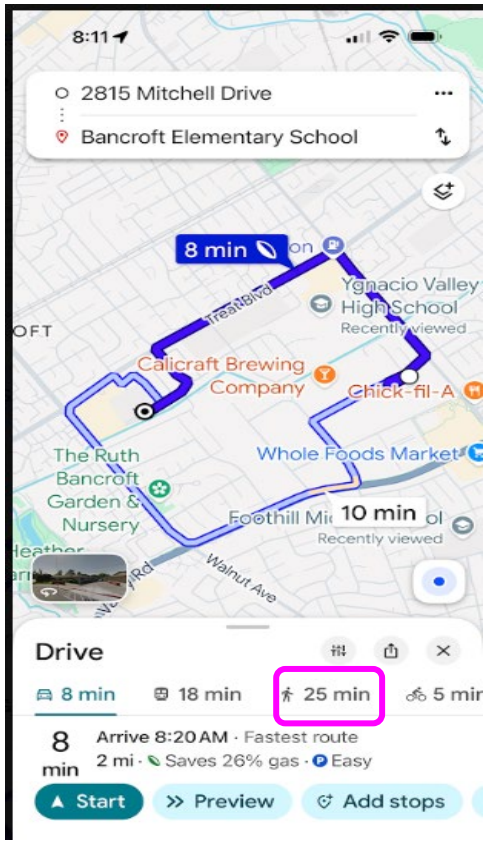
- Route to Bancroft Elementary requires left turn from Oak Grove onto Treat Boulevard, an area with existing backups
- Bancroft route adds traffic to westbound Treat Boulevard during peak commute hours
- Treat Boulevard already experiences significant congestion from commuters and nearby De La Salle and Carondelet school drop-offs
- Estimated commute: 5-7 minutes

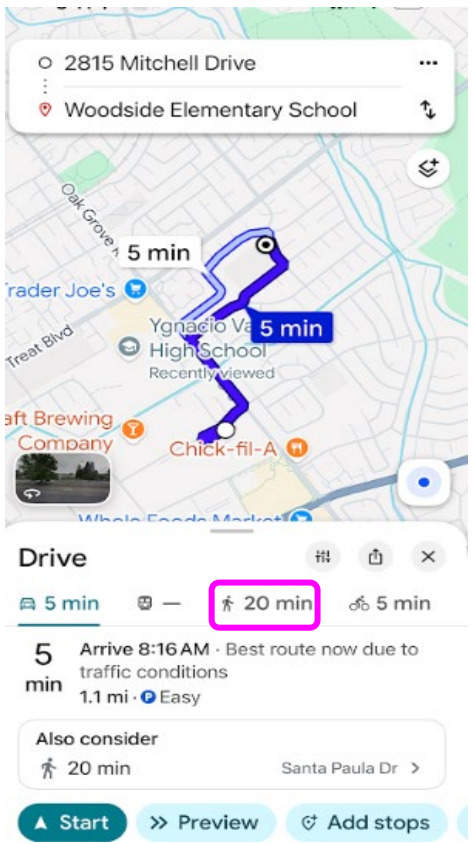
Traffic & Transportation Considerations:
Woodside Elementary School

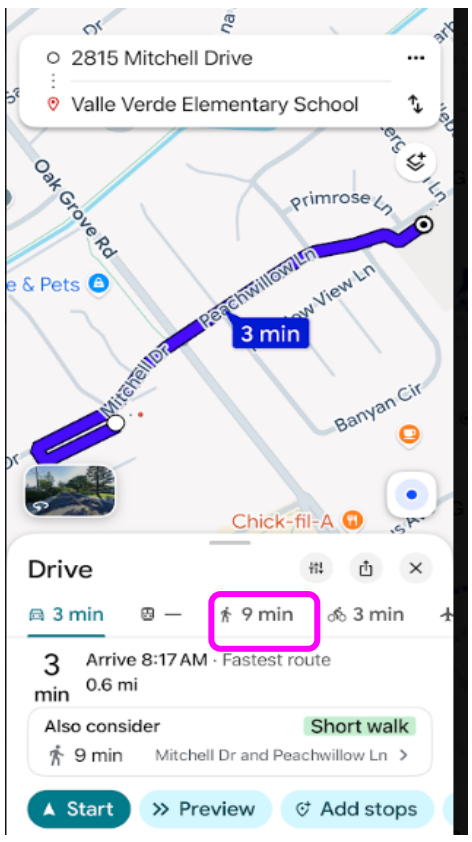
- Shorter route from project area
- Avoids Treat Boulevard entirely
- Different traffic patterns during arrival and dismissal with fewer regional traffic impacts
- Estimated commute: 3-5 minutes

