



BOARD STUDY SESSION FACILITIES WORKSHOP

September 24, 2026

AGENDA

1. Background and Purpose of the Workshop
2. Updates since 2025 Workshop
 - Board policies
 - Available funding
3. Review the Proposed Facilities Master Plan
 - Projects, estimated budgets and future updates
 - Survey information
 - Supplemental components
4. Bond and Tax Impact Scenarios
5. Recommendation – Staff recommends that the Board consider and formally approve the Facilities Master Plan as presented.
6. Recommendation – Staff recommends that the Board approve the initiation of relevant evaluative and investigative measures to prepare for a potential General Obligation bond in November 2028.
7. Next Steps

PUBLIC COMMENT

BACKGROUND AND PURPOSE

Summary of September 25, 2025 Facilities Workshop:

- Reviewed board policies, Education Code, state matching process, available funding, current and future facility needs, master plan process, general obligation bonds and estimated tax impact scenarios
- Board direction to move forward with facility master plan services

What has happened since September 2025:

- Partnered with DLR Group to facilitate our Facilities Master Plan
- Proposed facilities master plan created with input from students, families, staff, district leaders, campus administrators, program representatives, neighbors and community

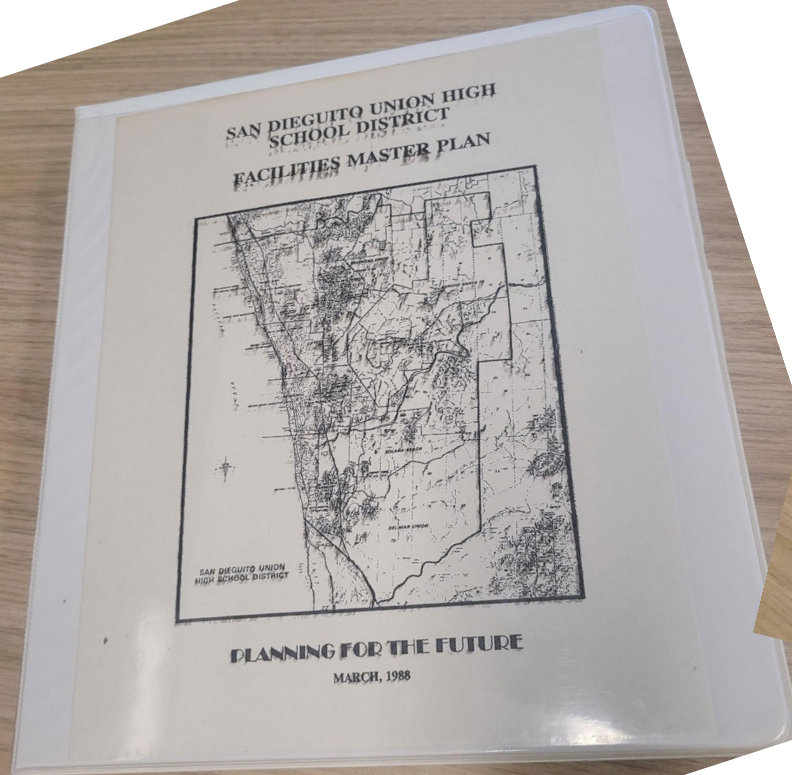
BACKGROUND AND PURPOSE

Purpose of this Workshop:

- Broadly review the proposed facilities master plan:
 - Projects, estimated budgets and future updates
 - Note: The purpose is not to decide on specific projects
- Recommendation – Staff recommends that the Board consider and formally approve the Facilities Master Plan as presented.
- Recommendation – Staff recommends that the Board approve the initiation of relevant evaluative and investigative measures to prepare for a potential General Obligation bond in November 2028.

BACKGROUND AND PURPOSE

Past Master Plans



1988



2011

BOARD POLICIES AND ADMINISTRATIVE REGULATIONS

Several Board Policies (BP) and Administrative Regulations (AR) are related to bonds, construction, energy efficiency, etc. Below are the BPs and ARs most relevant to the Facilities Workshop.

