A Laguna Beach Unified School District, Safe, Modern Laguna Beach Unified School District School Bond Measure

To repair and upgrade aging classrooms, science labs, career technology and school facilities to support college/career readiness in math, science, technology, arts, engineering, and skilled trades; and fix deteriorating roofs, plumbing, and electrical systems; shall Laguna Beach Unified School District's measure be adopted authorizing $83 million in bonds at legal rates (without increasing current tax rates), levying $8.85 per $100,000 assessed value ($5 million annually) while bonds are outstanding, with independent audits, citizen oversight, all money locally controlled?

What your vote means

YES	NO
A "YES" vote is a vote in favor of authorizing the District to issue and sell up to $83,000,000 in general obligation bonds.	A "NO" vote is a vote against authorizing the District to issue and sell up to $83,000,000 in general obligation bonds.

For and against

FOR	AGAINST
Phyllis Fang President, Laguna Beach Unified Council of PTAs Sarah Durand Executive Director, SchoolPower Laguna Beach Education Foundation Geoff Dunlevie President, Laguna Board of Realtors Mark Christy Hobie/The Ranch, Lifetime Laguna Resident Dan Conroy Retired Fire Captain (2004-2023)	**No argument against this measure was submitted.**

Full Text of Measure A
Laguna Beach Unified School District

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Laguna Beach Unified School District shall be authorized to issue and sell bonds of up to $83,000,000 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

- Some local schools were built between 1930 and 1968 and need repairs and upgrades to meet proper earthquake and building safety standards.
- The District has conducted a facility improvement project prioritization process with input from parents, teachers, staff, and members of the community to identify the upgrades needed at each school site in order to meet modern safety standards, to meet the District's goals for supporting current academic standards, and to address specific priorities at individual school sites.
- These projects include addressing urgent needs like providing modern labs, career technical education facilities, and equipment to prepare students for college and in-demand careers such as health sciences, engineering, technology and skilled trades.
- Priority projects also include addressing basic infrastructure needs like repairing and replacing deteriorating roofs, plumbing, gas lines, sewer lines, and electrical systems, and removing hazardous materials like asbestos and lead pipes.
- Priority projects will improve school safety and security systems, including emergency communications and fire safety.
- The District has an opportunity to issue new bonds by extending, but not increasing, the tax rate paid by local property owners.
- Passage of a local school facilities improvement bond measure will help local schools qualify for millions in matching funds from the State that will otherwise go to improve schools in other communities.
- This bond measure will benefit local schools only and no funds can be taken away by the State or federal governments or other school districts.
- No money from a local school improvement bond measure can be used for administrator salaries or pensions.
- 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.
- The District cannot rely on the State to fund school facility improvements and the limited State dollars available for facility upgrades often require local matching funds that could be provided by a local bond measure.

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 of the Laguna Beach Unified School District (the "Board of Education" or the "Board") has evaluated the facilities needs through the development of a Facilities Master Plan which has identified projects to finance from a local bond measure at this time. The Board of Education has certified 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 appoint a new or empower an existing independent citizens' oversight committee (the "Citizens' Oversight Committee") in accordance with Education Code sections 15278-15282 and applicable Board policy, 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.

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 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 measure, 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.

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources, including joint use funds or contributions, development impact fees, and State funding (if available). The District will pursue State matching funds if and when they become available, and if received, they will be used for projects on the Bond Project List or other high priority capital outlay expenditures as permitted by law. 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. Bond funds may be used to meet any matching share contribution requirements.

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, and the acquisition or lease of real property for school facilities, all as listed on the Bond Project List. All projects to be financed with bonds authorized by this measure listed on the Bond Project List have been determined by the District to be "school facilities" as that term is used in the California Constitution. "School facilities" include projects at school sites as well as administrative and teacher/staff support facilities which are necessary for, and related to, the delivery of high-quality education services. Projects listed below may be completed at any and all properties, school sites and facilities where such projects are determined necessary, and projects are authorized to be performed at each and all of the District's schools, sites and facilities, including administrative and ancillary support facilities, whether owned, leased or yet to be acquired.

