



SOLANA BEACH

SCHOOL DISTRICT

309 N. Rios Avenue
Solana Beach, CA 92075
(858) 794-7100
www.sbsd.k12.ca.us

Independent Citizens' Oversight Committee (ICOC) Members

Bruce Cameron
Hari Damineni
Laurel Graziano
Lauren Hay
Katherine Kousser
Jerry Suppa

Board of Education

Vicki King, Esq.
President
Debra H. Schade, Ph.D.
Vice President
Gaylin Allbaugh
Clerk
Dana King
Member
Julie Union
Member

Superintendent
Jodee Brentlinger

Measure JJ Independent Citizens' Oversight Committee (ICOC) Special Meeting

March 16, 2022

Solana Beach School District, Telephonic/Video Conference*
5:30 p.m.

*Welcome to the meeting of the Independent Citizens' Oversight
Committee, ICOC, of the Solana Beach School District.*

Public Inspection of Documents

In compliance with Government Code 54957.5, agenda-related documents that have been distributed to the ICOC less than 24 hours prior to the meeting are available for inspection at the Solana Beach School District, 309 North Rios Avenue, Solana Beach.

Hearing of the Public

Anyone wishing to address the ICOC on any item appearing on the Special Meeting Agenda are given an opportunity to do so. In the interest of time and order, presentations from the public are limited to 3 minutes per person, per topic. A form will be active at 5:30 and can be accessed at www.sbsd.k12.ca.us/icoc-comment.

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The ICOC may (1) acknowledge receipt of the information, (2) refer to staff for further study; or, (3) refer the matter to the next agenda.

**The Public's health and well-being are the top priority for the Solana Beach School District ("District") and you are urged to take all appropriate health and safety precautions. To facilitate this process, the meeting of the ICOC Board will be held via telephonic/video conference.*

Note: The meeting is being held by telephonic/video conference means and will be made accessible to members of the public seeking to attend and to address the Board solely through the links provided, except that members of the public seeking to attend and to address the ICOC Board who require reasonable accommodations to access the meeting, based on disability or other reasons, should contact michaelhodson@sbsd.net or (858) 794-7112 at least twenty-four (24) hours in advance to make arrangements for such reasonable accommodations.

Please click the link below to join the webinar:

<https://sbsd.zoom.us/j/98296957149?pwd=SGlkaklDZjg1U1Y4SXlEWmJ6VUtWZz09>

Passcode: 215276

Or One tap mobile :

US: +16699009128,,98296957149# or +13462487799,,98296957149#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: [+1 669 900 9128](tel:+16699009128) or [+1 346 248 7799](tel:+13462487799) or [+1 253 215 8782](tel:+12532158782) or [+1 301 715 8592](tel:+13017158592) or [+1 6799](tel:+16799) or [+1 646 558 8656](tel:+16465588656)

Webinar ID: [982 9695 7149](https://sbsd.zoom.us/j/98296957149)

International numbers available: <https://sbsd.zoom.us/j/98296957149>



Independent Citizens' Oversight Committee (ICOC) Special Meeting

Meeting Agenda

March 16, 2022

Solana Beach School District, Telephonic/Video Conference 5:30 p.m.

In compliance with the Americans with Disabilities Act and AB-3035, if you require special assistance to participate in this meeting, please contact the Assistant Superintendent of Business Services at (858) 794-7112 at least 24 hours prior to the start of the meeting to enable the District to make reasonable arrangements.

The Regularly Scheduled Meeting of the Independent Citizens' Oversight Committee of the Solana Beach School District begins at 5:30 p.m. via Telephonic/Video Conference.

- 1. **CALL TO ORDER**
WELCOME
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ROLL CALL**

_____	Mr. Cameron
_____	Mr. Damineni
_____	Ms. Graziano
_____	Ms. Hay
_____	Ms. Kousser
_____	Mr. Suppa
_____	Vacant
- 4. **APPROVAL OF AGENDA** 3-4 Motion/Second

HEARING OF THE PUBLIC

- 5. **HEARING OF THE PUBLIC**
Persons wishing to address the ICOC on any item appearing on the Special Meeting Agenda are invited to do so at this time. In the interest of time and order, presentations from the public are limited to three minutes per person, per topic. If you wish to speak, please use the following link for comments: www.sbsd.k12.ca.us/icoc-comment. The link will be active at 5:30 p.m. the day of the scheduled meeting.

In accordance with the Brown Act, unless an item has been placed on the published agenda, there shall be no action taken. The ICOC may (1) acknowledge receipt of the information, (2) refer to staff for further study; or, (3) refer the matter to the next agenda.

6. ACTION ITEMS

A. Presentation and approval of the 2020-2021 Annual Report..... 5-50 Motion/Second

7. ANNOUNCEMENTS & REPORTS

A. Member Announcements

8. ADJOURNMENT OF MEETING

_____ Motion/Second

ITEM:

Presentation and approval of the 2020-21 Annual Report authored by the Solana Beach School District Independent Citizens' Oversight Sub-Committee

AGENDA ITEM:

- Action**
- Consent**
- First Reading**
- Information**
- Presentation**
- Public Hearing**
- Roll Call Vote Required**
- Report**

RECOMMENDATION:

It is recommended that the Committee approve the 2020-21 Annual Report authored by the Solana Beach School District Independent Citizens' Oversight Sub-Committee.

DESCRIPTION:

The Measure JJ Independent Citizens' Oversight Committee Annual Report was authored by two of the seven Committee members. The report includes information pertaining to the composition of the Independent Citizens' Oversight Committee (ICOC), the role of an ICOC member, annual activities, and a financial report covering activity for the period ending June 30, 2021.

FISCAL IMPACT:

MOVED BY: _____

SECONDED BY: _____

5112 Hodson/mas



Measure JJ Independent Citizens' Oversight Committee 2020-2021 Annual Report

April 15, 2022

Solana Beach School District
309 North Rios Ave.
Solana Beach, CA 92075
(858)794-7100

<http://www.sbsd.net>

Solana Beach School District Superintendent and Board of Education,

The Independent Citizens' Oversight Committee (ICOC) of the Solana Beach School District is pleased to present our fourth annual report. The Fiscal Year 2020-2021 Annual Report covers activity for the period ending June 30, 2021.

Building on the commitment from the voters in November 2016, the District was provided the authority to issue \$105,000,000 in general obligation bonds and has issued a total of \$103,530,000. The cost of issuance through June 2021 was \$1,470,000. The SBSB Board of Trustees has prioritized the projects approved by the public in Measure JJ, including (but not limited to) the rebuilding of Skyline and Solana Vista schools. In this year, the District has made significant progress on the rebuild of Solana Vista and improvements to Solana Santa Fe.

The ICOC wishes to thank the District staff and project management team for their support, their detailed updates and transparency of information, not only to the Committee, but also to the public. The ICOC is the principal author of this report, with assistance provided by SBSB staff. The ICOC is very appreciative for their continuing support. SBSB has consistently provided the ICOC with technical information, as well as support for the production and distribution of the report annually since the passage of Measure JJ. This annual report is available on the Measure JJ ICOC web site and also available by request from the Solana Beach School District office.

While much information is provided in this annual report, we direct readers to the Board of Trustee meeting minutes for details on specific changes in project budgets (www.sbsd.net). While some construction timelines have been adjusted, the district has not experienced any project cancellations or scope reductions to-date.

