

VISTA UNIFIED SCHOOL DISTRICT

(This Measure will appear on the ballot in the following form.)

MEASURE LL

To repair, upgrade, equip classrooms, science labs, local school facilities supporting college readiness, career preparation, math, science, engineering, technology, skilled trades; repair aging classrooms/schools including deteriorating roofs, plumbing, and electrical; improve student safety/school security; shall Vista Unified School District issue \$247 million dollars in bonds at legal rates, raising approximately \$13 million annually while bonds are outstanding, at a rate of 3 cents per \$100 of assessed value, requiring citizen oversight, all funds for local schools?

Bonds—Yes

Bonds—No

This measure requires approval by 55% of those voting on the measure.
Full text of this measure follows the argument in favor.

COUNTY COUNSEL IMPARTIAL ANALYSIS

This measure was placed on the ballot by the governing board of the Vista Unified School District ("District"). This measure, if approved by 55% of the votes cast on the measure, will authorize the District to issue and sell \$247,000,000 in general obligation bonds. The sale of these bonds by the District is for the purpose of raising money for the District, and represents a debt of the District. In exchange for the money received from bondholders, the District promises to pay the bondholders an amount of interest for a certain period of time, and to repay the bonds on the expiration date.

Voter approval of this measure will also authorize an annual tax to be levied upon the taxable property within the District. The purpose of this tax is to generate sufficient revenue to pay interest on the bonds as it becomes due and to provide a fund for payment of the principal on or before maturity.

Proceeds from the sale of bonds authorized by this measure may be used by the District for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.

The interest rate on any bond, which is established at the time of bond issuance, could not exceed 12% per annum. The final maturity date of any bond could be no later than 40 years after the date the bonds are issued, as determined by the District.

The tax authorized by this measure is consistent with the requirements of the California Constitution. The California Constitution permits property taxes, above the standard 1% limitation, to be levied upon real property to pay the interest and redemption charges on any bonded indebtedness for, among other things, the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, when approved by 55% of the voters if:

- (1) the proceeds from the sale of the bonds are used only for the purposes specified,
- (2) the District evaluates safety, class size reduction, and information technology needs to approve a list of specific projects to be funded,
- (3) the District conducts an annual, independent performance audit to ensure funds have been expended on the specific projects listed, and

COUNTY COUNSEL IMPARTIAL ANALYSIS (CONTINUED)

(4) the District conducts an annual, independent financial audit of bond proceeds.

Additionally, if the bond measure is approved, state law requires the District to establish an independent citizens' oversight committee. The District has made this ballot measure subject to these legal requirements.

Approval of this measure does not guarantee that the specific projects listed by the District will be funded by the sale of the bonds.

A "YES" vote is a vote in favor of authorizing the District to issue and sell \$247,000,000 in general obligation bonds.

A "NO" vote is a vote against authorizing the District to issue and sell \$247,000,000 in general obligation bonds.

TAX RATE STATEMENT

An election will be held within the boundaries of Vista Unified School District ("District") on November 6, 2018 to authorize the sale of up to \$247,000,000 in bonds of the District to finance improvements to educational facilities as described in the measure. If such bonds are approved, authorized and sold, the principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is 3.315 cents per \$100 of assessed valuation (\$33.15 per \$100,000 of assessed valuation). The final fiscal year in which it is anticipated that the tax will be collected is 2057-58.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement is 3.517 cents per \$100 of assessed valuation (\$35.17 per \$100,000 of assessed valuation) It is estimated that such rate would be levied in fiscal year 2032-33. The best estimate from official sources of the lowest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement is 3.186 cents per \$100 of assessed valuation (\$31.86 per \$100,000 of assessed valuation) It is estimated that such rate would be levied in fiscal year 2040-41.
3. The best estimate from official sources of the total debt service, including the principal and interest that would be required to be repaid if all the bonds are issued and sold, is approximately \$506 million.

