
MEASURE G

SCHOOL BOND ELECTION – WESTERN PLACER UNIFIED SCHOOL DISTRICT

To renovate/ modernize Carlin Coppin and Creekside Oaks Elementary Schools, Lincoln and Phoenix High Schools; complete Twelve Bridges High School; remove/ replace asbestos, lead pipes, roofs, electrical systems; supporting achievement in math, science, engineering, reading, arts and technology; improve safety/ security/ disabled access; prevent overcrowding; shall Western Placer Unified School District issue \$185,000,000 in bonds at legal rates, annually levying approximately \$54 per \$100,000 of assessed valuation, generating approximately \$9,400,000 annually while bonds are outstanding, requiring audits / citizens oversight?

BONDS YES _____

BONDS NO _____

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE G

This measure, if approved by fifty-five percent of the voters, would authorize the sale of general obligation bonds by the Western Placer Unified School District (the "District") in the aggregate principal amount of \$185,000,000. The proceeds of the bonds would be used to provide financing for the school facilities projects described in the text of the measure and more fully listed in the Bond Project List. Principal and interest on the bonds would be paid from a tax placed on the taxable property within the District. The District's estimate of the highest tax rate that would be required to fund this bond issuance is \$54 per \$100,000 of assessed valuation until fiscal year 2056-2057.

A general obligation bond is a form of borrowing commonly used to fund school facilities. By law, local general obligation bonds, financed through an increase in local property taxes, can be used for renovating, reconstructing, and building new facilities and for acquiring certain new equipment. To authorize such bond issuance through a 55% voter approval, the District must meet certain accountability requirements. To meet these requirements, the Board of Trustees of the District has committed to the following:

- to use the bond proceeds only for the purposes set forth in the ballot measure, and not for any other purpose, such as teacher and administrator salaries and other school operating expenses.
- the safety, class size reduction and information technology needs of the District as well as the importance of the projects to student achievement and enhanced instruction have been evaluated prior to determining that bond issuance was necessary.
- to create a Citizen's Oversight Committee in compliance with Education Code Section 15278

no later than 60 days after the Board enters the election results in its minutes to ensure bond proceeds are expended only for the projects in the ballot measure.

- to conduct annual independent performance and financial audits to ensure that the bond proceeds are expended only for the projects in the ballot measure.

This measure was placed on the ballot by the Board of Trustees for the District through adoption of Resolution No. 21/22.27 on June 21, 2022.

A "YES" vote on this Measure would authorize the Western Placer Unified School District to borrow money through the sale of bonds in an amount not exceeding \$185,000,000, with the bonds being repaid by revenue derived from an annual tax levied upon the taxable property within the District.

A "NO" vote on this Measure is a vote against authorizing the sale of bonds by the District.

This analysis is submitted by the Office of the County Counsel of Placer County pursuant to the requirements of Section 9500 of the Elections Code of the State of California.

The above statement is an impartial analysis of Measure G. If you desire a copy of the measure, please call the Placer County Registrar of Voters at 530-886-5600 and a copy will be mailed at no cost to you.

Karin E. Schwab, County Counsel

By Clayton T. Cook, Supervising Deputy County Counsel

ARGUMENT IN FAVOR OF MEASURE G

If you live within Western Placer Unified School District (WPUSD) boundaries, **VOTING YES on Measure G** may be **the most important local vote** you cast in this election. Consider these facts:

While WPUSD has been able to build, repair, and upgrade SOME of our public schools to address critical needs and overcrowding, the rest of our local schools continue to age, and the state of their classrooms, facilities, and technology is adversely impacting teaching and learning.

The District's enrollment has almost doubled since the early 2000s. New classrooms are needed to prevent classroom overcrowding and accommodate increasing enrollment.

Measure G provides a prudent, responsible plan to continue modernizing WPUSD schools for improved student safety and equal access to quality instruction and learning. No other funding currently exists to properly upgrade these facilities.

Measure G will:

- **RENOVATE/MODERNIZE** Carlin C. Coppin Elementary, Creekside Oaks Elementary, Lincoln High School, Phoenix High School, and complete Twelve Bridges High School to prevent overcrowding, and to make sure that our school facilities and school grounds are safe, secure, and modern.
- **FIX** deteriorating roofs, plumbing, sewer, and electrical systems.

