

**November 5, 2025**

# Facilities Needs Committee

**Meeting #3**



**WESTERN PLACER**  
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# Agenda

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- Recap of October Meeting
- New Development in the District
- School Construction Process
- School Construction Funding



Empowering *Minds*  
*Igniting* Futures



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# Recap of October Meeting



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# Development in the District

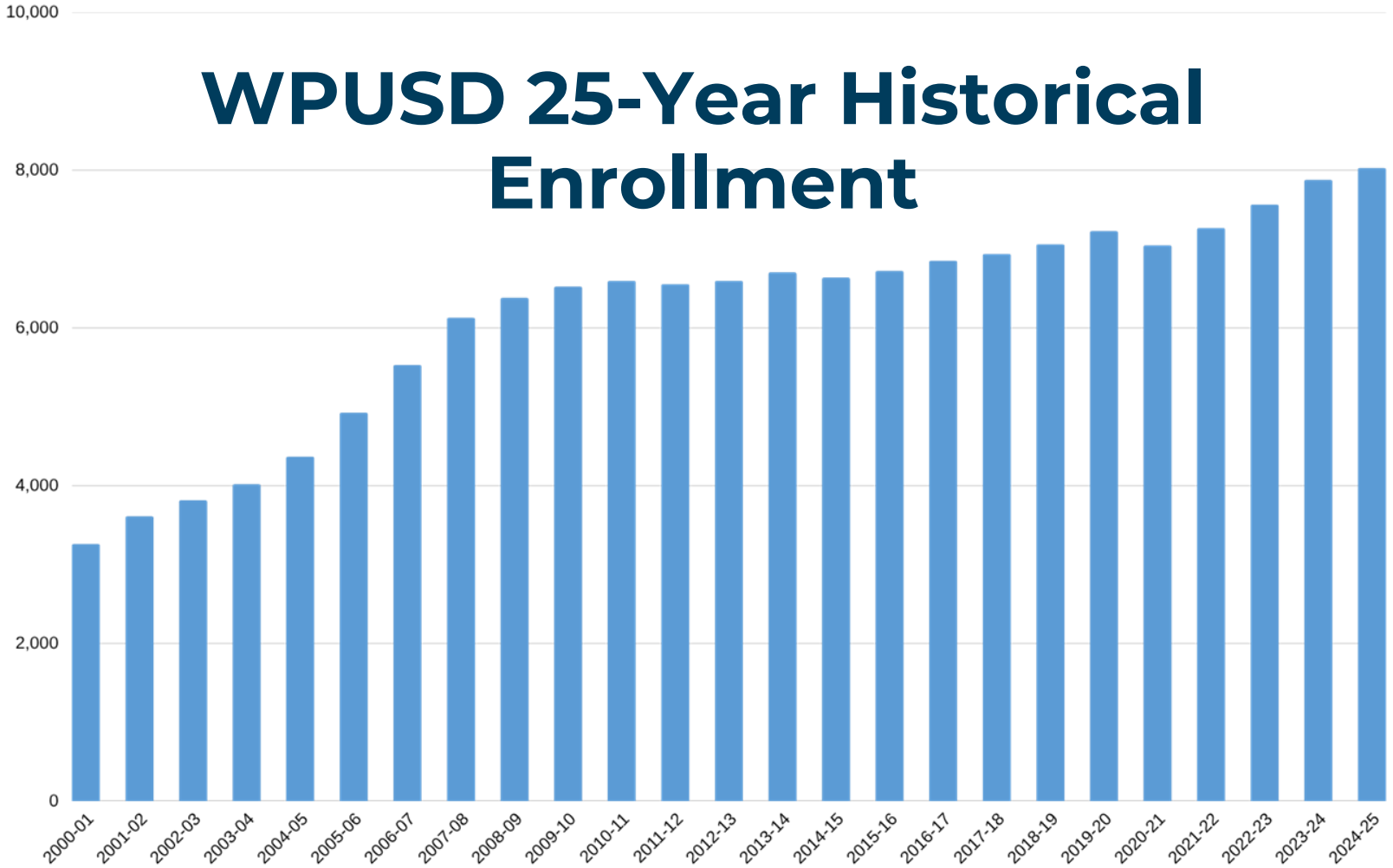
# Original General Plan (1987)

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- Contemplated the development of what is now: Sun City, Twelve Bridges, Foscett Ranch, Lincoln Crossing, Sorrento, Independence, etc.
- In response to planned development, the District entered into mitigation agreements with developers
- Identified the need to build:
  - 4 elementary schools (ultimately Twelve Bridges Elementary, Foscett Ranch Elementary, Lincoln Crossing Elementary, and Leaman Elementary)
  - 2 middle schools (only one – Twelve Bridges Middle – was built)
  - 1 high school (ultimately Twelve Bridges High)