We welcome your questions and comments. You will find ICOC members' e-mail addresses within this report. For more information about Measure JJ and the ICOC, please visit: <https://www.sbsd.k12.ca.us/Page/7765>

Sincerely,

Laurel Graziano

Laurel Graziano, President

Solana Beach School District Independent Citizens' Oversight Committee

INTRODUCTION

Measure JJ is a \$105 million bond initiative approved by over 55% of district voters in November 2016. The Measure JJ Bond Measure stated that Measure JJ is to "repair and upgrade aging, outdated classrooms, science labs, libraries, and school buildings; restore deteriorating roofs, plumbing, and electrical systems; improve student safety and campus security; and, provide access to education, facilities, science, and technology needed to prepare for high school, college, and careers, and qualify for State grants, shall the Solana Beach School District issue \$105,000,000 in bonds at legal interest rates, annual audits, a citizens' oversight committee, and NO money for administrators' salaries." See "Full Text of Measure" in Exhibit A.

Measure JJ was passed under the rules of California Proposition 39 (passed in November 2000). California Assembly Bill 1908 (executed July 2000) required school districts that passed Proposition 39 bonds appoint an Independent Citizens' Oversight Committee (ICOC) "to ensure that funds are spent only on school and classroom improvement and for no other purpose."

The District has completed two issuances of general obligation bonds in the amount of \$105,000,000 for Measure JJ projects. The first issuance in May 2017 yielded \$48,780,000 and the second issuance in March 2019 yielded \$54,750,000 after financing costs.

For additional information about Measure JJ, visit the ICOC page at www.sbsd.net/ICOC.

Solana Vista School Progress



Solana Santa Fe Project



INDEPENDENT CITIZENS OVERSIGHT COMMITTEE (ICOC)

At the May 15, 2019, regularly scheduled Board meeting, the Board of Education selected seven candidates to serve on the Independent Citizens' Oversight Committee. Members serve staggered two-year terms and not more than three consecutive terms. In June 2021, four ICOC members' terms expired. The Board solicits applications and traditionally appoints members to new terms at its regular May Board meeting.

Current ICOC Member Roster

Laurel Graziano, President, Two-year Term, Appointed 2021, Community business representative, laurelgraziano@sbsd.net

Bruce Cameron, Vice President, Two-year Year Term, Appointed 2020, Community parent organization representative, brucecameron@sbsd.net

Katherine Kousser, Two-year Term, Appointed 2020, Taxpayer association representative, katherinekousser@sbsd.net

Jerry Suppa, Two-year Term, Appointed 2021, Community at-large representative, jerrysuppa@sbsd.net

Lauren Hay, Two-year Term, Appointed 2021, Community at-large representative, laurenhay@sbsd.net

Jill MacDonald, Two-year Term, Appointed 2021, Senior community representative, jillmcdonald@sbsd.net

Hari Damineni, Term for the remainder of the 2021-22 year, Appointed 2021, Community parent/guardian representative, haridamineni@sbsd.net

Solana Beach School District Board of Education

Vicki King, Esquire, *President*

Debra H. Schade, Ph.D., *Vice -President*

Gaylin Allbaugh, *Clerk*

Dana King, *Member*

Julie Union, *Member*

District Superintendent

Jodee Brentlinger

ROLE OF THE ICOC

The ICOC provides after-the-fact review and monitoring of how the District has spent Measure JJ bond funds. The ICOC does not have the authority to approve or determine how the bond funds are spent, the rate of taxes collected, bond financing, or the contracting process (requirements definition, contract modeling and strategy, bid solicitation, contractor or consultant selection, contract negotiations, authorizing contract changes, etc.).

The ICOC is required to advise the public on the District's compliance with the requirements of Article 13A, Section 1(b) (3) of the California Constitution, including:

- Expenditure of bond funds only for the construction, reconstruction, rehabilitation, or replacement of school facilities;
- Prohibition of the expenditure of bond funds for any teacher or administrative salaries or other school operating expenses;
- Obtaining an annual independent performance audit to ensure that bond funds have been expended only on the specific projects listed; and,
- Obtaining an annual independent financial audit of the proceeds from the sale of the bonds until all those proceeds have been expended for the school facilities projects.

To fulfill its duty, the ICOC will:

- Understand the District's priority setting process for Measure JJ projects.
- Compare the initiative's language with the District's project plans to verify compliance with voter approved Measure JJ improvements.
- Build relationships with district representatives and verify the appropriateness of bond expenditures.
- Ensure that the information is transparent and open to the public.
- Review the annual independent performance and financial audit of Measure JJ funds.
- Remain current on all matters pertaining to the implementation of the Measure JJ projects.

FINDINGS OF THE INDEPENDENT PERFORMANCE AND FINANCIAL AUDIT

California Senate Bill 1473 (SB 1473), signed September 22, 2010, requires that the financial and performance audits required by Article 13A, Section 1(b)(3)(c) of the California Constitution for bond funds approved under Proposition 39 be conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS), also known as the Yellow Book, issued by the Comptroller General of the United States.

The ICOC, at its March 2022 meeting, reviewed the results of the performance and financial audits prior to their presentation to the Board of Trustees at its regular April Board meeting. The required independent performance audit and independent financial audit for Measure JJ was conducted by Christy White, Inc., (Independent Auditor) for the year ending June 30, 2021. The complete reports are included as EXHIBIT C. This report and all prior audit reports are available on the District's Measure JJ page at <http://www.sbsd.net/ICOC>.

The Independent Auditor issued an unmodified opinion for the Fiscal Year 2020-2021 financial statements for the Measure JJ Building Fund, with no findings of material weakness or significant deficiency in the District's internal controls over financial reporting and no issues of non-compliance. According to the financial audit, during Fiscal Year 2020-2021, the District recorded \$29,081,956 in facilities acquisition and maintenance expenditures from the Fund. The notes to the audit stated that the Fund had \$22,736,631 in cash deposited in the San Diego County Treasury Investment Pool at the end of Fiscal Year 2020-2021. The audit stated that the District had \$19,296,048 in construction commitments for unfinished projects at Solana Vista and Solana Santa Fe Schools at the end of Fiscal Year 2020-2021.

The performance audit tested 91 percent (about \$26.4 million) of the expenditures in Fiscal Year 2020-2021 from the Measure JJ Building Fund for "validity, allowability and accuracy and concluded that the sampled expenditures were in compliance with the terms of the Measure JJ ballot language, the District approved facilities plan, and applicable state laws and regulations." The Auditor noted that there were no personnel costs charged to the Fund in Fiscal Year 2020-2021; the District is applying appropriate procedures over contracting and bidding; and all change orders appear to be properly reviewed and approved in accordance with District policy.

ICOC REVIEW OF THE PERFORMANCE AND FINANCIAL AUDITS

California Senate Bill 581 (SB 581), signed August 12, 2013, requires that independent performance and financial audits for the preceding year be conducted and submitted to the citizens' oversight committee no later than March 31 of each year for its review. SB 581 also requires that the District provide the ICOC with responses, within three months, to any finding, recommendation, or concern addressed in the annual independent performance and financial audits.

The ICOC held a meeting on March 2, 2022, to receive and accept the performance and financial audits of the Fiscal Year 2020-2021 Measure JJ Bonds and ask questions of the Independent Auditor's representative. On the basis of this review, the ICOC accepted the Independent Auditor's financial and performance reports.

A SUMMARY OF THE ICOC ANNUAL ACTIVITIES

The ICOC meets quarterly. During the first meeting of the year, the District will review the rules of the Brown Act and role of the ICOC for new and continuing members, and the ICOC sets a schedule for the year's meetings. At each meeting, district staff present detailed financial reports and describe the status of ongoing and planned construction projects.