- **REMOVE** hazardous materials like asbestos/lead pipes.
- **UPGRADE** older schools to improve fire safety, school security, building safety, and access for students with disabilities.
- **IMPROVE** heating, ventilation, insulation, doors, and windows.
- **MODERNIZE** outdated classrooms, labs, and educational technology to support high quality instruction in math, science, engineering, technology, and the arts.
- **IMPROVE** physical education areas, play equipment, kitchens, and multi-use facilities for student health, safety, and access for individuals with disabilities.
- **REPLACE** aging portable classrooms.

Taxpayer protections are REQUIRED. ALL funds stay LOCAL for WPUSD schools ONLY. NO funds go to employee salaries, benefits, or pensions. Citizens' Oversight, independent audits, and public reporting ensure proper spending.

Please! Make your vote count – for our children, for our community. VOTE YES on G!

Damian Armitage, WPUSD Board President/Lincoln Crossing Resident

Jason Price, WPUSD Board Vice-President/Lincoln Resident

Criste Freymond, WPUSD Board Clerk/Thermalands Resident

April Nitsos, WPUSD Board Member/Sheridan Resident

Kris Wyatt, WPUSD Board Member/Community Champion

REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE G

They want you to believe this measure will provide all sorts of free goodies. In reality, Measure G is a bond that will be paid back by increasing your taxes for more than 30 years, using your house as collateral. Proposition 13 does not protect us from voter-approved tax increases like this one.

In 2014, voters approved Measure A, increasing taxes. In 2016, voters approved Measure N, further increasing taxes. Every two years, they demand higher taxes and more debt, despite the dramatic increases in school funding.

John Adams Academy built and maintained three beautiful campuses without raising taxes. The Western Placer Unified School District should duplicate that model!

The District claims that new development has caused overcrowding, so they want to raise taxes yet again. By voting "No," we send the message that new development must pay for itself, without burdening existing residents. Furthermore, we believe that recent, record-breaking increases in school funding are already enough to deal

with the new students. This financially-irresponsible District must learn to live within its means!

Many items on the Bond Project List will be outdated, worn out, and replaced long before this new debt is paid off. What sort of fool would borrow money for three decades to pay for "bulletin boards," "security cameras," or "window coverings"?

Inflation is through the roof, with no end in sight. Taxpayers are struggling to survive. Now is not the time for yet another tax increase.

Please vote "NO" on the Measure G tax increase.

Tom Hudson, President, California Taxpayer Protection Committee

Eric Eisenhammer, Vice President, Placer County Republican Assembly

Mark Wright, Chairman, Placer County Republican Party

Kathy Arts, Lincoln Resident

Dr. Ken Campbell, Spokesman, Placer County Taxpayers Association

Kathy Arts, Lincoln Resident

ARGUMENT AGAINST MEASURE G

WARNING: Measure G is a tax increase that uses your house as collateral. A "YES" vote will require YOU to pay this new tax every year for the next three decades. If you cannot afford to pay, your house will be sold to pay the taxes.

We live in difficult economic times. Inflation is the highest it's been in forty years. We have all suffered as the cost of food and everything else has skyrocketed, with no end in sight. Gas prices have doubled. Inflation has a brutal impact on families because costs are rising much faster than incomes. Raising taxes will only make the situation worse.

This tax increase adds to the cost of housing, pricing young families out of the "American dream" ---home ownership.

Even rental housing is becoming unaffordable. This tax increase will be passed on to renters further increasing rent.

The stock market collapsed this year, hitting retirement plans hard and leaving retirees much worse off. The S&P 500 closed out the first half of this year down nearly 21%

— the steepest first-half loss in more than five decades. New taxes and rent increases are especially brutal for seniors who have retired on fixed incomes.

Meanwhile, the Western Placer Unified School District is enjoying dramatic spending increases. Property taxes have broken all previous records - and state funding has increased substantially - bringing in a windfall of new money to our local schools. Yet they still refuse to live within their means. Instead of using their ever-growing budgets to pay for routine maintenance and upgrades, they have recklessly borrowed millions from future generations. This needs to stop!

Now is not the time to raise taxes. Vote NO on Measure G.