# WPUSD 25-Year Historical Enrollment



# Lincoln 2050 General Plan (2008)

- Infill development with about 5,000 additional units
- Expansion of City limits with 7 “Villages”
  - Over 34,000 additional housing units identified in the Villages
  - Would generate almost 20,000 students
    - 17 elementary school
    - 4 middle schools
    - 2 high schools
- Current status:
  - Approx. 1,000 infill units remain
  - Villages 1, 5, 7, and SUD-B are in various phases of development
    - 7-8 elementary schools
    - 1 middle school + additional middle school capacity
    - 1 high school
  - Villages 2, 3, 4, and 6 do not appear to be moving forward in the foreseeable future



# Projected Growth

Based on areas likely to develop over the next 10-20 years, the City is estimating approximately 17,280 new housing units from both infill development and the Villages.

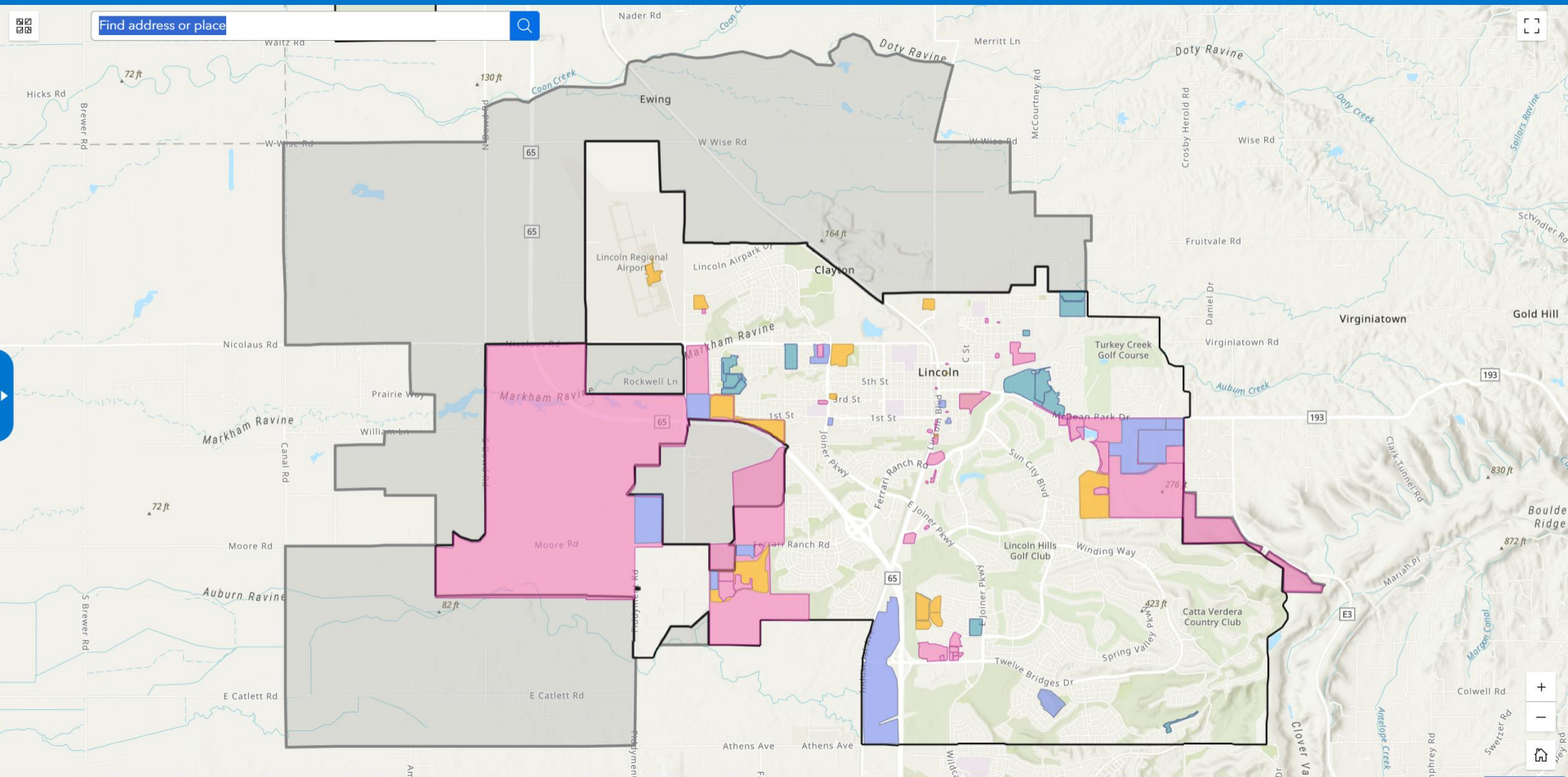
Estimated Future Units = 17,280	
Infill: 1,100	Village 5: 6,950 (approaching construction)
Village 1: 5,600 (under construction)	Village 6: 0
Village 2: 0	Village 7: 3,200 (under construction)
Village 3: 0	SUD B: 430
Village 4: 0	