7000s - Construction

BP 7000 - Concepts and Roles

BP 7110 – Facilities Master Plan
(added 6/10/2026)

AR 7111 - Evaluating Existing Buildings

BP 7210 - Facilities Financing

BP 7214 - General Obligation Bonds

AR 7214 - General Obligation Bonds

3000s - Business

BP 3470 - Debt Issuance and Management

BP 3510 - Green School Operations

BP 3511 - Energy and Water Management



State of California EDUCATION CODE

Section 17070.54

- (a) As a condition of participating in the school facilities program, a school district shall submit to the department a five-year school facilities master plan, or updated five-year school facilities master plan, approved by the governing board of the school district.
- (b) The school facilities master plan submitted pursuant to subdivision (a) shall include information on the school district's eligibility for state bond funding pursuant to this chapter.
- (c) The school facilities master plan shall include, but is not limited to, all of the following information: (1) An inventory of existing facilities, sites, and property pursuant to subdivision (d).
- (2) Existing classroom capacity, as determined pursuant to Sections 17071.10 and 17071.25.
- (3) Projected enrollment growth for the applicable school district over the next five years, accounting for growth pursuant to Sections 17071.75 and 17071.76.
- (4) A capital planning budget outlining the applicable school district's projects.
- (5) The financing and other funding sources that would be used to support the acquisition of the applicable school site, new construction project, modernization project, and lead testing and remediation projects.
- (6) Verification of the applicable school district's current assessed value from the appropriate local government entity that collects and maintains this information.
- (7) The school district's deferred maintenance plan certified pursuant to Section 17070.75.
- (8) A narrative describing how the school facilities master plan is consistent with the goals, actions, and services identified in the school district's local control and accountability plan for the first state priority, as described in paragraph (1) of subdivision (d) of Section 52060, as it relates to school facilities.

STATE MATCHING FUNDS RECEIVED 2020-2026

#	PROJECT DESCRIPTION	STATE FUNDING AMOUNT RECEIVED	STATE FUNDING DATE RECEIVED	PROJECT FUNDING SPLIT
1	PTMS Campus New Construction Grant	\$ 15,631,623	2/17/2020	50/50
2	EWMS Campus Modernization Grant	\$ 4,086,305	10/9/2020	60/40
3	TPHS Makerspace CTE Grant	\$ 1,067,835	4/5/2022	60/40
4	LCC Culinary Arts CTE Grant	\$ 673,860	4/5/2022	60/40
5	TPHS PAC Modernization Grant	\$ 13,512,495	6/6/2022	60/40
6	PTMS Classroom Building C New Construction Grant	\$ 7,548,665	8/26/2022	50/50
7	SDA Arts & Hum. Building New Construction Grant	\$ 7,087,245	8/26/2022	50/50
8	SDA Arts & Hum. Building Modernization Grant	\$ 8,095,085	9/9/2022	60/40
9	Sunset HS Campus Modernization Grant	\$ 1,527,251	3/15/2024	60/40
10	DNO MS Bldg. C,D,F,K, Cougar Hall Modernization Grant	\$ 6,912,286	8/7/2026	60/40
Total		\$ 66,142,650		

By 2028, SDUHSD will be eligible for over \$75 million in additional State matching funds