All ICOC meeting dates and agendas are available on the District website: <http://www.sbsd.net/ICOC>. During the Fiscal Year 2020–2021 year, the ICOC held meetings via telephonic/video conference due to Executive Orders in relation to COVID-19 and social gatherings:

Wednesday, September 16, 2020

Wednesday, January 20, 2021

Wednesday, March 24, 2021

Wednesday, June 23, 2021

Meetings for the 2021 – 2022 year include:

Wednesday, August 25, 2021, at Solana Vista School [Special Meeting]

Wednesday, September 1, 2021

Wednesday, January 12, 2022

Wednesday, March 2, 2022

Wednesday, March 16, 2022, telephonic/video conference

Wednesday, May 25, 2022

Future in-person meetings will be dependent upon Executive Orders in relation to COVID-19 and social gatherings.

At the invitation of the District, ICOC members attended the ground-breaking event and site walk for Solana Santa Fe School on Friday, June 11, 2021. ICOC members also toured the rebuilt Solana Vista School on June 22, 2021.

The ICOC has three subcommittees:

- Annual Report: This subcommittee reviews the audits and prepares the draft annual report for approval by the full committee.
- Programmatic: This subcommittee reviews the District's current projects for appropriate scope and programmatic effectiveness.
- Fiscal: This subcommittee reviews the District's detailed financial records for a small sample of expenses to assess compliance with the requirements of Measure JJ.

LOOKING AHEAD

In the upcoming year, 2022-2023, the District plans to select a new performance auditor. SBSB has requested ICOC participation in the selection of the next performance auditor. It is anticipated the ICOC will form a new subcommittee for this purpose.

STATUS OF MEASURE JJ BOND PROJECTS

The following table summarizes the status on June 30, 2021, of the Measure JJ bond projects by school site and reflects the District's priority setting process for Measure JJ projects. The total amount for all projects represents the amount of Measure JJ funds budgeted or spent to-date on these projects through June 2021.

Measure JJ bond funds are being used to implement the District's Long-Range Facilities Master Plan. The projects listed in the bond measure are comprehensive (see Exhibit A for list). It is possible that not all projects listed in the Measure JJ bond measure will be undertaken using bond funds.

SBSD School Site ^a & Project(s)	Project Budgets ^b (\$)	Measure JJ Funds Expended thru FY2021	Measure JJ Funds (only) Expended in FY2021 (\$)	Project Status 6/30/21
Carmel Creek				
Modernization	\$3,059,618	NA	NA	0%
Solana Vista				
Reconstruction	\$40,000,000	\$21,689,052	\$2,832,969	45%
Shade Structure	\$59,975	\$59,974.56	NA	Closed
Solana Santa Fe				
Modernization & Reconstruction	\$21,000,000 ^c	\$1,182,022	\$269,650	10%
Shade Structure	\$17,000 ^d	\$87,236.93	NA	Closed
Skyline				
Reconstruction	\$44,990,000	\$44,870,431.21	NA	Closed
Earl Warren Interim Housing	\$817,621	\$817,621.37	NA	Closed
Solana Highlands				
Modernization	\$8,447,488	\$8,447,487.47	NA	Closed
Solana Pacific				
Enhancements	\$2,401,144	N/A	NA	0%
Solar Canopy	\$1,003,054	\$1,003,053.69	NA	Closed
TOTALS	\$121,796,565	\$78,156,879.23	\$3,570,774	

a. No Measure JJ funded projects are currently planned for Solana Ranch.

b. Budgeted amounts are for the project and include non-Measure JJ funds but do not include any State-provided funds.

c. Budgeted amount includes approximately \$6 million in Community Facilities District funds.

d. During Fiscal Year 2020-2021, the Measure JJ Fund received a transfer in the amount of \$63,572 from CFD funds to reimburse Solana Santa Fe School's shade project costs. Initial project budget after CFD funds was \$81,237, with an additional \$6,389 added for contingencies.

A TIMELINE OF PLANNED PROJECTS

This timeline shows the chronological order of Measure JJ bond projects, including the budgeted and actual costs of each project, as well as the bond issuances (Issuance A in Spring 2017; Issuance B in Spring 2019). Included are projects that are fully or partially funded by the Measure JJ bond; other funding sources are identified where applicable.

Solana Beach School District Measure JJ Projects List

Issuance A Projects (Completed)									
Time Period		Project						Total Cost	
December 2015-December 2018		Skyline School Reconstruction Project						44,990,000	
October 2016-June 2018		Earl Warren Middle School Interim Campus						817,621	
May 2016-November 2017		Solana Highlands School Modernization						8,308,487	
September 2016-December 2017		Solana Santa Fe Schools Shade Project-Installation of Shade Structure						81,236	
October 2016-July 2017		Solana Vista Schools Shade Project- Installation of Shade Structure						59,975	
Summer 2017		Solana Pacific School Solar Project						1,008,054	
November 2016 Election Voter Approval of Measure JJ		\$105,000,000							
Spring 2017 First Bond Issuance		Issuance A						48,780,000	
Spring 2019 Second Bond Issuance		Issuance B						54,750,000	
							Total	\$108,530,000	
Issuance B Projects									
2017	2018	2019	2020	2021	2022	2023	2024	TBD Projects	
<p style="text-align: center;"> May 2017- December 2021 Solana Vista School Reconstruction Project Budget Revised \$40,000,000 (Board Approved November 14, 2019) Budget \$30,000,000 (Board Approved May 23, 2019) </p>									
<p style="text-align: center;"> February 2019- December 2023 Solana Santa Fe School Modernization/Expansion Project Budget \$26,000,000* (Board Approved November 18, 2021) *Includes: \$5,700,000 CFD 2004-1 (Fund 49); \$1,977,100 CFD 2000-1 (Fund 49); \$1,700,000 (Fund 35) Other funding resources Measure JJ \$16,622,900 Budget \$21,000,000 (Board Approved September 10, 2020) Proposed Budget \$21,000,000 Board Presentation August 13, 2020 Proposed Budget \$16,200,000 Board Presentation February 13, 2020 Proposed Budget \$8,900,000 Board Presentation November 14, 2019 </p>									
<p style="text-align: center;"> Summer 2022- December 2024** Carmel Creek School Modernization Project - Planning (2022-23) Carmel Creek School Modernization Project - Work (2024) Budget \$3,059,618* (Board Presentation November 14, 2019) </p>									
<p style="text-align: center;"> Summer 2022- December 2024** Solana Pacific School Enhancements Budget \$2,401,144 (Board Presentation November 14, 2019) </p>									
<p style="text-align: right;">*Includes Escalation Calculation November 2019 **Estimated dates</p>									

DISCUSSION OF MATTERS PERTAINING TO THE IMPLEMENTATION OF MEASURE JJ PROJECTS

Impact of the COVID-19 Pandemic and Other Factors on School Construction

Following the issuance of the bonds in November 2016 and through March 2020, the cost of school construction has continued to increase. Since an October 2018 ICOC presentation of information on the competitive bidding process, the cost of school construction, and cost escalation, the ICOC has continued to monitor cost variances in the areas of labor and materials and how shortages, weather, and other factors impact cost.

The COVID pandemic and associated supply chain issues have had little to no impact on the District's Measure JJ project timelines as projects and materials sourcing have been planned well in advance.

Continued Transition in the District's Facilities Management Team

In October 2020, the District's long-time Executive Director of Capital Projects and Facilities retired. After the retirement, the District transitioned the responsibilities for oversight of Measure JJ bond projects to a Core Facilities Team led by the District's Assistant Superintendent of Business Services; Director of Facilities, Maintenance & Operations; and a Facilities Consultant.