**17,280 units x 0.58 kids per unit = 10,022 additional students**

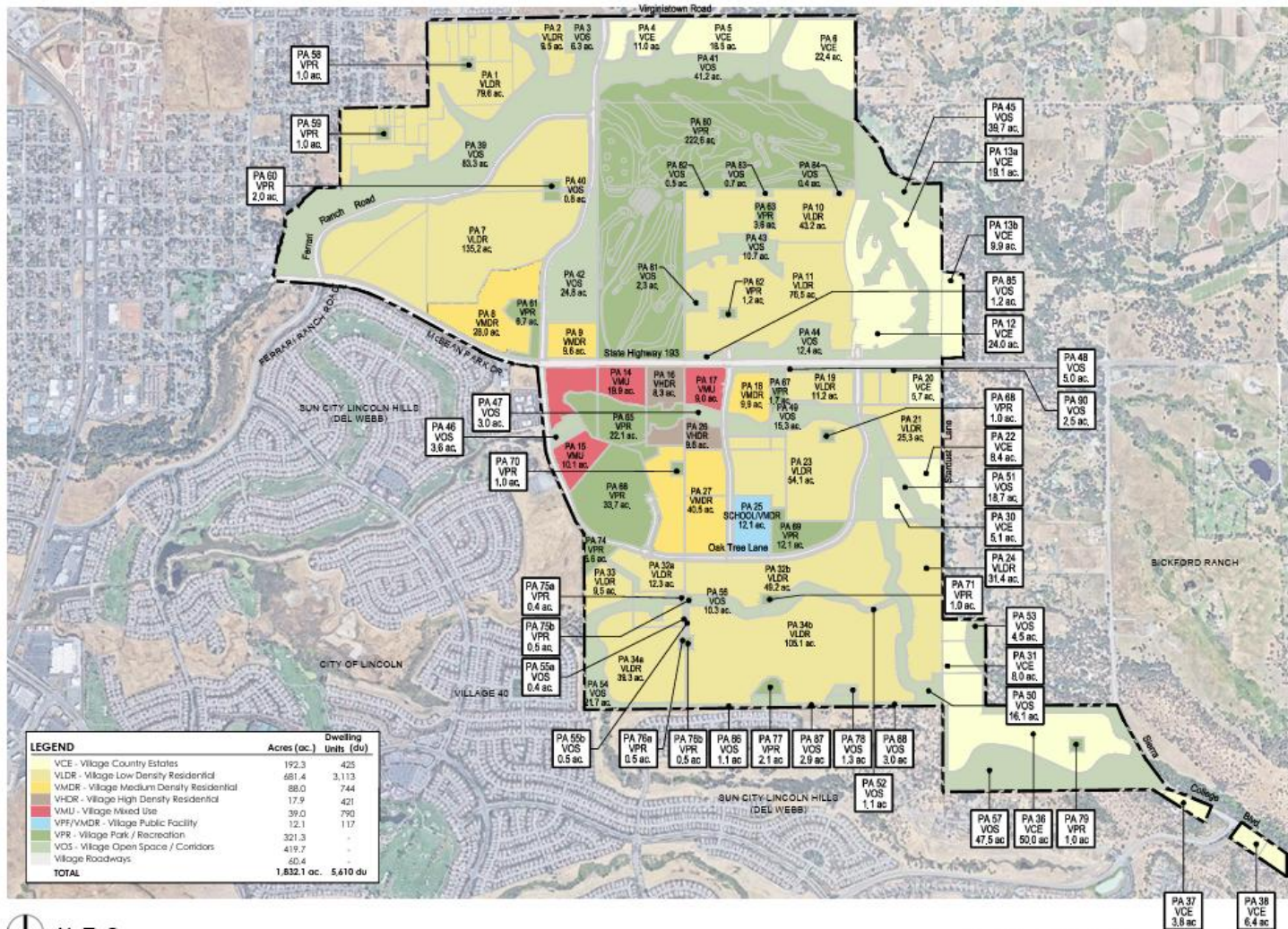


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# Development Activity Map



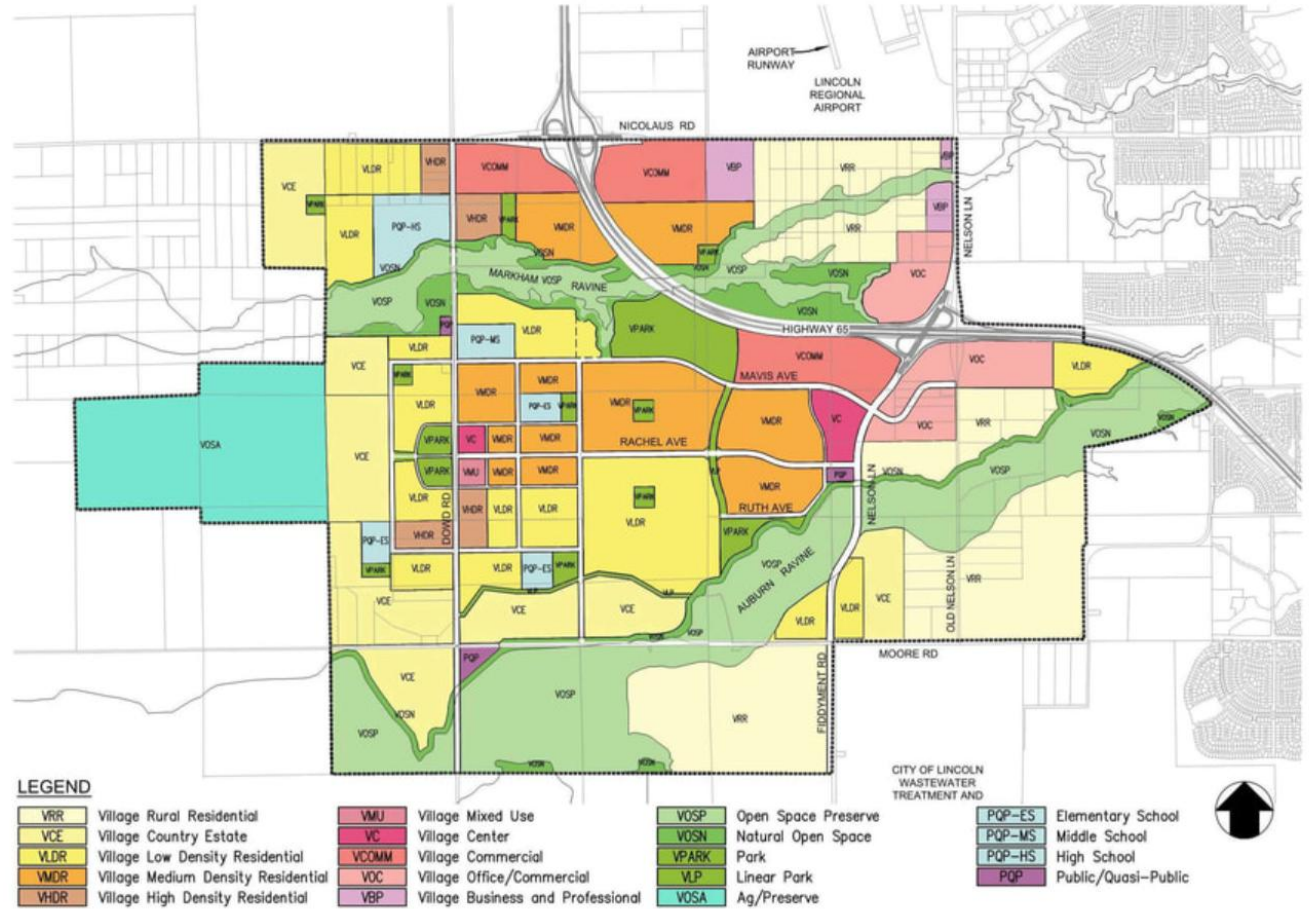
# Village 1



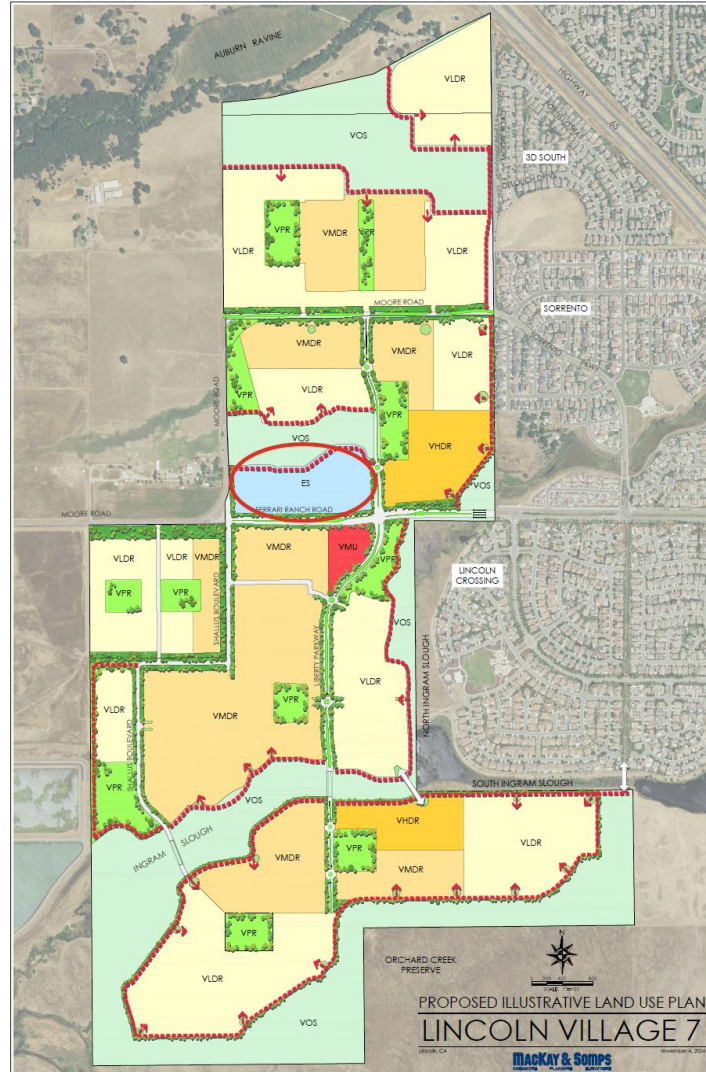
N. T. S.

Exhibit 1.1: Land Use Plan

# Village 5



# Village 7





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# School Construction Process