Source: Walnut Creek Mitchell Townhomes Report

Driving Distances for the Elementary Schools







Source: Google Maps

Traffic Impact: Middle School

Traffic & Transportation Considerations:
Foothill Middle School

- Route to Foothill Middle increases morning congestion due to existing Foothill and Northgate traffic patterns
- Foothill assignment adds strain to already congested local roads during peak drop-off times

Traffic & Transportation Considerations:
Oak Grove Middle School

- Route to Oak Grove Middle uses northbound Oak Grove Road then westbound on Minert
- Oak Grove assignment avoids added pressure on heavily trafficked corridors
- Oak Grove Middle provides a more efficient traffic pattern for the community

Source: Walnut Creek Mitchell Townhomes Report

Traffic Impact: High School

Traffic & Transportation Considerations:
Northgate High School

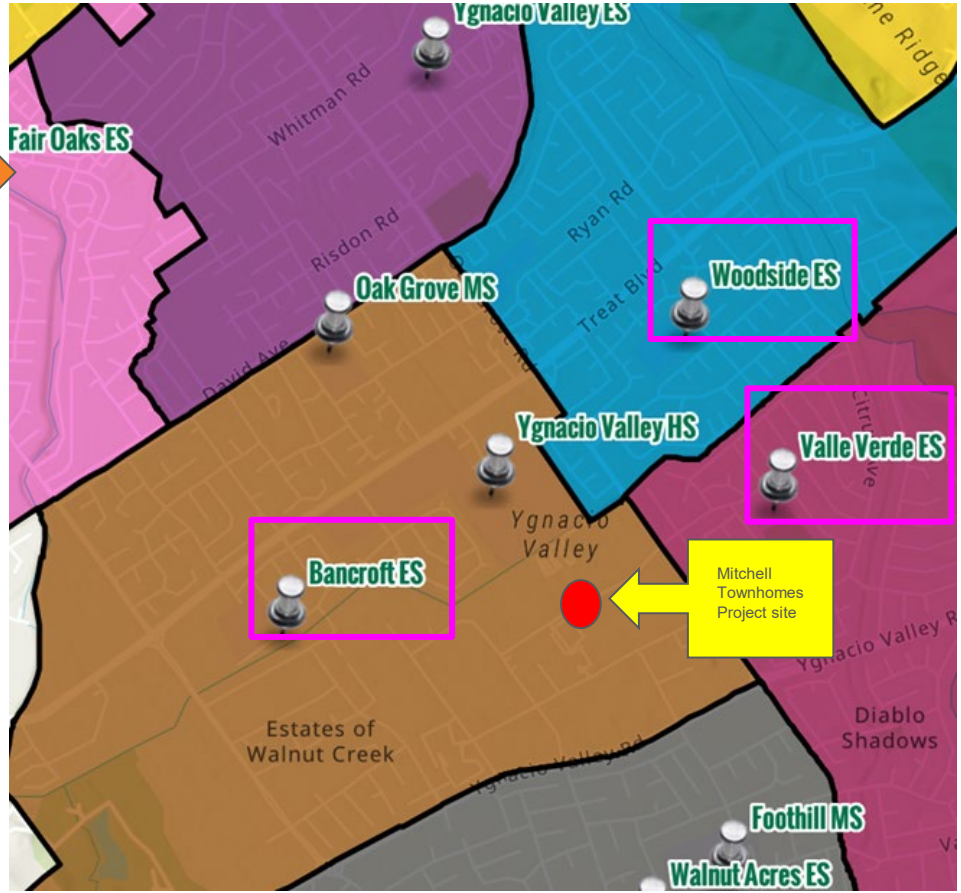
- Route to Northgate High creates additional demand on Oak Grove Road during peak morning hours
- Oak Grove Road already operates with heavy congestion from school and commuter traffic
- Estimated commute: Northgate 5 minutes