The Assistant Superintendent of Business Services serves as the Secretary to the ICOC; all members of the Core Facilities Team and the District's Superintendent provide regular financial and construction status reports at ICOC meetings. New for the reconstruction of Solana Vista School, the District hired a construction manager, TELACU, to provide general project oversight. TELACU continues to work with the District for the Solana Santa Fe School project. The construction manager has regularly participated in briefing the ICOC on the status of the Solana Vista and Solana Santa Fe Schools projects, such as at the January 2021 ICOC meeting and led the site tours in December 2020 and March 2021.

In October 2021, Lisa Davis, Assistant Superintendent of Business Services, departed the District and the District has since hired Michael Hodson as Assistant Superintendent of Business Services. He started with the District effective December 2021 and was appointed Secretary to the ICOC on January 12, 2022.

Ongoing District Community Engagement Efforts

The District has regularly reported the results of its community engagement efforts for the Solana Vista School rebuild and the Solana Santa Fe School improvements/rebuild via community reports/meetings. Prior to the commencement of construction at Solana Santa Fe School, the District held community engagement meetings and has worked diligently to keep the community informed of progress on the project.

At ICOC meetings, district staff regularly share presentation materials from recent community engagement meetings and the results of discussions among participants. The District also briefed the ICOC on the status of community concerns reported directly to the District regarding the ongoing Solana Vista School reconstruction project.

Plans to Leverage Funds from Other District Sources for Solana Santa Fe Project

The District is leveraging funding available from other sources, such as Community Facilities District funds, for the Solana Santa Fe School project. This strategy has freed some Measure JJ funds for future projects at other school sites. In addition to approximately \$11.6 million in Measure JJ funds, the District plans to use about \$6 million from the Pacific Highlands Ranch and Crosby Estate Community Facility District funds.

District Efforts for Facilities Planning and Deferred Maintenance

In support of the District's Long Range Facilities Planning efforts, the Superintendent has established a Facilities Task Force. Efforts by the District to meet its deferred maintenance include a continued annual contribution from the General Fund of \$500,000.

District Certification of Expenses and Prevailing Wage

Staff reported that the Solana Beach School District strictly adheres to the prevailing wage requirement for all public works projects.

Exhibit D describes the District's prevailing wage policy.

San Diego Taxpayers Association School Bond Transparency Rating

In 2018, the District, in collaboration with San Dieguito Union High School District (SDUHSD), won the 2018 Regional Golden Watchdog Award from the San Diego County Taxpayers Association for collaboration on interim housing at SDUHSD's Earl Warren Middle School during the construction of Skyline School.

For the 2021 School Bond Transparency Report Card the SDTA awarded the District a B+ score (24 out of 27 points).

Exhibit A

SOLANA BEACH SCHOOL DISTRICT

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

MEASURE JJ

To replace or upgrade aging, outdated classrooms, science labs, libraries, and school buildings; restore deteriorating roofs, plumbing, and electrical systems; improve student safety and campus security; and, provide students access to educational facilities, science, and technology needed to prepare for high school, college, and careers, and qualify for State grants, shall School Facilities Improvement District No. 2016-1 of the Solana Beach School District issue \$105,000,000 in bonds at legal interest rates, with annual audits, a citizen's oversight committee, and NO money for administrators' salaries?

Bonds – Yes

Bonds – No

This measure requires approval by 55% of the voters voting on the measure. Full text of this measure follows the arguments and rebuttals.

SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2016-1 OF THE SOLANA BEACH SCHOOL DISTRICT BOND ELECTION

COUNTY COUNSEL IMPARTIAL ANALYSIS

This measure was placed on the ballot by the Solana Beach School District ("District") for the School Facilities Improvement District No. 2016-1 of the Solana Beach School District ("SFID"). This measure, if approved by 55% of the votes cast on the measure, will authorize the District to issue and sell \$105,000,000 in general obligation bonds. The sale of these bonds is for the purpose of raising money for the SFID, and represents a debt of the District on behalf of the SFID. In exchange for the money received from the bond holders, the District promises to pay the holders 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 SFID. 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 within the SFID 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 30 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 one percent (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:

PR-38H0-JJ-1

COUNTY COUNSEL IMPARTIAL ANALYSIS (CONTINUED)

- (1) the proceeds from the sale of the bonds are used only for the purposes specified,
- (2) the District, by evaluating safety, class size reduction, and information technology needs, has approved a list of specific projects to be funded,
- (3) the District will conduct an annual, independent performance audit, and
- (4) the District will conduct an annual, independent financial audit.

If a 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 requirements.

Approval of this measure does not guarantee that the proposed projects in the SFID that are the subject of these bonds will be funded beyond the local revenues generated by this measure.

A "YES" vote is a vote in favor of authorizing the District to issue and sell \$105,000,000 in general obligation bonds.

A "NO" vote is a vote against authorizing the District to issue and sell \$105,000,000 in general obligation bonds.

Statement provided pursuant to California Education Code Section 15272:

If this Bond measure is approved, the Solana Beach School District Board of Education will appoint a citizens' oversight committee and conduct annual independent audits to assure that bond funds are spent only on school and classroom improvements and for no other purposes.

TAX RATE STATEMENT

SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2016-1 OF THE SOLANA BEACH SCHOOL DISTRICT General Obligation Bond Election of November 8, 2016

As shown on the enclosed official ballot, an election is being held within School Facilities Improvement District No. 2016-1 of the Solana Beach School District ("Improvement District") on November 8, 2016, for the purpose of submitting to the registered voters within the Improvement District the question of whether bonds shall be issued by the Solana Beach School District ("School District"), on behalf of the Improvement District, in an amount not to exceed \$105,000,000 ("2016 Bond Authorization") for the purpose of providing funds for the acquisition, construction and completion of specified school facilities and school projects as set forth in the resolution of the School District, on behalf of the Improvement District, calling such bond election. This measure will authorize a tax sufficient for interest on, and principal of, the bonds. The bonds shall bear interest at a rate, or rates, to be established at such time as the bonds are sold, in one or more series, at interest rates not to exceed the maximum applicable statutory rate for such bonds. If such bonds are authorized and sold, the principal thereof and the interest thereon are a general obligation of the School District, on behalf of the Improvement District, payable from the proceeds of *ad valorem* taxes on real property located within the boundaries of the Improvement District.

The following information is submitted in compliance with California Elections Code Sections 9401 through 9404 based on estimates of assessed valuations available at the time of filing of this statement:

PR-38H0-JJ-2

Exhibit A

TAX RATE STATEMENT (CONTINUED)

- (a) The best estimate from official sources of the tax rate that would be required to be levied to fund the bond issue during the first fiscal year after the sale of the bonds, based on estimated assessed valuations available at the time of filing of this statement or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$0.030 per \$100 (\$30.00 per \$100,000) of assessed valuation. It is estimated that this tax rate would apply in the 2017-2018 tax year.
- (b) It is currently anticipated that the bonds will be sold in multiple series. The best estimate from official sources of the tax rate which would be required to be levied to fund such bond issue during the first fiscal year after the final sale of the bonds based on estimated assessed valuations available at the time of filing of this statement or a projection based on experience within the same jurisdiction or other demonstrable factors is \$0.030 per \$100 (\$30.00 per \$100,000) of assessed valuation. It is estimated that this tax rate would apply in the 2019-2020 tax year.
- (c) The best estimate from official sources of the highest tax rate which would be required to be levied to fund the bond issues during the term of the bond issue, based on estimated assessed valuations available at the time of filing of this statement or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$0.030 per \$100 (\$30.0021 per \$100,000) of assessed value. It is estimated that the highest tax rate would apply in the 2017-2018 tax year based on assessed valuations available at the time of this filing or a projection based on experience within the same jurisdiction or other demonstrable factors.
- (d) The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold is \$196,490,231.