Join at [menti.com](https://menti.com) | use code 1767 7168

What questions do you have about the School Construction Process?

# No questions from the audience!

Incoming questions will show up here so that you can answer them one by one.



Mentimeter

Menti

WPUSD FNC Meeting 3



Choose a slide to present

What questions do you have about New Development?

0 questions  
0 upvotes



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What questions do you have about the School Construction Process?

0 questions  
0 upvotes



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What questions do you have about School Construction Funding?

0 questions  
0 upvotes



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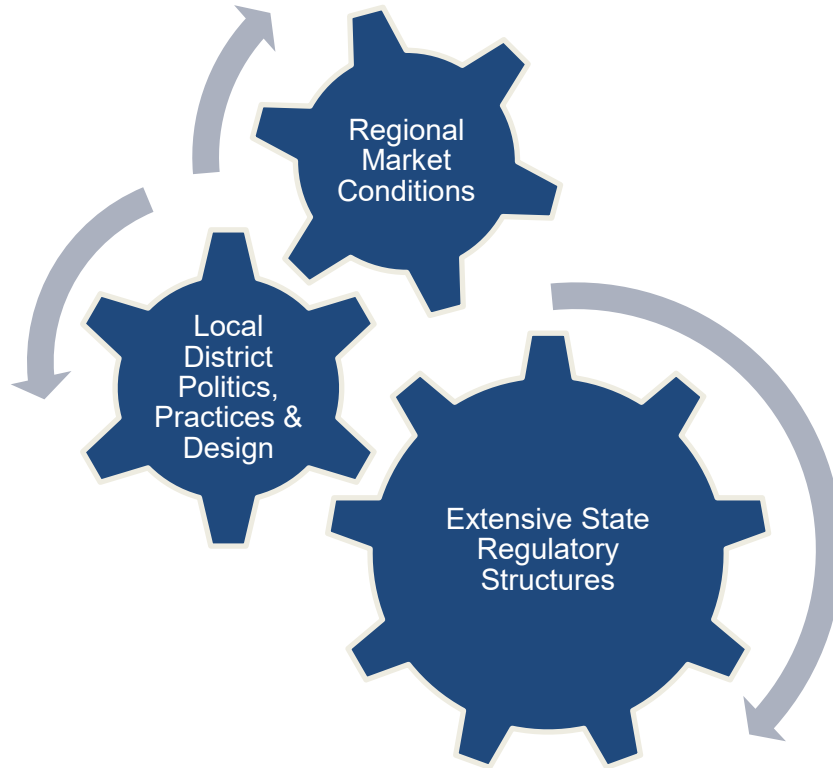
How are Capital Improvements/Category Funded by Districts/Source Districts  
Please Use Legend to Indicate?