Dr. Ken Campbell, Spokesman, Placer County
Taxpayers Association

Tom Hudson, President, California Taxpayer Protection
Committee

Eric Eisenhammer, Vice President, Placer County
Republican Assembly

Mark Wright, Chairman, Placer County Republican Party
Kathy Arts, Lincoln Resident

REBUTTAL TO THE ARGUMENT AGAINST MEASURE G

Measure G opponents miss the point! Apparently, they haven't visited Western Placer Unified School District schools recently or they would know that Measure G is absolutely needed and is a sound investment.

Here are the facts:

FACT: Measure G is about one thing - maintaining the quality of education at Western Placer USD's 15 elementary, middle and high school campuses.

FACT: With NO real State funding for facilities improvement, the burden of upgrading our neighborhood schools lies with us. Measure G qualifies WPUSD for State matching funds when available, leveraging local taxpayer dollars even further.

FACT: In 2016 our community generously supported a school improvement measure including the construction of Scott M. Leaman Elementary School; additions, modernizations/ renovations to Glen Edwards Middle School, both on time and on budget, **but there is more work to be done!**

FACT: Measure G is the result of a transparent, multiple year facilities planning process that included community members, teachers, students and parents. This detailed facilities plan catalogs the most critical needs of every

school in our district. Read the plan at <https://www.wpUSD.org/departments/administrativeservices/facilities/facilities-master-plans>

FACT: Measure G prevents overcrowding and ensures that we match the exceptional teaching and learning happening at our schools so ALL our children get the opportunity to succeed in school, college and careers.

FACT: Measure G requires clear systems of accountability including a detailed project list of how the money will be used, a Citizens' Oversight Committee, and annual independent audits.

VOTE YES on G!

Damian Armitage, WPUSD Board President/Lincoln
Crossing Resident

Jason Price, WPUSD Board Vice-President/Lincoln
Resident

Criste Freymond, WPUSD Board Clerk/Thermalands
Resident

April Nitsos, WPUSD Board Member/Sheridan Resident
Kris Wyatt, WPUSD Board Member/Community

Champion

FULL TEXT OF MEASURE SUBMITTED BY THE DISTRICT

Section 1. Specifications of Election Order.

Pursuant to sections 5304, 5322, 15100 *et seq.*, and section 15266 of the California Education Code, an election shall be held within the boundaries of the District on November 8, 2022, for the purpose of submitting to the registered voters of the District the following proposition:

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$185,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, subject to all of the accountability safeguards specified below. Bonds will be issued in one or more series.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically 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 the specific facilities needs of the District, 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 has updated its Facilities Master Plan in order to evaluate and address all of the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology and other needs in developing the Bond Project List contained in Exhibit A.

Independent Citizens' Oversight Committee. The Board shall establish an independent Citizens' Oversight Committee (section 15278 *et seq.* of the California Education Code), to ensure bond proceeds are expended only for the school facilities projects listed in Exhibit A. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Annual Performance Audits. The Board shall cause an annual, independent performance audit to be conducted to ensure that the bond proceeds have been expended only on the school facilities projects listed in Exhibit A.

Annual Financial Audits. The Board shall cause an annual, independent financial audit of the bond proceeds to be conducted until all of those proceeds have been spent for the school facilities projects listed in Exhibit A.

BOND PROJECT LIST

The Bond Project List attached to this resolution as Exhibit A shall be considered a part of the ballot

proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List, which is an integral part of this proposition, lists the specific projects the District proposes to finance with proceeds of the Bonds. Listed repairs, rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.

FURTHER 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, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for 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 purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to section 53410 of the California Government Code.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than 25 years (if issued pursuant to the provisions of the California Education Code) or 40 years (if issued pursuant to the provisions of the California Government Code) from the date borne by that bond.

EXHIBIT A **KEY FINDINGS**

- The Western Placer Unified School District ("District") currently serves a population of 7,200 students on 15 school campuses. The District is focused on providing a top-quality education to prepare students for college and 21st-century careers. Rigorous academic programs emphasize reading, science, engineering,

technology, language arts, and math. The District is the local provider of Transitional Kindergarten through 12th Grade (TK-12) public education.