Voters should note that the estimated tax rate is based on the assessed value (not market value) of taxable property on the San Diego County official tax rolls. In accordance with Education Code Section 15100, subparagraph (c), the Board has obtained reasonable and informed projections of assessed property valuations that take into consideration projections (if any) of assessed property valuations made by the County Assessor. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

TAX RATE STATEMENT (CONTINUED)

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. Accordingly, the actual tax rate and the years in which such rates are applicable may vary from those presently estimated as above stated.

Signed: Linda Kimble, Superintendent
Dated: May 31, 2018

ARGUMENT IN FAVOR OF MEASURE LL

Vote Yes on LL to repair 50-year-old neighborhood schools. Help prepare local students to compete for success in college and 21st-century careers.

Vista Unified School District is on the way up, establishing partnerships with Cal State San Marcos, Palomar College and the San Diego Workforce Partnership, creating better access to college and good-paying jobs for graduates.

Yet local classrooms and labs have not kept pace. Aging local schools are deteriorating and unsafe. Fire alarms have caught fire and kids are forced to use porta potties due to failing bathroom plumbing.

Measure LL will fix these problems — with local funds, under local control, that State government can't take.

Vote Yes on LL: Repair Aging Schools, Support Student Success

- Repair or replace deteriorating roofs, plumbing, sewer lines and electrical systems
- Replace wood and support beams that have extensive termite damage or rot
- Provide the classrooms, labs and technology to support high quality instruction in science, technology, engineering, arts and math
- Upgrade classrooms, libraries and science labs to keep pace with learning technology
- Provide classrooms, labs and equipment for career and technology education so students are prepared for college and in-demand jobs in health sciences, engineering, technology and skilled trades

A Clear System of Accountability

- Endorsed by San Diego County Taxpayers Association
- A specific project list is included in your voter pamphlet
- Independent citizens' oversight and annual audits ensure all funds are spent as promised
- No money can be used for administrators' salaries
- The State and federal government cannot touch any of these locally controlled funds

Measure LL is a wise investment, whether or not you have kids in school. Good schools improve local quality of life and protect the value of our homes.

Please join parents, taxpayers, taxpayer advocates and local businesses in voting Yes on LL.

Haney Hong
President & CEO,
San Diego County Taxpayers Association

Judy Ritter
Vista Mayor

Paul A. Garza
Board President,
North County Lifeline

Luisa Stafford
President,
Del Norte PTA Council
Serving Vista Unified

Robert E. Westfall, Jr
President – Solatube International/
Vista Business Person of the Year 2015

ARGUMENT AGAINST MEASURE LL

No argument against the measure was filed in the office of the Registrar of Voters.

PR-1304-4

FULL TEXT OF MEASURE LL

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Vista Unified School District shall be authorized to issue and sell bonds of up to \$247 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Bond Project List, subject to all of the accountability safeguards specified herein.

SECTION I: KEY FINDINGS

- The Vista Unified School District is committed to continuing a strong, high-quality educational program and preparing them to succeed in today's competitive economy;; and
- Whether local students are planning to go on to college or directly into the workforce, they are provided with the skills they need to use today's technologies and have a solid background in science, math and technology so they can excel in college and well-paying jobs; and
- Many of our schools were built more than 50 years ago and are deteriorating, as fire alarms have caught fire and children have been forced to use porta potties because bathroom plumbing is no longer working; and
- It is time to make essential repairs and improvement so our school can continue to serve our community well for decades to come; and
- The District has conducted a thorough Facilities Master Planning process with input from parents, teachers, staff, students, principals and members of the community to identify the upgrades needed at each school site in order to meet basic safety and accessibility standards, to continue supporting academic achievement, and to address specific priorities at individual school sites; and
- The District believes that completing the identified upgrades will enable the District to ensure that all local students receive instruction in 21st century classrooms, labs and school facilities that support modern curriculum, provide a well-rounded education, and give students with the skills they need for college and the competitive global economy; and
- The District recognizes the need to upgrade classrooms, labs, instructional technology and educational facilities to support engaging, hands-on learning experiences in subjects including science, engineering and math; and
- This bond measure will benefit local schools and no funds can be taken away by the State or other school districts, and by law, no money can be used for administrator salaries or pensions; and
- This bond measure requires strict fiscal accountability protections including mandatory annual audits and an independent citizens' oversight committee comprised of local residents to ensure funds are managed and spent properly.