Source	Percentage
State Grants	10%
Developer Fees	20%
Local GSD Bonds	70%

# 3 Factors Drive School Construction Costs in CA

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# State Involvement

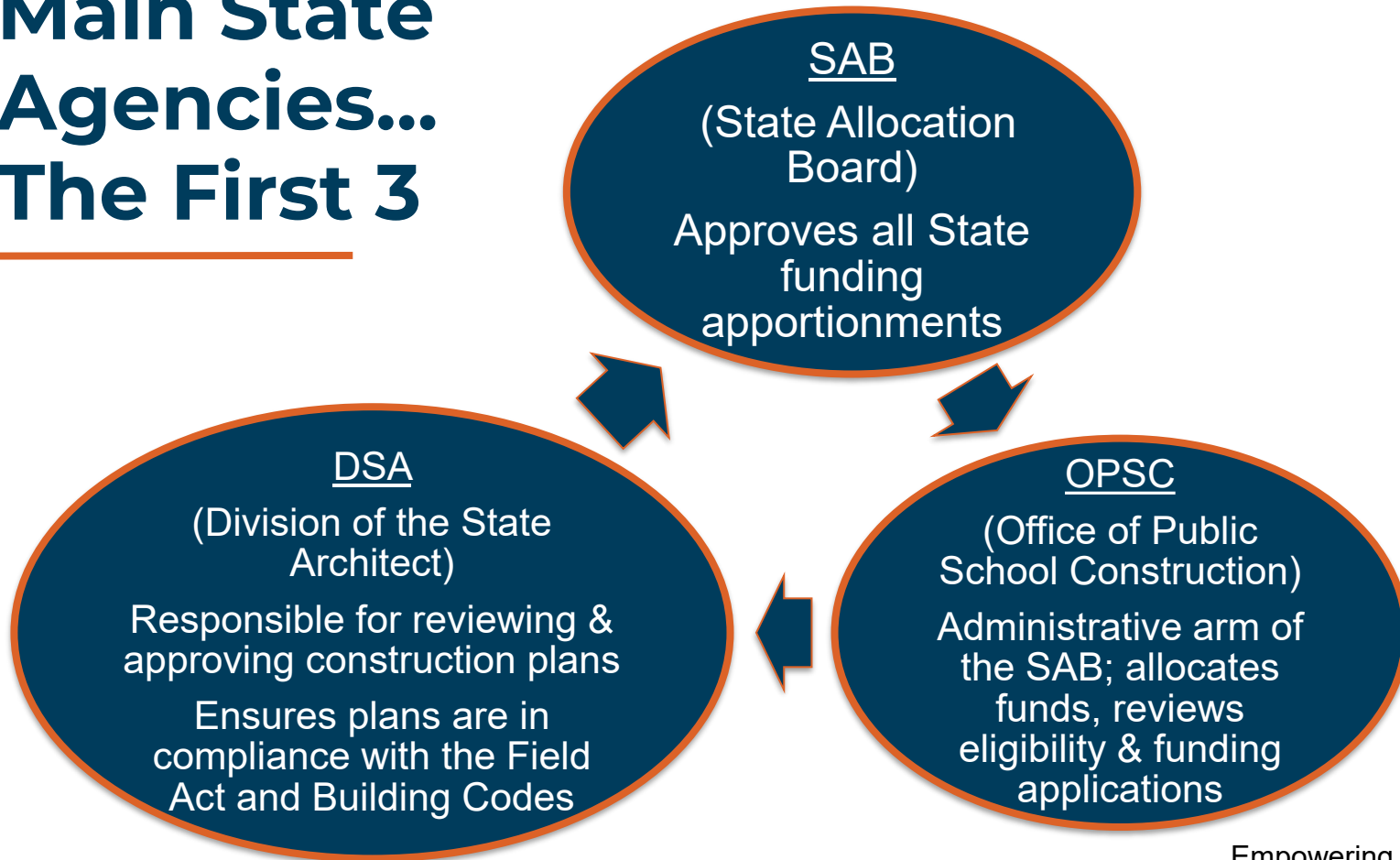
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- Sets/enforces a set of minimum design, construction & planning standards
- Multi-agency facility approval process, involving 6 main agencies
  - Can take upwards of 18 months for all approvals
- State law requires schools to be compliant with:
  - The Field Act/Title 24/Title 5
    - Requires heightened structural safety standards
  - Prevailing Wage Laws and Contractor Registration
    - Set minimum pay and benefits for all workers on public school projects
- School construction is a very complex & lengthy process!