Specific projects to be funded by the bond measure include the following:

- Provide modern labs, career technical education facilities, and equipment to prepare students for college and in-demand careers such as health sciences, engineering, technology and skilled trades
- Upgrade classrooms, labs and technology to support high quality instruction in math, science, engineering and technology
- Upgrade older schools so they meet current health codes, building safety codes and provide proper access for students with disabilities
- Replace, repair, modernize deteriorating roofs, leaking pipes, outdated plumbing, sewer and gas lines, waterlines, storm drains and valves, heating, cooling, ventilation systems and electrical systems
- Construct, renovate, reconfigure and modernize classrooms, school facilities and centralized, instructional and operative support facilities including flooring, ceiling, windows, window coverings, doors, lighting, interior and exterior finishes, and paint
- Renovate, repair, replace, construct and/or install playgrounds, play surfaces, sports fields, gymnasiums, courts, other athletic facilities, locker rooms and all related improvements and equipment
- Develop, construct, install and improve outdoor areas including outdoor learning and meeting areas, hardscaping, landscaping and the planting of trees, irrigation improvements, and building/installing shade structures and seating
- Improve energy efficiency and sustainability including installation of energy-efficient lighting and plumbing systems, solar panels, battery storage and electric vehicle charging stations
- Repair, replace and improve deteriorating asphalt, concrete, sidewalks, parking lots, driveways and walkways
- Modernize and equip school cafeterias, kitchens, eating and serving areas
- Renovate and repair restrooms, including for TK and kinder classrooms
- Renovate, repair, replace, modernize, and construct libraries, theater/auditorium, multipurpose rooms and classrooms for music and visual arts programs
- Replace portable classroom buildings with permanent classrooms

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 and available funding. Listed projects may be completed at any and all District schools, sites, properties (owned, leased or yet to be acquired) and education buildings where such project is determined necessary. Bond projects are anticipated to provide benefit to all users of school facilities, sites and buildings, including charter schools that occupy school campuses, community members and other organizations.

Decisions regarding the scope, function, timing, location, prioritization or other facets of project implementation for school facility projects listed on the Bond Project List will be made solely by the Board of Education by subsequent action, including the interpretation, meaning and intent of each listed project. Where terms such as "renovate," "upgrade," "replace," "improve" and "repair" 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, including the use of new construction. 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 public or private agencies on a joint use basis using bond proceeds, subject to federal tax rules and regulations.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal and similar planning costs; litigation costs; construction management; bond project consultants; staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems; the furnishing and equipping of all projects, including equipment to maintain facilities in a safe and clean condition; 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, Division of State Architect (DSA)-related requirements, studies and assessments, including ADA and seismic, 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. Land may be acquired for any project, and all projects may be furnished and equipped using bond proceeds to ensure the functionality and usability of facilities and sites constructed or reconstructed with bond proceeds. Bond proceeds may be used to retire any interim funding incurred to advance fund projects described on the Bond Project List.

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 Operating Expenses. 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 or administrator salaries and other school operating expenses in accordance with applicable law.

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. 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 weighted average maturity of bonds sold will not exceed one hundred twenty percent (120%) of the average reasonably expected economic 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 or average payment 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).

Tax Rate Statement
Laguna Beach Unified School District
Measure A

An election will be held within the boundaries of Laguna Beach Unified School District ("District") on November 3, 2026 to authorize the sale of up to $83 million in bonds to finance facilities as described in the measure. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code.

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 assessed valuations available at the time of the election and a projection based on experience within the same jurisdiction and other demonstrable factors, is estimated to be $8.68 per $100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2056-57.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of filing this statement, and a projection based on experience within the same jurisdiction and other demonstrable factors, is estimated to be $8.85 per $100,000 of assessed valuation occurring in fiscal years 2028-29 through 2056-57.