FULL TEXT OF MEASURE LL (CONTINUED)

SECTION II: ACCOUNTABILITY MEASURES

The provisions in this section are included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Section 15264 *et seq.* of the California Education Code).

Evaluation of Needs. The Board of Education has evaluated the facilities needs of the District, and has identified projects to finance from a local bond measure at this time. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board resolutions and policies, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within sixty (60) days of the date when the Board of Education enters the results of the election in its official minutes.

Annual Performance Audit. The Board of Education shall conduct or cause to be conducted an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List.

Annual Financial Audit. The Board of Education shall conduct or cause to be conducted an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List.

Annual Report to Board. Upon approval of this measure and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board of Education no later than January 1 of each year, commencing on the first January 1 after bonds have been issued and some proceeds spent, stating (1) the amount of bond proceeds received and expended in the past fiscal year, and (2) the status of any project funded or to be funded from bond proceeds. The report may be incorporated into the annual budget, annual financial report, or other appropriate routine report to the Board.

SECTION III: BOND PROJECT LIST

This Bond Project List, which is an integral part of this proposition, describes the specific projects the District proposes to finance with proceeds of the bonds. All information contained within this "Section III: Bond Project List" comprises the list and description of permissible projects and expenses that may be paid from bond proceeds, and where such projects may be or are intended to be completed.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, replacement, furnishing and equipping of school facilities on the Bond Project List, which is organized as shown below by project categories (Categories A-F). Projects to be completed are of various classifications, including new/replacement construction ("N/RC"), modernization of existing facilities ("M"), increasing capacity ("I") and updates to facilities to meet code compliance or safety requirements ("U"). Each project is marked to indicate the classification it meets.

FULL TEXT OF MEASURE LL (CONTINUED)

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources, including joint use, development impact fees, and state funding (if available). In order to maximize community benefit and efficiently apply taxpayer dollars, the District will make a good faith effort to pursue practical opportunities to expand community joint use facilities in every new construction project. In pursuing joint use, the District's goal is to maximize the use of facilities by the broader community without adversely impacting District's operations or finances. In addition, the District will pursue state matching funds if and when they become available, and if received, they will be used for and mainly applied to projects on the Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c). While no specific project is dependent on the receipt of state funding for completion, approval of this measure does not guarantee that all projects on this Bond Project List at all listed sites will be funded beyond the local revenues generated by this measure. The District's proposal for the projects assumes the receipt of some state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Specific projects to be funded by the bond measure include, without limitation, the following:

CATEGORY A	
Project Classification	PROJECTS TO CREATE 21ST CENTURY LEARNING ENVIRONMENTS TO SUPPORT SCIENCE, TECHNOLOGY, ENGINEERING AND MATH CURRICULUM AND CAREER/TECHNICAL EDUCATION TRAINING OPPORTUNITIES PROJECT
M/I	Provide classrooms, labs and equipment for career and technology education classes so students are prepared for college and in-demand jobs in fields like health, sciences, engineering, technology, and skilled trades.
M/I	Provide the facilities and technology needed to support high quality instruction in math, science and technology.
M/I	Create flexible, multi-use classrooms to support hands-on science instruction and learning-by-doing.
M	Renovate, reconfigure, and/or repurpose existing classrooms and buildings to accommodate 21st century learning methods
I	Construct, furnish and equip flexible classrooms, learning studios, innovation centers, collaboration spaces and maker spaces.
M	Renovate, repair and upgrade school libraries to accommodate modern technology.
I	Construct and/or improve, furnish and equip middle and high school performing arts and music spaces and venues.
M	Renovate and upgrade multipurpose rooms and play areas on elementary and middle school campuses.
I	Upgrade, construct or relocate food service facilities, community centers, meetings spaces, workrooms, and parent/student support service areas.
Schools and Sites where Category A projects are planned:	
Alamosa Elementary School; Guajome Park Academy; Rancho Buena Vista High School; Vista Academy of Visual and Performing Arts ("VAPA"); Vista Magnet Middle School; Vista High School	