# Main State Agencies... The First 3

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# Main State Agencies...The Next 3

## CDE (California Department of Education)

- Responsible for approving school site & construction plans to determine “educational adequacy” of proposed project

## DTSC (Department of Toxic Substances Control)

- Works with CDE to review any potential environmental hazards associated with the project

## DIR (Department of Industrial Relations)

- Responsible for ensuring that districts are in compliance with labor laws relating to contractors & employers



# Local Responsibilities

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Construction, operation & maintenance of schools

Must adhere to State standards

Buildings must meet; State and local building codes, other local ordinances, State and Federal environmental regulations

Upkeep & code compliance of facilities over time



# Local Policies WILL Impact Construction Costs

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- ✓ School Design
- ✓ Classroom Type
- ✓ Grade Configuration (high schools = most expensive)
- ✓ Technology
- ✓ School Size
- ✓ Location
- ✓ Classroom Size & Shape
- ✓ Infrastructure Requirements

# School Cost Components

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- Land (if new school)
- Planning & Design
- Testing & Inspection
- Construction
- Furniture & Equipment
- Contingency

***Don't forget cost of ADA  
upgrades and DSA  
Certifications!!!***

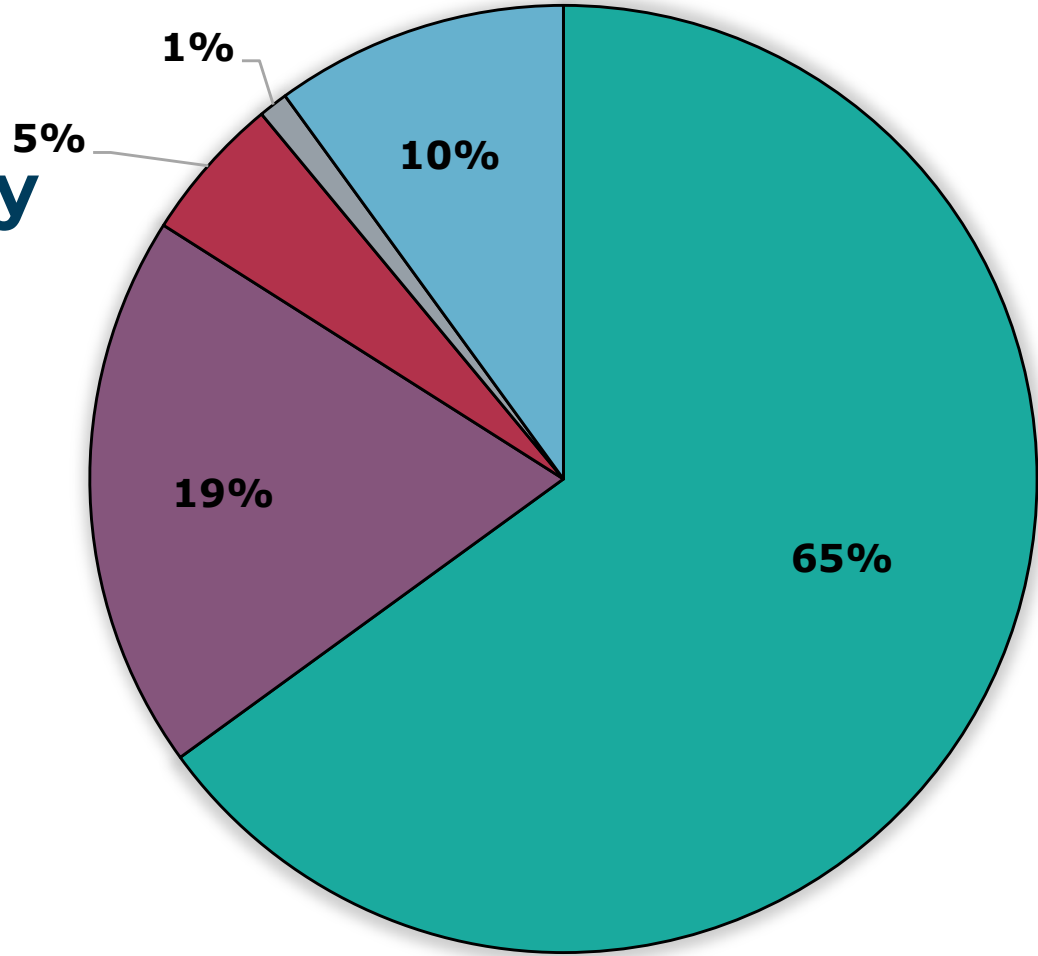


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# School Construction Funding