Voters should note that the estimated tax rates are based on the *assessed value* of taxable property within the Improvement District as shown on the official rolls of San Diego County, *not* on the property's market value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective rate than described above. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the San Diego County Assessor in the annual assessment and the equalization process. Property owners should consult their own property tax bills and/or tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that these estimates are based on assumptions and projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of any bond sales, the amount of bonds sold, market interest rates at the time of each sale of bonds and actual assessed valuations over the term of repayment of the bonds. The timing of the bond sales and the amount of bonds sold at any given time will be governed by the needs of the School District, including the legal limitations on bonds approved by a 55% vote. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of the bond sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the Improvement District as determined by the San Diego County Assessor in the annual assessment and the equalization process.

Dated: August 4, 2016

Terry Decker,
Superintendent,
Solana Beach School District

PR-38H0-JJ-3

ARGUMENT IN FAVOR OF MEASURE JJ

KEEP OUR SCHOOLS GREAT!

Solana Beach is one of the top-ranked districts in San Diego County. The schools also provide playing fields and other facilities utilized by the entire community and enhance the value of homes and businesses within its boundaries.

Unfortunately, the quality and condition of many existing school facilities do not measure up to the District's academic reputation. **Some facilities are more than 40 years old and require extensive repairs and modernization. Seventeen percent of classrooms are portables.**

Pressing needs include modern classroom facilities required for today's courses in math, science, engineering, arts and technology, improvement of student safety and campus security systems, and repair of deteriorating roofs, plumbing and outdated electrical systems.

Measure JJ authorizes \$105 million in general obligation bonds to implement the District's Long-Range Facilities Master Plan and access state matching funds when they become available. Bond proceeds will pay for complete redesign/reconstruction of Skyline and Solana Vista schools and modernization at Solana Highlands, Solana Santa Fe, Carmel Creek, Solana Pacific and Solana Ranch.

Improvements at every school will include security, access control, and surveillance systems, exterior lighting and fencing, shade structures, play structures and kindergarten play areas, heating and air conditioning, interior lighting, drought tolerant landscaping and irrigation controls, child nutrition kitchens and student dining areas.

Measure JJ guarantees **bond proceeds will only be used for construction, reconstruction, modernization, or replacement of school facilities**, all proceeds from the bond will stay in the District (they cannot be taken away by state government), and cannot be used to fund teacher or administrator salaries. Measure JJ requires appointment of an independent Citizen's Oversight Committee to ensure funds are spent as promised, and requires annual reporting and audits.

Please join parents, teachers, taxpayers and community leaders in voting Yes on Measure JJ to keep our schools great!

VICKI KING
President, Solana Beach
Elementary School District

ROBERT SAYLER
Real Estate Broker
Solana Beach Resident

FRISCO WHITE
Community Leader and
Carmel Valley Resident

MANJEET RANU
Community Leader and
Pacific Highlands Resident

DEDE ALPERT
Former State Senator & Chair,
Senate Education Committee

PR-38H0-JJ-4

Exhibit A

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE JJ

Measure JJ's tax increase is unfair to seniors and fixed income property owners.

Measure JJ would give District \$105 million at a cost of \$196 million to taxpayers over decades.

A \$700,000 property can expect \$210 more taxes per year for decades if Measure JJ passes. Worse the estimated highest tax rate of \$30.00 per \$100,000 is not guaranteed. IT COULD BE HIGHER if necessary to pay back this loan from Wall Street!

Solana taxpayers already pay these property taxes:

Countywide Proposition 13
San Dieguito High School Bond 2012
Metropolitan Water District

STOP TAXING US TO DEATH!

Some facilities need renovation and repair. What are District's priorities? Why won't District give you a specific list guaranteeing in order the specific projects they will build with this loan? District's promised Citizens' Bond Oversight Committee is a toothless tiger. Measure JJ lacks a specific prioritized project list with estimated costs so voters and Citizens' Bond Oversight Committee can measure accountability.

Worse, many bond funded contracts will be handed out without competitive bidding that has historically protected schools from wasted funds, fostered healthy market competition, allowed all qualified bidders a fair opportunity to participate and protected against fraud, favoritism, corruption. Google: Sweetwater school pay to play OR Fresno Leaseback FBI Arax.

Vote NO until these problems are fixed.

www.CalTAN.org

M. KEVIN O'NEILL, President
California Taxpayers Action Network

PR-38H0-JJ-5

ARGUMENT AGAINST MEASURE JJ

Don't be a victim of The School Bond Scam! (www.schoolbondscam.org)

News articles and campaign finance disclosures show Wall Streeters, contractors and consultants pay money to pass school bonds for their immediate profit leaving each taxpayer with decades of additional debt. Google: "Local School Bonds: Big Donors Win Big Contracts" OR Orange County Register's "Bankers Push School Bonds for C.A.S.H."

The School Bond Scammers gladly pay to pass bonds anticipating school boards will reward them with inflated no bid contracts in return. Google: Sweetwater school pay to play OR Fresno Leaseback FBI Arax.

Voice of San Diego's August 6, 2012 investigative report revealed Poway School District's "Capital Appreciation Bonds" put their taxpayers on the hook to pay back about \$1 billion for their \$105 million bond. Google: "Thanks a Billion"

California Taxpayers Action Network (www.caltan.org) is not against all school bonds and has supported those (i.e. Walnut Valley Unified School District) that contain proper internal controls to prevent waste and encourage good value for taxpayers.

This bond does not include such taxpayer protections. Contracts can be handed to favored contractors and consultants without regard to price!

Worse, this bond lacks a prioritized Project List with estimated project costs for each and a commitment to build the proposed projects in the promised prioritized order. This bond allows pet projects to be built instead of necessary ones.

Why does District need another bond so soon after their last one? Did they handout over priced contracts and put in astrotrurf fields with the last bond instead of making needed classroom repairs?

Vote NO until they propose a better bond next election.

California Taxpayers Action Network is a San Diego based all-volunteer, statewide network of taxpayer advocates who promote sound fiscal policies, practices and business methods by government entities for the public's benefit and protection.

M. KEVIN O'NEILL, President
California Taxpayers Action Network

PR-38H0-JJ-6

Exhibit A

REBUTTAL TO ARGUMENT AGAINST MEASURE JJ

Don't be misled by an outsider with a political agenda.

The individual who wrote the argument against Measure JJ doesn't live anywhere near our community and filed the exact same argument against many other school bonds throughout the county, ignoring the facts regarding our local schools.

Here are the facts:

- Measure JJ contains strict taxpayer protections. Proceeds from the bond can only be used for construction, reconstruction, modernization or replacement of school facilities. Not one cent can be spent on teacher or administrator salaries. There will be no Poway-style capital appreciation bonds.
- The Solana Beach School District has never before proposed a school bond. Most of the District's schools are more than 20 years old, some as old as 61 years, and in desperate need of facility upgrades.
- The District developed an in-depth project list to ensure taxpayer dollars are being spent where they are most needed. Areas like student safety and security, modern classroom facilities for science, technology, research, engineering, arts, and math (STREAM) will be prioritized.
- Failure to pass Measure JJ risks losing \$20 million in matching state funds. Surrounding districts will put our tax dollars to work, while our local school infrastructure backlog expands.

Measure JJ will improve our local schools, save taxpayers millions by locking in today's low interest rates, and contribute to increased property values. Join parents, teachers, businesses, and community leaders in supporting Measure JJ.