FULL TEXT OF MEASURE LL (CONTINUED)

CATEGORY B	
Project Classification	PROJECTS TO MODERNIZE TECHNOLOGY INFRASTRUCTURE
M	Provide updated classroom Audio/Visual technology for content delivery and presentation, which may include projectors and/or large format flat-screen monitors, sound and voice amplification systems and ceiling mounted speakers.
M	Acquire and install centrally manageable, networked loudspeaker, bell and clock systems.
M	Acquire computer hardware for student use in the classroom that is current and up-to-date.
M	<p>Improve school site network infrastructure in order to enhance network-based content and curriculum delivery and network security, which may include:</p> <ul style="list-style-type: none"> • Upgrade and improve the routing and network aggregation capabilities for each site in order to support the larger numbers of concurrent network and internet connections. • Upgrade and improve the network access layer switching capabilities in order to support the larger numbers of devices on our school networks as well as supporting the higher speed requirements. • Upgrade and improve classroom wiring for both wired and wireless data communication. • Where necessary, upgrade and improve fiber network cabling between data wiring closets at the school sites. • Upgrade infrastructure for improved network security.
<p>Schools and Sites where Category B projects are planned: Vista High School; Vista Innovation and Design Academy ("VIDA")</p>	

CATEGORY C	
Project Classification	PROJECTS TO IMPROVE STUDENT AND CAMPUS SAFETY AND SECURITY
M/U	Acquire and install classroom intrusion alarms, video surveillance cameras, safety locks on classroom doors, fencing, gates, and exterior lighting for student safety.
M	Upgrade emergency communications and technology backup systems, signage and fencing.
M/U	Update aging classrooms and facilities to meet current fire, seismic safety and disability access codes.
M/U	Improve student safety and traffic circulation by upgrading or providing additional school drop-off areas, safe paths of travel and parking lots.
M/U	Resurface playgrounds, asphalt areas, patios and lunch areas to improve safety.
<p>Schools and Sites where Category C projects are planned: Bobier Elementary School; California Avenue Elementary School; Mission Vista High School; Rancho Buena Vista High School; VAPA; Vista High School; VIDA; Vista Magnet Middle School</p>	

FULL TEXT OF MEASURE LL (CONTINUED)

CATEGORY D	
Project Classification	PROJECTS TO MODERNIZE AND UPGRADE UTILITY INFRASTRUCTURE, IMPROVE BUILDING FUNCTIONS AND SYSTEMS AND INSTALL ENERGY EFFICIENCY SYSTEMS
M/U	Replace outdated and deteriorating utility infrastructure, electrical, lighting, plumbing, heating, sewer and ventilation systems.
M	Install air conditioning or other classroom cooling systems.
M	Install energy efficiency equipment and systems, including solar energy systems, to improve energy efficiency and implement sustainability and best/green energy practices.
M/U	Improve site accessibility and install ramps to meet Americans with Disabilities Act compliance.
Schools and Sites where Category D projects are planned: Beaumont Elementary School; Bobier Elementary School; Casita Elementary School; Foothill Elementary School; Maryland Elementary School; Mission Meadows Elementary School; Monte Vista Elementary School; Rancho Buena Vista High School; Vista High School; VIDA	

CATEGORY E	
Project Classification	PROJECTS TO COMPLETE BASIC FACILITY UPGRADES AND TO MEET CURRENT ACADEMIC AND SAFETY STANDARDS
M	Fix and/or replace deteriorating roofs.
M/U	Renovate and expand restrooms for students and staff.
M	Repaint school exteriors and interiors and refresh or replace landscaping.
M	Install or repair shade structures on school campuses and create sheltered eating and outdoor learning areas as needed
M	Furnish classrooms and learning spaces with flexible furniture.
M/U	Replace or update drinking fountains and bottle filling stations
M	Build new or transform existing spaces to ensure functional kitchens, multi-use rooms and stages to meet District facility standards for elementary, middle and high schools.
Schools and Sites where Category E projects are planned: Hannalei Elementary School; Mission Vista High School; Monte Vista Elementary School; Rancho Buena Vista High School; Rancho Minerva Middle School; T.H.E. Leadership Academy; Vista Adult Transition Center; Vista High School; VIDA; Vista Magnet Middle School.	