- The Board of Education of the District is committed to the belief that all students deserve to learn in quality classrooms and school facilities.
- The District has two key priorities: first, to ensure academic success for every student attending one of our schools; and second, to make sure that our school facilities and school grounds are safe, secure, modern, and equipped to provide the best educational environment possible.
- Student enrollment in the District is increasing and more young families with school age children are moving into the District each year. As a result, many schools in the District are operating at near maximum capacity, utilizing all available classrooms and shared spaces, resulting in cafeterias, gyms and playgrounds being overcrowded.
- The District's long range Facilities Master Plan is continually updated to identify and confirm the needs at every school site and campus within the District has facility improvement needs that require attention.
- The updated Facilities Master Plan was completed with input from school staff, district parents, City of Lincoln representatives 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.
- The improvements identified in the Facilities Master Plan have been prioritized so that the most critical facility needs are addressed.
- These projects include addressing urgent needs, like replacing aging roofs, plumbing, and electrical systems, keeping schools clean, well-maintained and in good condition, performing essential safety repairs and maintenance on classrooms and facilities, and classroom upgrades for improved teaching and learning in science, math, technology, engineering, and arts.
- Updating classrooms and aging facilities will make schools more efficient and will help cut utility costs, freeing up money to support teaching and classroom instruction.
- Locally-controlled funding from bond measures is the primary means by which all local school districts are able to keep its school buildings and classrooms in good repair, with safe environments, designed and equipped to support changing educational standards, methods and approaches.
- Measure A in 2014 and Measure N in 2016 were the first steps in a comprehensive effort to upgrade aging and overcrowded Western Placer elementary, middle, and high school facilities.
- These bond measures focused on four key projects that were completed successfully and under budget, but the District still has significant facility needs.
- The District cannot rely on the State of California to fund school facility improvements and the limited

state dollars available for facility upgrades typically require local matching funds that could be provided by a local bond measure.

- The District is proposing this bond measure to fund improvements to classrooms, science, technology, engineering, arts, and math labs and other educational facilities to support quality academic instruction for students.
- This bond measure will benefit local schools only 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.
- 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.
- This measure will help ensure that Western Placer Unified School District can retain and attract quality teachers and maintain our high academic achievement. By upgrading classrooms and learning technology, the best teachers will want to teach at our local public schools because classrooms will be up-to-date and have greater access to new technology to support 21st century instruction needs.

The Board concluded that protecting the quality of our campuses, the quality of life in our community, and the value of our homes is a wise investment. Therefore, in approving this Project List, the Board of Education determines that the District must:

- Retain all funds to support local students and ensure that money cannot be taken away by the State; and
- Repair or replace deteriorating roofs, plumbing and electrical systems; and
- Upgrade classrooms, science labs, computer systems to keep pace with technology; and
- Upgrade facilities to support student achievement in core subjects like math, science, engineering, arts, and technology; and
- Prevent overcrowding and support the growing student population; and
- Qualify for State matching funds; and
- Adhere to specific fiscal accountability safeguards such as:
 - All expenditures must be subject to annual independent financial audits.
 - No funds can be used for administrators' salaries and pensions.
 - An independent citizens' oversight committee must be appointed to ensure that all funds are spent only as authorized.

ACCOUNTABILITY MEASURES

This bond measure has strict accountability requirements including:

1. All money will benefit local schools and CANNOT BE TAKEN BY THE STATE.

2. Require CITIZENS' OVERSIGHT and yearly reports to the community to keep the District accountable for how the funds are spent.
3. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher or administrator salaries, pensions and other operating expenses.
4. FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

BOND PROJECT LIST

Carlin C. Coppin Elementary School

- Construct, reconstruct, furnish, and equip, and/or renovate, modernize, upgrade, repair, replace:
 - Classrooms, labs, and buildings, including relocatable or modular buildings;
 - School libraries;
 - Athletic fields, hardcourts, and play areas;
 - Multipurpose rooms, auditoriums, cafeterias, gymnasiums, restrooms, and locker rooms;
 - Food service facilities, meeting spaces, custodial spaces, storage, workrooms, administrative offices, and parent/student support service areas;
- Improvements to school grounds, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape;
- Construct, improve, upgrade, repair, replace parking and drop-off areas;
- Install, upgrade and/or replace school safety and security measures, including fire and security alarms, security cameras, campus clock, public address and bell systems, lock and key systems, and heating, ventilation, and air conditioning systems;
- Furnish classrooms, labs, learning, and support spaces with furniture, screens, bulletin boards, and window coverings;

- Provide up-to-date classroom technology infrastructure, which may include:
 - Upgrading and improving the routing and network capabilities in order to support the larger numbers of concurrent network and internet connections;
 - Upgrading and improving the network access capabilities in order to support the larger numbers of devices on school networks as well as supporting the higher speed requirements;
 - Upgrading and improving classroom wiring for both wired and wireless data communication;
 - Upgrading and improving network cabling;
- Provide up-to-date instructional technology in the classroom for improved student learning in core subjects including language arts, reading, science, technology, engineering, arts, and math;
- Create outdoor learning areas by installing shade structures, landscaping, and flexible furniture.