Vote Yes on Measure JJ

www.KeepOurSchoolsGreat.com

VICKI KING
Board President,
Solana Beach Elementary School District

FRISCO WHITE
Community Leader and
Carmel Valley Resident

ROBERT SAYLER
Real Estate Broker
Solana Beach Resident

MANJEET RANU
Community Leader & Pacific
Highlands Ranch Resident

DEDE ALPERT
Former State Senator & Chair,
Senate Education Committee

PR-38H0-JJ-7

FULL TEXT OF MEASURE JJ

BOND PROPOSITION OF SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2016-1 ("SFID NO. 2016-1") OF THE SOLANA BEACH SCHOOL DISTRICT (November 8, 2016):

"In order to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at the existing school site of the Solana Beach School District, and in so doing increase health, safety, welfare and educational effectiveness of classrooms for students, shall School Facilities Improvement District No. 2016-1 of the Solana Beach School District ("Improvement District") be authorized to issue Bonds in an amount not to exceed \$105,000,000, including the furnishing and equipping of school facilities or the acquisition or lease of real property for schools and school facilities listed in Attachment "1" on file at the District office and herein incorporated, which Bonds shall be issued for a term not to exceed the applicable statutory maximum, at an interest rate below the legal maximum, and which Bonds shall be subject to the following provisions:

- (A) That proceeds of the Bonds shall be used only for the construction of school facilities and supporting infrastructure, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities pursuant to California Constitution Article XIII A, Section 1(b)(3) and further that the proceeds of the Bonds shall be used only for the purposes specified in California Constitution Article XIII A, Section 1(b)(3) (as amended by Proposition 39) and not for any other purpose, including teacher and non-construction related administrator salaries and any other school operating expenses.
- (B) That a list of the specific school facilities projects to be funded with the proceeds of the Bonds is attached hereto as Attachment "1" and, based upon the adoption of this Resolution, this Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the school facilities listed in Attachment "1".
- (C) That the Board of Education of the District shall conduct an annual, independent performance audit to insure that the proceeds from the sale of the Bonds have been expended only on the specific projects listed in this bond proposition.
- (D) That the Board of Education of the District shall conduct an annual, independent financial audit of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the school facilities projects identified herein.
- (E) That the Board of Education of the District will, pursuant to the provisions of applicable State law, appoint a citizens' oversight committee, and conduct annual independent audits (as referenced above) to assure that the Bond proceeds are spent only on the school, facilities and classroom improvements, projects and costs identified in Attachment "1" and for no other purposes.

PR-38H0-JJ-8

Exhibit A

FULL TEXT OF MEASURE JJ (CONTINUED)

Notwithstanding any statutory provision as to the maximum term of bonds issued pursuant to this bond measure, general obligation bonds issued pursuant to this bond measure shall have a maturity of not more than thirty years from the date of issuance of such bonds or series of bonds.

Taxpayer Protections: The following taxpayer protections are specifically provided in this Bond Measure and by law:

- Bond funds shall be used only for the school facilities projects identified herein, and not for any other purpose.
- As required by law, an Independent Citizen's Oversight Committee shall oversee expenditures of bond funds, and related matters, and shall report to the Board of Education and communicate with the public on such expenditures.
- As required by law, the School District shall conduct annual financial audits and performance audits (using independent auditors) for all bond funds.
- Bond Funds shall not be used for teacher or non-construction related administrator salaries or other non-construction related operating expenses."

SCHOOL FACILITIES DISTRICT NO. 2016-1 OF THE SOLANA BEACH SCHOOL DISTRICT SAFE AND MODERN CLASSROOMS BOND MEASURE

SCHOOL FACILITIES PROJECT LIST

Proceeds from the general obligation bonds of School Facilities Improvement District No. 2016-1 of the Solana Beach School District ("District") would be used to construct, renovate, upgrade, replace, install necessary repairs and/or replacement of school facilities, and fund related facilities costs, including, but not limited to, repair and replacement of lighting and electrical systems, heating, ventilation and air conditioning (HVAC) systems, flooring, roof, renewable energy generating and/or facilities (including, but not limited to solar energy/solar generating facilities), windows, wall systems, security, communication systems, shade structures, fencing, walkways, parking lots, landscaping, athletic facilities and handicap accessibility improvements to meet current health, safety, and instructional standards which will improve the overall educational experience for all students in the District. Such projects include, but are not limited to, reconstruction, renovation, modernization and construction of classrooms, libraries, computer labs, music rooms, roofing, playgrounds, plumbing, electrical, renewable energy (including, but not limited to solar energy/solar generating and/or storage facilities), conservation measures, network infrastructure, fields, and related projects.

PR-38H0-JJ-9

FULL TEXT OF MEASURE JJ (CONTINUED)

LONG-RANGE FACILITIES MASTER PLAN GOALS

Provide modern facilities needed for core courses, and repair and upgrade/replace outdated classrooms:

- Replace portable classrooms with permanent classrooms
- Install and upgrade Security/Safety systems to meet needs for Student Safety and Campus Security
- Ensure safety and structural integrity of buildings for student and employee safety by making seismic and safety upgrades and retrofits
- Improve energy efficiency to reduce costs and energy consumption (producing reductions on environmental impacts), through the use/installation of energy-efficient facilities including the installation/use of LED lighting and construction/installation of solar energy facilities
- Upgrade and modernize District schools to provide for compliance with Americans with Disabilities Act (ADA)
- Renovate, upgrade, replace, install, and provide repairs of school site infrastructure (Plumbing, Electrical, HVAC, Communications, and Security Networks)
- Upgrade Landscape and Irrigation, using recycled water where and as available
- Provide facilities for Storm Water Management
- Provide facilities for Child Nutrition Services and Student Dining
- Replace, update and improve access and parking facilities with the goal of reducing traffic congestion in the vicinity of District schools

RENOVATION, MODERNIZATION AND REPAIR OF EXISTING SCHOOLS AND FACILITIES

Skyline School

- Redesign and reconstruct the campus including learning areas (e.g. classrooms, Media Center, STREAM Lab, performance/multi-purpose room and office spaces)
- Redesign and reconstruct fields, landscaping, parking and drop off/pick-up
- Make necessary site improvements including grading, infrastructure, roads and roadway access
- Construct school facilities including buildings necessary for non-instructional purposes
- Security/Safety - Security Systems, Access Control, and Surveillance Systems, Exterior Lighting, and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)
- Child Nutrition Service Kitchens and Student Dining Areas

PR-38H0-JJ-10

Exhibit A

FULL TEXT OF MEASURE JJ (CONTINUED)

Solana Vista

- Redesign and reconstruct the campus including learning areas (e.g. classrooms, Media Center, STREAM Lab, performance/multi-purpose room, and office spaces)
- Redesign and reconstruct fields, landscaping, parking, and drop off/pick-up
- Make necessary site improvements including grading, infrastructure, roads, and roadway access
- Construct school facilities including buildings necessary for non-instructional purposes
- Security/Safety - Security Systems, Access Control, and Surveillance Systems, Exterior Lighting, and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)
- Child Nutrition Service Kitchens and Student Dining Areas

Solana Highlands

- Modernize the main building
- Modify ingress/egress to better control campus access
- Remove portable classrooms
- Replace carpet
- Playgrounds
- Paint interior and exterior
- Modify building and restrooms to meet current codes such as fire alarm and ADA
- Security/Safety - Security Systems, Access Control, Surveillance Systems, Exterior Lighting, and Fencing
- Shade Structures
- Play Structures
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)
- Child Nutrition Service Kitchens and Student Dining Areas