# How Are Capital Improvements Typically Funded by School Districts in California?

- State Grants
- Developer Fees
- Local G.O. Bonds
- CFDs/Mello-Roos
- Other (Certificates of Participation [COPs], grants, General Fund contributions, federal aid, partnerships, etc.)

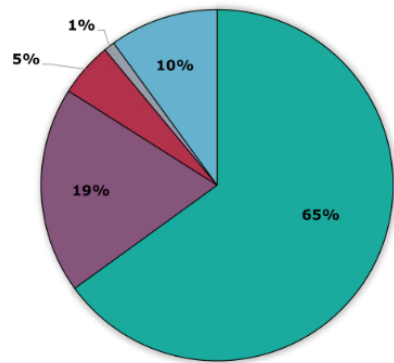




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How are Capital Improvements Typically Funded by California School Districts  
(Rank from Largest to Smallest?)



State Grants

Developer Fees

Local G.O. Bonds

CFDs/Mello-Roos

Other

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Choose a slide to present

What questions do you have about New Development?

0 questions  
0 upvotes

What questions do you have about the School Construction Process?

0 questions  
0 upvotes

What questions do you have about School Construction Funding?

0 questions  
0 upvotes

How are Capital Improvements Typically Funded by California School Districts (Rank from Largest to Smallest?)

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0 questions  
0 upvotes



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What questions do you have about the School Construction Process?

0 questions  
0 upvotes



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What questions do you have about School Construction Funding?

0 questions  
0 upvotes



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How are Capital Expenses/Category Funded by Districts School Districts  
Please Use Legend to Indicate?



State Grants	1
Developer Fees	1
Local GSD Bonds	1

# Facilities Funding Sources



State School Facility Program

Developer/Mitigation Fees

Community Facilities District (CFD) Taxes

General Obligation Bonds (GO Bonds)

General Fund

Other Funding Considerations

# State Grants

The State School Facility Program (SFP) provides grants to schools for a portion of the cost of various types of construction projects based on “eligibility”.

- Matching funds are required
- Typically, SFP funding covers a small percentage of actual costs



# State Funding Availability

## Proposition 2 (2024)

- \$10 billion of capital funding for California school and college districts

## New Construction Funding

- \$3.3 billion
- 50/50 match

## Modernization Funding

- \$4 billion
- 60/40 match



# Developer/Mitigation Fees

3 types of fees a school district can collect from new construction, to fund new school capacity.

Level 1 Developer Fees	Level 2 or Level 3 Developer Fees	Mitigation Fees
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- The District has mitigation agreements in place for some development projects and collects Level 2 Developer Fees for projects without an agreement.
  - Currently charges Level 2 fees of \$7.08 per square foot of new construction, and \$0.84 per square foot of non-residential new construction

# CFD Taxes

A tax on property within a specific boundary, typically a developing area

Requires 2/3 vote of the landowners within the boundaries

- Unless there are > 12 voters, then a registered voter election is

A way for new development to pay its share of school facilities costs

- The District collects taxes from 2 CFDs, that are comprised of 6,875 homes built since 2000.
  - All tax revenues are used to pay debt service on the District's outstanding debt.



# GO Bonds

## Voter approved long-term loans

- Repaid directly by taxpayers on their annual tax bill
  - Taxes are *ad valorem* = based on assessed property value
- Typically 25-30 year term

## Requires approval by 55% of the registered voters voting in the election

## Election dates restricted to Statewide or regularly scheduled districtwide election days

- June and November 2026
- March and November 2028



# General Fund Contributions

## Funds Used for Ongoing Upkeep of Facilities

- Routine Restricted Maintenance
- Redevelopment

## Funds Set-Aside for Capital Projects

- Capital Reserves

## Funds Used for Debt Repayment Obligations

- Lease-purchases
- COPs/Lease-Revenue Bonds
- Energy conservation/generation financings



# Other Funding Considerations

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- Sale or lease of surplus property
- Partnerships with other local agencies
- Grants
- Partnerships with non-profits, businesses, or school site organizations

# Next Meeting: December 3



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# Questions/Discussion