FULL TEXT OF MEASURE LL (CONTINUED)

CATEGORY F	
Project Classification	PROJECTS TO REMOVE PORTABLE BUILDINGS FROM SCHOOL CAMPUSES
M	Remove or demolish aging portable buildings and classrooms that are no longer needed to accommodate student enrollment on school sites.
I	Replace aging portable buildings with new classrooms and classroom buildings.
Schools and Sites where Category F projects are planned: Alamosa Elementary School; Alta Vista High School; Beaumont Elementary School; Bobier Elementary School; Breeze Hill Elementary School; Casita Elementary School; Empresa Elementary School; Foothill Elementary School; Guajome Park Academy; Grapevine Elementary School; Lake Elementary School; Madison Middle School; Major General Murray High School; Maryland Elementary School; Mission Meadows Elementary School; Monte Vista Elementary School; Rancho Buena Vista High School; Roosevelt Middle School; T.H.E. Leadership Academy; Vista Adult Transition Center; Vista High School; VIDA	

School sites and locations where projects are intended to be performed are listed for each Project Category; however, unforeseen events or conditions may create the need for a project to be undertaken at a site not on the list. The Board of Education may authorize the completion of projects at other District schools, sites or buildings where the project is deemed necessary, even if not specifically identified above.

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as needed, and the listing of projects does not imply a particular prioritization among such improvements. Projects may be done in phases, based on Board of Education priorities. Decisions regarding the scope, timing, prioritization or other facets of project implementation will be made solely by the Board of Education by subsequent action. Where terms such as “renovate,” “upgrade,” “repurpose” and “improve” are used in the Bond Project List, the Board of Education has the discretion to determine the best method for accomplishing the project’s objective. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building’s age, condition, expected remaining life, comparative cost and other relevant factors. In addition, where feasible, projects may be completed in partnership with other agencies on a joint use basis using bond proceeds. Property, buildings and equipment on the bond project list may be acquired through lease, sale, lease-purchase, lease-leaseback or other project delivery or acquisition methods determined appropriate by the Board. Use of a Project Labor Agreement is not currently envisioned, but should the District decide to negotiate a Project Labor Agreement, it will provide advance notice to the public, consistent with board policy or bylaws.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal and similar planning costs, construction management, bond project staff and consultants, staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems, and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees and temporary housing and relocation costs for dislocated programs or activities caused or necessitated by projects on the Bond Project List are permissible bond expenditures.

FULL TEXT OF MEASURE LL (CONTINUED)

The final cost of each project will be determined as plans are finalized and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Necessary site preparation, grading or restoration may occur in connection with acquisition of property, new construction, modernization, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads and acquiring any necessary easements, leases, licenses or rights of way to the property.

SECTION IV: ADDITIONAL SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of Bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation or replacement of school facilities on the Bond Project List, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Section 15100 of the California Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds and proceeds of the bonds shall be spent only for such purpose.

Other Terms of the Bonds. The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Education pursuant to requirements of law. Bonds will be issued only as current interest bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum and with a maximum term not exceeding the statutory maximum, provided that the average useful life of bonds sold will not exceed one hundred twenty percent (120%) of the average life of the projects being financed or as otherwise provided by federal tax law. Bond funds may be used to reimburse the District for Bond Project list expenditures incurred prior to the election and bond issuance, in accordance with federal tax law.

Attention of all voters is directed to the fact that the financial information contained in this measure is based upon the District's projections and estimates only, which are not binding upon the District, nor are the summary estimates, if any, provided in the Ballot Label. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuations that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).