Traffic & Transportation Considerations:
Ygnacio Valley High School

- The Ygnacio Valley High School route provides a shorter neighborhood-based travel option and may reduce reliance on major arterial roads
- Students would require almost no vehicle trips
- Estimated commute: Ygnacio Valley 3 minutes

Source: Walnut Creek Mitchell Townhomes Report

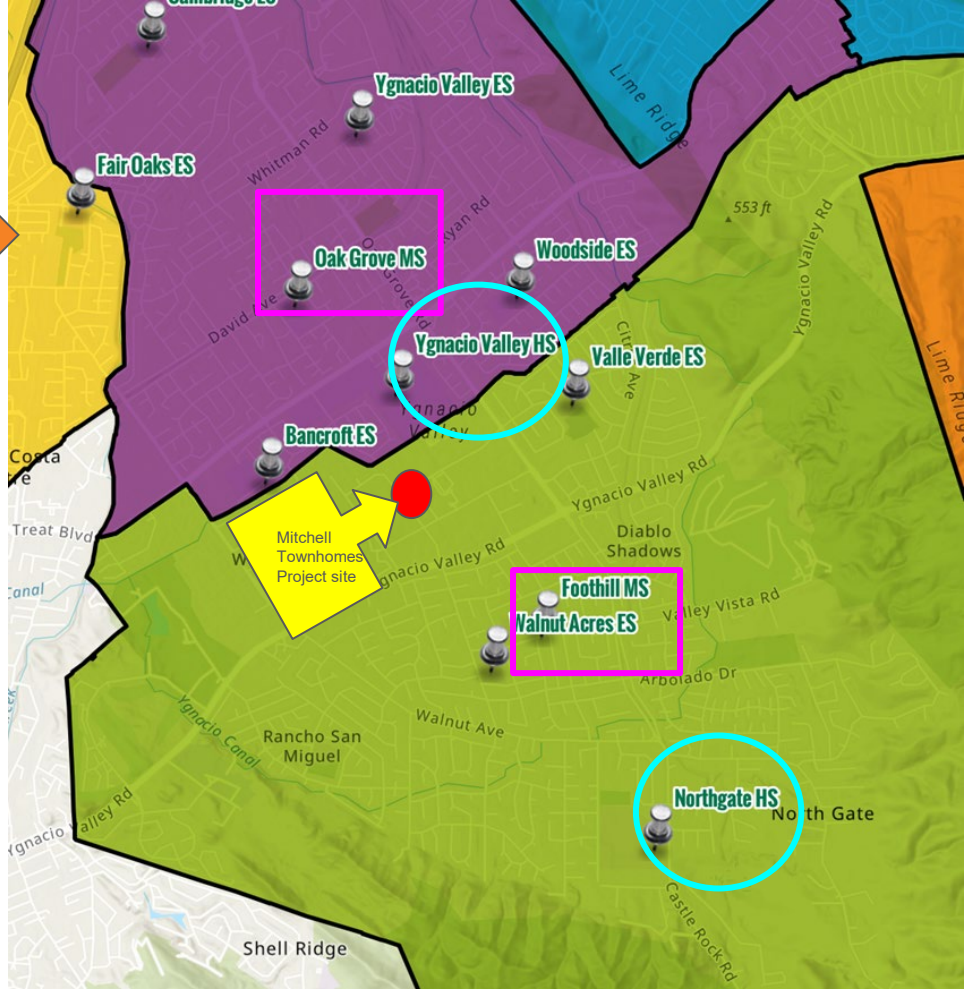
Elementary Boundary Map



- YV Elementary
- Bancroft Elementary
- Woodside Elementary
- Valle Verde Elementary
- Walnut Acres Elementary

Source: www.mdusd.org

Our current secondary boundary map



Oak Grove MS & YVHS

Foothill MS & Northgate HS

Source: www.mdusd.org

Enrollment 2023-2027

School	23/24	24/25	25/26	26/27	Change
Bancroft Elem	685	670	670	658	-3.94%
Valle Verde Elem	484	485	532	528	9.09 %
Woodside Elem	271	289	317	323	19.19 %
Foodhill MS	947	1006	1013	1021	7.81 %
Oak Grove MS	690	677	678	668	-3.19%
Northgate HS	1535	1542	1574	1612	5.02
YVHS	1108	1049	1010	972	-12.27%