FUND SOURCES AVAILABLE FOR CAPITAL PROJECTS

FUND SOURCES AVAILABLE FOR CAPITAL PROJECTS FUND DESCRIPTIONS/REMAINING BALANCES/PROJECTED FUTURE REVENUES

Funding Source	Fund #	Description	Unallocated Budget as of 6/30/2026	Projected Future Annual Revenue (Based on 5 Year Average)
Building Fund/Prop AA	Fund 21	General Obligation (GO) Bonds used to replace major systems, renovate aging buildings, and modernize campuses.	\$ 744,301.00	\$ -
Special Reserve for Capital Outlay	Fund 40	Revenue collected from Fund 35 that may be used for capital outlay purposes	\$ 3,469,145.00	\$ -
Special Reserve for Capital Outlay (Funds Received Post 6/30/26)	Fund 40	Prop 2 State Matching Grant Funds received 8/7/26 in association with the Diegueno MS Bldg. C, D, F, K, & Cougar Hall Modernization Project. These funds were originally in Fund 35.	\$ 6,912,286.00	\$ -
Capital Facilities Fund/Developer Fees	Fund 25	Revenue collected from developers of residential, commercial, and industrial facilities that may be used for purchase or lease of land, design of school facilities, permit and plan check fees, construction or reconstruction of school facilities, testing and inspection of sites and buildings, furniture for new or reconstructed facilities, interim school facilities while permanent facilities are being constructed, etc.	\$ 2,880,942.00	\$ 1,636,675.49
County School Facilities Fund	Fund 35	Under approval from OPSC, the California School Facility Program provides funding grants for school districts to acquire school sites, construct new facilities and modernize existing school facilities. These funds are typically transferred to Fund 40 prior to use.	\$ -	\$ -
Mello Roos Special Taxes	Fund 49	Revenue collected semi-annually to finance specified facilities and services. Allowance use varies by CFD.	\$ 2,941,288.00	\$ 510,000.00
TOTAL			\$ 16,947,962.00	\$ 2,146,675.49

SDUHSD Facilities Master Plan (sduhsdplan.com)

A snapshot of conditions, data, and plans for each campus.



San Dieguito Union High School District

Facilities Master Plan

About

My School

Summary

Translate

Take the Survey

San Dieguito Union High School District

Facilities Master Plan

Discover the data & process behind our plan for the future of our district.

Take the Survey

Dig deep into the data gathered for this plan.

Facility Deferred Maintenance Plan

Our facilities face repair and maintenance needs on a yearly basis. Use this dashboard to understand the expected costs of each facility and system.

Learn More ->

Enrollment Trends

Understand how enrollment is changing across the district.

Learn More ->

State Matching Funds

State matching funds are state dollars provided to help school districts pay for eligible school facility projects, such as new construction or modernization. Typically, the state provides a portion of the eligible project cost and the district funds the remaining local share, often using local bond funds.

Learn More ->

Space Inventory

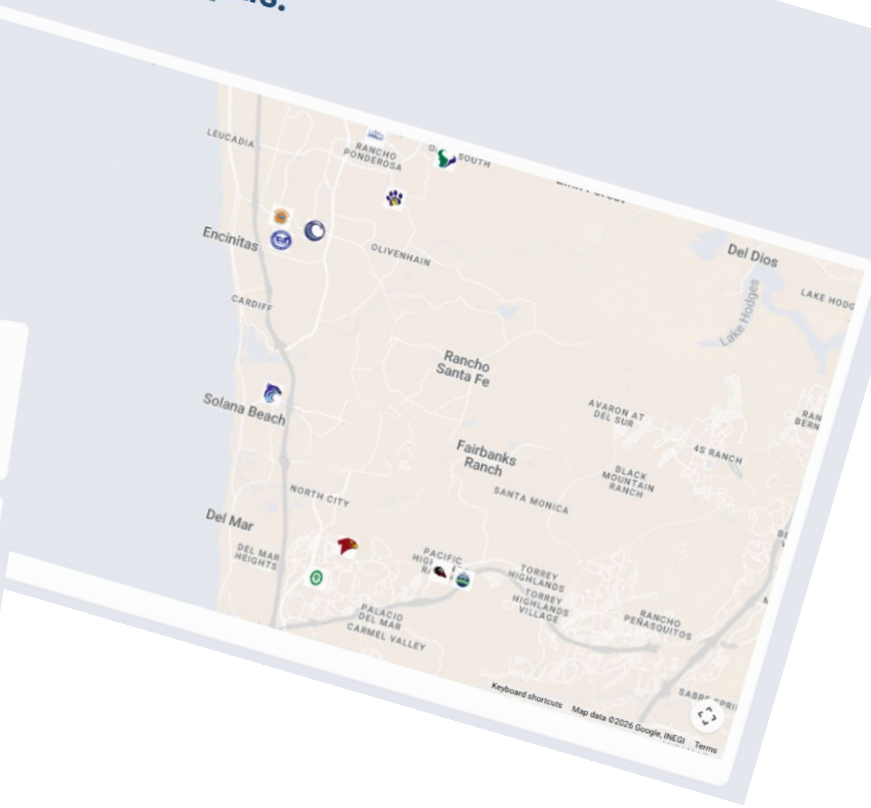
An inventory of existing school facilities and campus buildings.