Creekside Oaks Elementary School

- Construct, furnish, and equip a new multipurpose room, cafeteria, and kitchen;
- Remove aging portable classrooms and restrooms;
- Install, reconfigure, and/or renovate portable classrooms and restrooms;
- Construct, furnish, and equip classrooms, restrooms, staff work areas;
- Construct, improve, upgrade, repair, replace parking and drop-off areas, hardcourts, athletic fields, and play areas;
- Improvements to school grounds, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape;
- Install, upgrade and/or replace school safety and security measures, including fire and security alarms, security cameras, campus clock, public address and bell systems, lock and key systems, and heating, ventilation, and air conditioning systems;
- Furnish classrooms, labs, learning, and support spaces with furniture, screens, bulletin boards, and window coverings;
- Provide up-to-date classroom technology infrastructure, which may include:
 - Upgrading and improving the routing and network capabilities in order to support the larger numbers of concurrent network and internet connections;
 - Upgrading and improving the network access capabilities in order to support the larger numbers of devices on school networks as well as supporting the higher speed requirements;
 - Upgrading and improving classroom wiring for both wired and wireless data communication;
 - Upgrading and improving network cabling;
- Provide up-to-date instructional technology in the classroom for improved student learning in core subjects including language arts, reading, science, technology, engineering, arts, and math;
- Improve access to school facilities for students with disabilities.

Lincoln High School

- Transform, renovate, update, construct, and/or replace classrooms to create labs for career technical education (CTE), science, technology, engineering, arts, and math programs;
- Construct, reconstruct, furnish, and equip, and/or renovate, modernize, upgrade, repair, replace:
 - Classrooms, labs, and buildings, including relocatable or modular buildings;
 - School libraries;
 - Athletic fields, hardcourts, and play areas;
 - Multipurpose rooms, auditoriums, cafeterias, concessions, gymnasiums, weight rooms, restrooms, performing arts buildings, science and art buildings, and locker rooms;
 - Food service facilities, meeting spaces, custodial spaces, storage, workrooms, administrative offices, and parent/ student support service areas;
- Remove aging portable classrooms and restrooms;
- Install, reconfigure, and/or renovate portable classrooms and restrooms;
- Update building exteriors by painting and repairing and/or replacing siding and heating and ventilation systems (HVAC);
- Replace doors and windows;
- Update and/or renovate classrooms by repairing and/or replacing flooring, ceiling tiles and casework, hardware, fixtures, re-painting, and updating electrical systems;
- Improvements to school grounds, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape;
- Improve access to school facilities for students with disabilities;
- Improve outdoor athletic spaces including fields and hardcourts with updated equipment, fencing, lighting, backstops, and playing surfaces;
- Construct, improve, upgrade, repair, replace parking and drop-off areas;
- Install, upgrade and/or replace school safety and security measures, including fire and security alarms, security cameras, campus clock, public address and bell systems, key and lock systems, and heating, ventilation, and air conditioning systems;
- Provide up-to-date classroom technology infrastructure, which may include:
 - Upgrading and improving the routing and network capabilities in order to support the larger numbers of concurrent network and internet connections;
 - Upgrading and improving the network access capabilities in order to support the larger numbers of devices on school networks as well as supporting the higher speed requirements;
 - Upgrading and improving classroom wiring for both wired and wireless data communication;
 - Upgrading and improving network cabling;
- Provide up-to-date instructional technology in the classroom for improved student learning in core

subjects including language arts, reading, science, technology, engineering, arts, and math;

- Create outdoor learning areas by installing shade structures, landscaping, and flexible furniture;
- Upgrade/improve energy efficiency and install or replace energy conservation or generation systems to reduce utility costs and accommodate the District's increased usage of and demand for 21st century technology;
- Furnish classrooms, labs, learning, and support spaces furniture, screens, bulletin boards, and window coverings.