Annual enrollment data can be influenced by changes in educational programs, residential development and mobility, and shifts in population demographics

Source: CLAPADS
10/7/2026
The first Wednesday of October is CBEDS day

Current School Assignment Challenges

- Environmental Impact Report identifies Bancroft Elementary, Foothill Middle School, and Northgate High School as potential schools
- These three schools are all at capacity or nearing capacity.
- Bancroft Elementary enrollment is approximately 658 Students- **Nearing capacity**
- Foothill Middle School enrollment has increased and is approximately 1000 students - **At capacity**
- Northgate High School enrollment has increased and is approximately 1600 students- **At capacity**
    - Impacted by intra-district transfers, including unassigned high school area, annually
- Assigning additional students to these schools could push enrollment beyond capacity and further strain schools already experiencing enrollment growth.

Source: MDUSD Aeries Enrollment Data, 9/29/2026

Schools Being Considered in MDUSD Boundary Review

Three nearby schools are experiencing declining enrollment and have available enrollment capacity.

- **Woodside Elementary:** 325 students (2026-2027); enrollment has remained relatively stable, with a slight increase this year, partly due to the relocation of the Two Way Dual Immersion program (TWDI) to the site.
- **Oak Grove Middle:** 667 Students, down 10.8% from the 748 in 2020-2021.
- **Ygnacio Valley High:** 980 students, down 22.5% from the 1,265 in 2020-2021

These three schools are being evaluated as part of the boundary review and considerations.

Source: Aeries enrollment data 9/28/2026 & CALPADS

Consideration of Mello Roos Community Facilities District

- CFD may, under the Mello-Roos Community Facilities Act of 1982, legally fund improvements at any receiving school site that receives students from the new development. May be used to fund expansions, modernizations or equipment at schools that have facilities impact from the development.
- State allocation board adopted $5.38/sq.ft. level 1 developer fee in January 2026. District is completing required justification study and preparing necessary public notices and resolutions to bring this updated rate to the governing board for approval in the coming months.
- Would require partnership between the district and developer which has not been established
- District does not have an active CFD or board adopted CFD Goals and Policies
- Future CFD program would require a board adopted CFD Goals and Policies, negotiate a Development Mitigation Agreement with the develop and establish long term administrative systems to manage annual levies and compliance.
- Based on recent exploration of Parcel Tax (2024) and General Obligation Bond (2026)district determined the overall tax burden on the community was not favorable.

Source: Questions submitted by the community to MDUSD. Answers were developed by MDUSD staff.

Boundary Review: Key Considerations and Next Steps

- MDUSD will review enrollment and facility data, transportation, student safety, feeder patterns, and staff and community input to develop a recommendation for the Board of Education.
- Walnut Creek's Final Environmental Impact Report identifies the potential for a boundary adjustment based on existing school boundaries, enrollment patterns, facility capacity, and traffic conditions
- Our recommendation will take into consideration:
    - Enrollment imbalances across the district
    - Traffic congestion and transportation impacts
    - Available capacity at schools experiencing declining enrollment
- If approved by the Board, the boundary adjustment would take effect in the 2027-2028 school year.

District Timeline

- **August-September 2026:** Review school attendance boundaries following the considerations in Board Policy 5116

Questions

When will the school board make a final decision?

- The Board of Education is expected to make a decision regarding the attendance boundaries for the Mitchell Townhomes development in January.

Will existing neighborhood boundary lines or feeder patterns be altered for current district families?

- No. The recommendation presented to the Board regarding attendance boundaries will apply only to residents of the Mitchell Townhomes development.

How many total school-aged children are expected from the 422 townhome units?

- According to the information provided in the Environmental Impact Report (EIR), the Mitchell Townhomes development is projected to generate up to 874 residents, including an estimated 214 school-aged children across grades K–12.

What traffic and pedestrian safety improvements will be made to protect students traveling to school?

- The developer continues to work with the City of Walnut Creek to determine and reach agreement on appropriate traffic and pedestrian safety improvements. Potential improvements discussed include designated bicycle lanes and raised pedestrian pathways.

Will the district utilize developer fees or establish a Mello-Roos Community Facilities District (CFD) to fund school facility expansions?

- No

Stakeholder Input

- Input
- Questions
- Follow Up Requested
- Link to Survey for written input

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