Learn More ->

Master Plan Probable Costs

Provide an in-depth analysis of each project being proposed at each campus.

Learn More ->



Facilities Master Plan – Supplemental Components

Supplemental components that will be added to the FMP:

- Sustainability standards
- Education specifications

SAN DIEGO COUNTY TAX RATE COMPARISON

- San Dieguito UHSD voters approved **\$449,000,000** in GO bonds (Prop AA) in November 2012
- The District's **2026/27 GO bond tax rate** is **\$18.56** per \$100,000 AV
- 2026/27 average GO Bond tax rate for high school districts in San Diego County was **\$32.37**

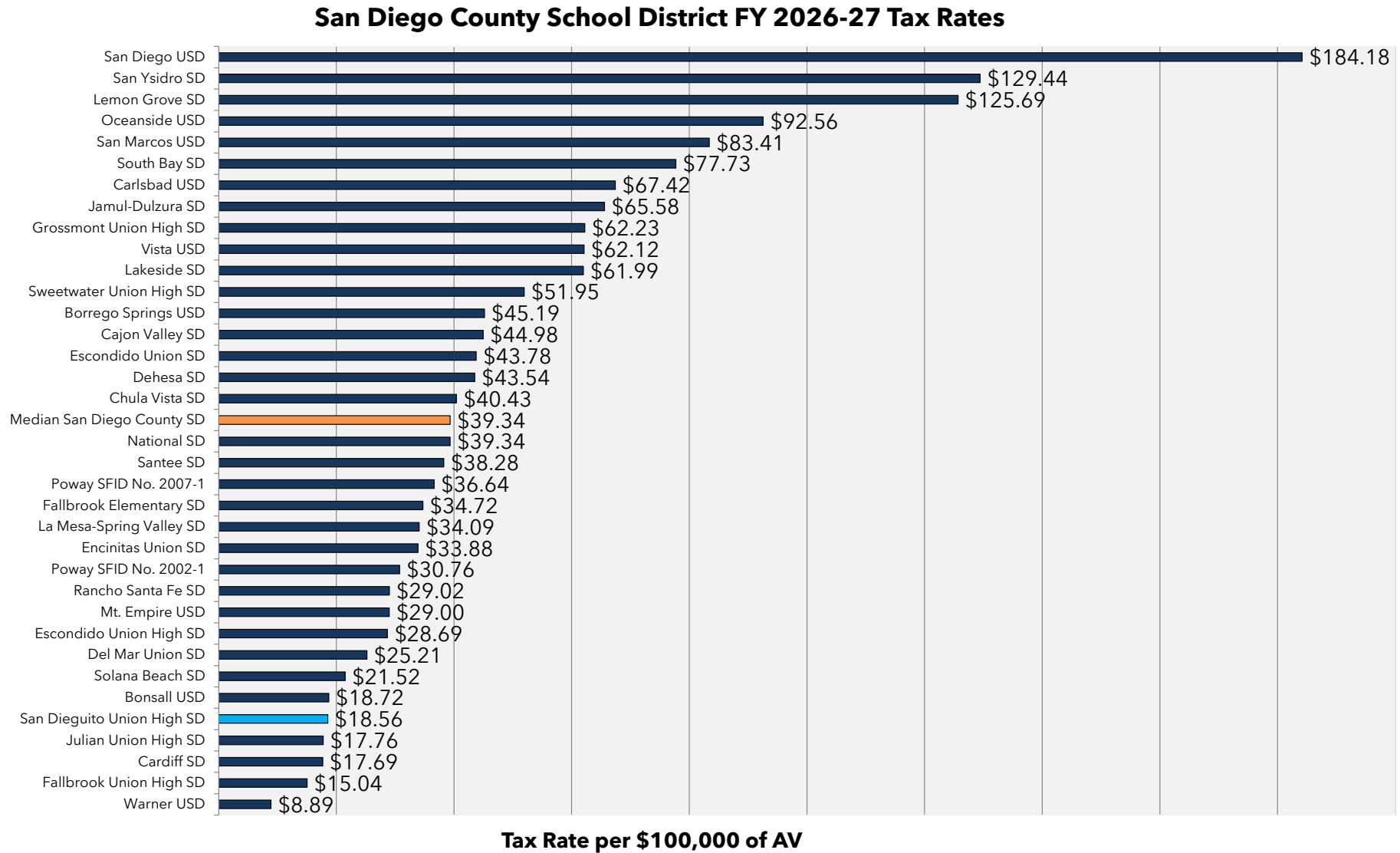
Comparison of San Diego High School District Bonds