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 $157,260,047.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the Orange County official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. 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.

s/ Superintendent
Laguna Beach Unified School District

Impartial Analysis
Laguna Beach Unified School District
Measure A

This measure was placed on the ballot by the governing board ("Board") of the Laguna Beach Unified School District ("District"). This measure, if approved by 55 percent of the votes cast on the measure, will authorize the District to issue and sell up to $83,000,000 in general obligation bonds. The sale of these bonds by the District represents a debt of the District.

Voter approval of this measure will also authorize an annual tax to be levied on taxable property in the District to generate revenue to pay principal and interest on the bonds. The District's stated best estimate in its tax rate statement of the average annual tax rate required to fund the bonds is $8.68 per $100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is fiscal year 2056-57. The best estimate of the total debt service, including principal and interest, required to be repaid if all bonds are issued and sold is $157,260,047. The interest rate and maturity date on any bond shall not exceed the maximums allowed by law.

Proceeds from the sale of bonds authorized by this measure may only 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 interests in real property for school facilities in the District. A complete list of the projects and allowed expenditures, which bonds proceeds may be spent on, is included in the full text of the measure. The Board has certified that it has evaluated safety, class size, and information technology needs in developing the project list for this bond measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher or administrator salaries or other operating expenses and requires independent annual performance and financial audits. State law requires the establishment of an independent citizens' oversight committee for ensuring that bond proceeds are expended as specified in the measure and as provided by law.

Approval of Measure A does not guarantee that the proposed project or projects in the District that are the subject of the bonds under Measure A will be funded beyond the local revenues generated by Measure A. The District's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

A "YES" vote is a vote in favor of authorizing the District to issue and sell up to $83,000,000 in general obligation bonds.

A "NO" vote is a vote against authorizing the District to issue and sell up to $83,000,000 in general obligation bonds.

Argument in Favor of Measure A

Vote YES on A to repair and upgrade Laguna schools without raising taxes.

We love many things about Laguna Beach, including our exceptional public schools, which rank among the best in the nation.

Our schools are the heart of our vibrant community, preparing the next generation to contribute, create, and thrive. Strong schools benefit everyone.

To maintain these high standards, we must continue to upgrade our older school buildings, especially those built between 1930 and 1968. Essential infrastructure like roofs, pipes, wiring, air conditioning, and fire safety systems simply wear out over decades.

Last year alone, there were a dozen roof leaks. Failing cast iron pipes cause water leaks, gas leaks, and sewage backups.

Outdated wiring and technology can't support modern instruction and the labs needed for today's science, math, engineering, and career skills.

All four Laguna Beach schools are in a high-severity wildfire zone, making fire-resilient upgrades essential.

Measure A will provide safe, modern schools **without raising taxes a single penny.**

Yes on A will:

- Provide modern labs, instructional technology, and career technical facilities so students are prepared for college and careers with today's math, science, and engineering skills
- Replace deteriorating roofs, plumbing, and electrical systems
- Upgrade old schools to meet current health, safety, academic, and efficiency standards, including access for students with disabilities
- Strengthen wildfire protection by hardening buildings with modern alarms, sprinklers, and fire-resistant materials

Measure A helps Laguna secure **millions in state matching funds** - money that will otherwise go to other communities.

All funds stay local. Independent oversight, annual audits, and strict accountability ensure funds are spent as promised.

No new taxes. Local control. Safe, modern schools.

Join parents, teachers, seniors, civic, and business leaders. **Vote YES on Measure A!**

s/ Phyllis Fang
President, Laguna Beach Unified Council of PTAs

s/ Sarah Durand
Executive Director, SchoolPower Laguna Beach Education Foundation

s/ Geoff Dunlevie
President, Laguna Board of Realtors

s/ Mark Christy
Hobie/The Ranch, Lifetime Laguna Resident

s/ Dan Conroy
Retired Fire Captain (2004-2023)

No argument against this measure was submitted.