PR-38H0-JJ-11

FULL TEXT OF MEASURE JJ (CONTINUED)

Solana Santa Fe

- Modernize the main building
- Modify ingress/egress to better control campus access
- Replace portable classrooms with permanent
- Replace carpet
- Paint interior and exterior
- Security/Safety - Security Systems, Access Control, Surveillance Systems, Exterior Lighting and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)
- Child Nutrition Service Kitchens and Student Dining Areas

Carmel Creek

- Modernize the main building
- Modify ingress/egress to better control campus access
- Remove portable classrooms
- Replace carpet
- Paint interior and exterior
- Security/Safety - Security Systems, Access Control, Surveillance Systems, Exterior Lighting, and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)
- Child Nutrition Service Kitchens and Student Dining Areas

Solana Pacific

- Child Nutrition Service Kitchens and Student Dining Areas – as may be needed expand student service kitchen and reconfigure vendor delivery area
- Replace carpet
- Paint interior and exterior
- Security/Safety - Security Systems, Access Control, Surveillance Systems, Exterior Lighting, and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)

PR-38H0-JJ-12

Exhibit A

FULL TEXT OF MEASURE JJ (CONTINUED)

Solana Ranch

- Expand Kindergarten play area to include grass area at west end of campus
- Security/Safety - Security Systems, Access Control, Surveillance Systems, Exterior Lighting and Fencing
- Shade Structures
- Play Structures
- Playgrounds
- Heating and Air Conditioning
- Interior Lighting and Lighting Controls
- Landscape, Drought Tolerant Materials, Irrigation Controls, and Recycled Water (where and as available)

ACQUISITION AND CONSTRUCTION OF NEW SCHOOL ELEMENTARY TO MEET STUDENT NEEDS AND TO REDUCE OVERCROWDING

New Elementary School

- As may be needed to accommodate growth within the District's attendance boundaries, purchase land, design, and construct a comprehensive elementary school campus (designated as "School #8"). This includes classrooms, support buildings, campus administration facilities, and other buildings necessary for non-instructional purposes
- Make necessary site improvements including site preparation, grading, supporting infrastructure, roads, and roadway access
- Pay costs of design and fees for construction of facilities
- Pay environmental review(s) (including geotechnical reviews) and mitigation costs
- Design, construct and install supporting facilities and infrastructure, including, but not limited to roadways, electrical systems, plumbing, HVAC, parking, hardscape, interior and exterior lighting, and lighting controls
- Provide/install solar energy and/or storage facilities
- Playground facilities and equipment
- Provide for Landscaping, including, but not limited to drought tolerant materials, irrigation controls and use of recycled water (where and as available)

ALL DISTRICT SCHOOL SITES WHERE RENOVATION, MAJOR REPAIRS AND/OR NEW CONSTRUCTION TO BE UNDERTAKEN:

- Remove and mitigate hazardous materials (asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Address unforeseen conditions revealed by construction/modernization such as plumbing, or gas line breaks, dry rot, termite damage, and/or seismic structural repairs.
- Improve schools as required to comply with existing building codes and state/federal requirements, including access requirements of the ADA.
- Provide adequate furniture and equipment for all classrooms, and spaces to be newly constructed or reconstructed.
- Acquisition of any of the facilities on this School Facilities Project List through temporary lease or lease-purchase arrangements, or execute purchase option under lease for any of these authorized facilities.

PR-38H0-JJ-13

FULL TEXT OF MEASURE JJ (CONTINUED)

- Necessary site preparation/restoration in connection with renovation or remodeling, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to property.
- If the Board of Education determines that replacement is more economical than rehabilitation or renovation of existing classrooms/school facilities, in those particular cases replacement/new construction will be explored/pursued.
- Provide temporary (interim) classrooms and other school facilities as needed to accommodate students and school functions displaced during construction, including, but not limited to, relocation costs. This includes the costs to remove such facilities when no longer needed and the costs to restore the site and utility systems after removal.

Project Costs for Furnishings and Equipment

Project Costs for furnishings and equipment for some or all of the within-identified District campuses may include, but are not limited to, some or all of the following: security, safety and communication systems and equipment, desks and tables; window and floor coverings (including tiles and carpeting); media recording, distribution and presentation equipment, including, but not limited to, audio systems, kitchen equipment, improvements and furnishings, fire alarm, security; science laboratory equipment; and/or other infrastructure equipment and systems.

Project costs for the above-referenced projects may include installation costs, engineering and design costs, project management/construction management costs, warranty costs, master facilities planning, state or local costs or expenses involving design, planning, site and facilities development costs and charges, environmental review(s) and proceedings, necessary supporting infrastructure costs, relocation costs and expenses, necessary contingency plans and related costs construction and completion of the aforementioned facilities projects, direct legal costs and related costs. Project costs may also include the payment or prepayment of existing or future lease payments and/or interim financing costs for lease of authorized facilities, property or buildings, prepayment of lease obligations for facilities purposes (including temporary classroom facilities) and payment of costs and expenses for interim financing of authorized facilities (including, but not limited to, financing delivery costs). 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, bond projects. Allowable project costs also include: costs of issuing the bonds or other securities (as authorized under California law), informational distribution costs and election costs authorized under State law.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on this School Facilities Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be allocated for each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local

PR-38H0-JJ-14

Exhibit A

FULL TEXT OF MEASURE JJ (CONTINUED)

environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. In preparing the foregoing list, the Board of Education of the Solana Beach School District has evaluated safety, class size and information technology needs.

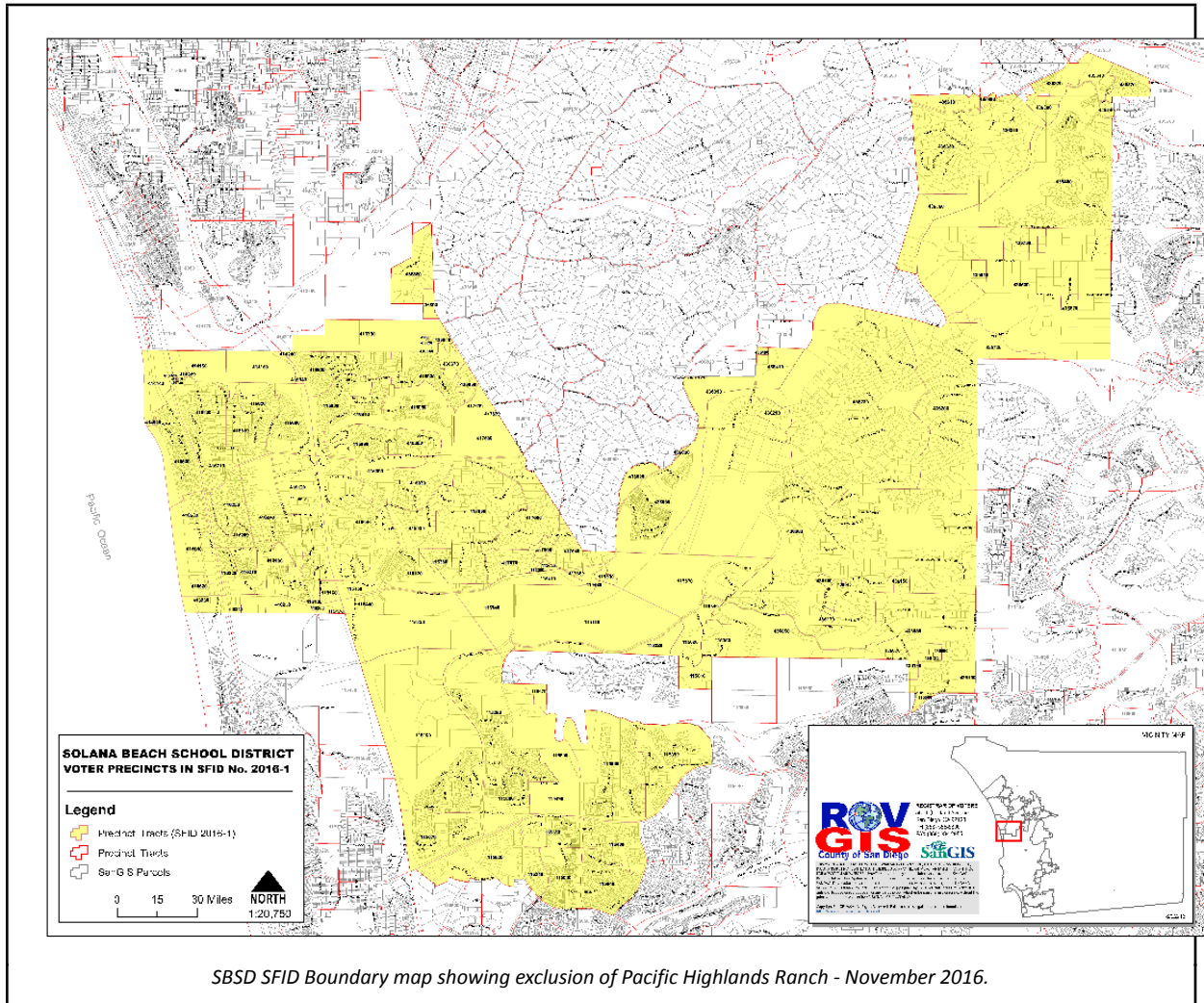
The District will also aggressively pursue funds from the State of California to complete facilities projects.