District	FY 2026-27		GO Bonds Authorized	
	Tax Rate (per \$100K AV)	District AV (\$M)	Total (\$ Amount)	Total # Passed
Grossmont UHSD	\$62.23	\$76,823	\$819,000,000	3
Sweetwater UHSD	\$51.95	\$77,265	\$1,881,000,000	4
Escondido UHSD	\$28.69	\$30,621	\$141,000,000	2
San Dieguito UHSD	\$18.56	\$100,487	\$449,000,000	1
Julian UHSD	\$17.76	\$1,313	\$4,600,000	2
Fallbrook UHSD	\$15.04	\$9,272	\$68,000,000	2

GO Bond Elections for Overlapping K-14 Districts

District	GO Bonds Authorized	Election Date	% Support	
Encinitas Union ESD	\$158,300,000	11/05/2024	56.8%	✓
Del Mar Union SD	\$186,000,000	11/06/2018	61.1%	✓
Cardiff ESD	\$22,000,000	11/01/2016	65.2%	✓
MiraCosta CCD	\$455,000,000	11/01/2016	62.4%	✓
Solana Beach SD	\$105,000,000	11/01/2016	65.5%	✓
Del Mar Union SD	\$76,800,000	11/06/2012	54.3%	✗
MiraCosta CCD	\$497,000,000	11/06/2012	54.8%	✗
San Dieguito UHSD	\$449,000,000	11/06/2012	55.5%	✓
Encinitas Union ESD	\$44,200,000	11/02/2010	61.6%	✓
Rancho Santa Fe ESD	\$34,000,000	02/05/2008	70.9%	✓

SAN DIEGO COUNTY K-12 TAX RATE COMPARISON



Source: San Diego County Auditor-Controller.

POTENTIAL 2028 GO BOND MEASURE SCENARIOS* (Fieldman)

2028 Bond Election (25-Year Maximum Term)				
Projected Tax Rate Limit per \$100,000 of Assessed Value	Annual AV Growth Assumption	Projected Authorization Amount	Final Payment Date	Total Repayment
\$15	4.00%	\$540,000,000	8/1/2062	\$1,078,679,282
20	4.00%	720,000,000	8/1/2062	1,438,239,043
25	4.00%	900,000,000	8/1/2062	1,797,798,804
30	4.00%	1,080,000,000	8/1/2062	2,157,358,564

* Preliminary, subject to change.

SDUHSD 2026-27 median assessed value = \$1,173,616

Example: $\$1,173,616 / \$100,000 = 11.736$

$\$20 \text{ per } \$100\text{k AV} \times 11.736 = \$234.72$

RECOMMENDED ACTION ITEMS

- ☐ Recommendation - Staff recommends that the Board consider and formally approve the Facilities Master Plan as presented.
- ☐ Recommendation - Staff recommends that the Board approve the initiation of relevant evaluative and investigative measures to prepare for a potential General Obligation bond in November 2028.



NEXT STEPS

THANK YOU!