Phoenix High School

- Construct, furnish, and equip a new multipurpose room, cafeteria, and athletic spaces;
- Remove aging portable classrooms and restrooms;
- Install, reconfigure, and/or renovate portable classrooms and restrooms;
- Construct, furnish, and equip classrooms, restrooms, administrative offices, staff workroom/ lounge;
- Improvements to school grounds, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape;
- Construct, improve, upgrade, repair, replace parking and drop-off areas;
- Install, upgrade and/or replace school safety and security measures, including fire and security alarms, security cameras, campus clock, key and lock systems, public address and bell systems, and heating, ventilation, and air conditioning systems;
- Create outdoor learning areas by installing shade structures, landscaping, and flexible furniture;
- Furnish classrooms, labs, learning, and support spaces with furniture, screens, bulletin boards, and window coverings;
- Provide up-to-date classroom technology infrastructure, which may include:
 - Upgrading and improving the routing and network capabilities in order to support the larger numbers of concurrent network and internet connections;
 - Upgrading and improving the network access capabilities in order to support the larger numbers of devices on school networks as well as supporting the higher speed requirements;
 - Upgrading and improving classroom wiring for both wired and wireless data communication;
 - Upgrading and improving network cabling;
- Provide up-to-date instructional technology in the classroom for improved student learning in core subjects including career technical education, language arts, reading, science, technology, engineering, arts, and math;
- Improve access to school facilities for students with disabilities.

Twelve Bridges High School

- Construct, furnish, and equip a new gymnasium, weight room, locker/team room, physical

education/athletic spaces, restrooms, storage, fencing, gates, and support facilities;

- Install additional security cameras;
- Install new parking lots.
- Provide up-to-date technology infrastructure for Phase 2 of the High School, which may include:
 - Adding routing and network capabilities in order to support the larger numbers of concurrent network and internet connections;
 - Adding network access capabilities in order to support the larger numbers of devices on school networks as well as supporting the higher speed requirements;
 - Adding wiring for both wired and wireless data communication;
 - Adding network cabling;
- Improvements to school grounds to support Phase 2 of the High School, including irrigation, drainage, landscape, lighting, fencing, gates, signage, and hardscape;

For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if the Board of Education determines that replacement and new construction is economically more practical considering the building's age, condition, and other relevant factors.



The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List, payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, fiber optic cable and hardware necessary to increase bandwidth.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to

reduce the District's share of the costs of the projects, the District may not be able to complete some of the projects listed above. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain portions of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

Bond proceeds shall be expended only for the specific purposes identified herein. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to the bond projects, but not for other administrator or teacher salaries. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

TAX RATE STATEMENT PREPARED BY THE DISTRICT

An election will be held in the Western Placer Unified School District (the "District") on November 8, 2022, to authorize the sale of up to \$185,000,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. If the bonds are authorized and a State bonding capacity waiver is received, the District expects to sell the bonds in two or more series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund that bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 5.4 cents per \$100 of assessed valuation (\$54 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of 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 that bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors is 5.4 cents per \$100 of assessed valuation (\$54 per \$100,000 of assessed valuation) of all property to be taxed. The best estimate of the year in which the highest tax rate will apply is anticipated to be 2027-28.

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 \$320,000,000.

Voters should note that such estimated tax rates are specific to the repayment of bonds issued under this authorization and are and will be in addition to tax rates levied in connection with other bond authorizations approved or to be approved by local voters for the District or for any other overlapping public agency.

District voters have approved a prior authorization (\$60,000,000 2014 Measure A) under which the District has issued bonds that are still outstanding. In 2021-22, the general obligation bond tax rate is \$28.18 per \$100,000 of assessed value for such authorization. The District has issued all bonds under such authorization. District voters have also approved a prior authorization (\$60,000,000 2016 Measure N) under which the District has issued bonds that are still outstanding. In 2021-22, the general obligation bond tax rate is \$21.08 per \$100,000 of assessed value for such authorization.

The District has issued all bonds under such authorization.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on Placer County's 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 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 at 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 the 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 Placer County Assessor in the annual assessment and the equalization process.