No Administrator Salaries. Proceeds from the sale of Bonds authorized by this proposition shall be used only for the construction, acquisition, repair, renovation, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the lease of real property for school facilities as identified herein, and not for any other purpose, including teacher and non-construction related administrator salaries and other operating expenses.

PR-38H0-JJ-15

Exhibit B

SBSD SFID Boundary map showing exclusion of Pacific Highlands Ranch - November 2016.



SBSD SFID Boundary map showing exclusion of Pacific Highlands Ranch - November 2016.



SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND

AUDIT REPORT

FOR THE YEAR ENDED
JUNE 30, 2021

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
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JUNE 30, 2021**

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**SOLANA BEACH SCHOOL DISTRICT
 MEASURE JJ BOND BUILDING FUND
 INTRODUCTION AND INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE MEMBER LISTING
 JUNE 30, 2021**

The Solana Beach School District was established in 1887. The District boundaries include the City of Solana Beach, the City of San Diego, Fairbanks Ranch, Rancho Santa Fe, and portions of Carmel Valley and Pacific Highlands Ranch. The District currently operates one preschool and seven elementary schools.

In November 2016, the voters of Solana Beach School District approved by more than the required 55% favorable vote, Measure JJ, authorizing the issuance and sale of general obligation bonds, not to exceed \$105,000,000. Measure JJ is a Proposition 39 bond. The passage of Proposition 39 in November 2000 amended the California Constitution to include accountability provisions. Specifically, the District must conduct an annual independent performance audit to ensure that funds have been expended only on the specific projects listed as well as an annual, independent financial audit of the proceeds from the sale of the bonds until all of the proceeds have been expended for facilities projects.

In May 2017, the District issued Election of 2016, Series A general obligation bonds totaling \$50,000,000. Bond proceeds are to be used to replace or upgrade aging, outdated classrooms, science labs, libraries, and school buildings; restore deteriorating roofs, plumbing, and electrical systems; improve student safety and campus security; and provide students access to educational facilities, science, and technology needed to prepare for high school, college, and careers, and qualify for State grants. The bonds bear interest at a rate of 2.0% - 5.0% and are scheduled to mature through August 2046.

In March 2019, the District issued Election of 2016, Series B general obligation bonds totaling \$55,000,000. The bonds bear interest at a rate of 3.0% - 5.0% and are scheduled to mature through August 2041, with the first payment commencing in August 2020. With this issuance, the District has issued the total amount of \$105,000,000 in general obligation bonds that were authorized by the passing of Measure JJ.

Proposition 39 requires school districts that pass Proposition 39 bonds to seat an Independent Citizens' Oversight Committee (ICOC) to assure the community that bond funds are expended in the fashion outlined in the district's bond resolution. The ICOC must meet at least once a year and inform the public about the expenditure of bond revenues. The ICOC shall actively review and report on the proper expenditure of taxpayers' money for school construction.

The Independent Citizens' Oversight Committee had the following members as of June 30, 2021:

Name	Title	Representation
Katherine Kousser	President	Taxpayers' Organization Member
Laurel Graziano	Vice President	Business Community Member
Lauren Hay	Member	Community At-Large
Jill McDonald	Member	Senior Citizens' Organization Member
Jill Epstein	Member	Parent of Child in the District
Bruce Cameron	Member	Parent-Teacher Organization Member
Jerry Suppa	Member	Community At-Large



INDEPENDENT AUDITORS' REPORT

Measure JJ Independent Citizens' Oversight Committee and
Governing Board Members of the
Solana Beach School District
Solana Beach, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Measure JJ Bond Building Fund of Solana Beach School District (the "District"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Measure JJ Bond Building Fund of Solana Beach School District, as of June 30, 2021, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Exhibit C

Emphasis of Matter

As discussed in Note 1A, the financial statements present only the Measure JJ Bond Building Fund and do not purport to, and do not present fairly the financial position of the Solana Beach School District, as of June 30, 2021, the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 8, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters specific to the Measure JJ Bond Building Fund. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Measure JJ Bond Building Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report of Other Legal and Regulatory Requirements

In accordance with the requirements of Proposition 39, as incorporated in California Constitution Article 13A, we have issued our performance audit dated February 8, 2022, on our consideration of the District's compliance with the requirements of Proposition 39 as it directly relates to the Measure JJ Bond Building Fund. That report is an integral part of our audit of the Measure JJ Bond Building Fund of Solana Beach School District, as of and for the year ended June 30, 2021, and should be considered in assessing the results of our financial audit.

Christy White, Inc.

San Diego, California
February 8, 2022

FINANCIAL SECTION

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
BALANCE SHEET
JUNE 30, 2021**

ASSETS	
Cash and investments	\$ 22,736,631
Accounts receivable	44,002
Total Assets	<u>\$ 22,780,633</u>
LIABILITIES	
Accrued liabilities	\$ 2,545,384
Total Liabilities	<u>2,545,384</u>
FUND BALANCES	
Restricted	20,235,249
Total Fund Balances	<u>20,235,249</u>
Total Liabilities and Fund Balances	<u>\$ 22,780,633</u>

The accompanying notes to financial statements are an integral part of this statement.

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2021**

REVENUES	
Other local sources	\$ 476,769
Total Revenues	<u>476,769</u>
EXPENDITURES	
Current	
Facilities acquisition and maintenance	29,081,956
Total Expenditures	<u>29,081,956</u>
NET CHANGE IN FUND BALANCE	(28,605,187)
Fund Balance - Beginning	48,840,436
Fund Balance - Ending	<u>\$ 20,235,249</u>

The accompanying notes to financial statements are an integral part of this statement.

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The Solana Beach School District (the “District”) accounts for its financial transactions in accordance with the policies and procedures of the Department of Education’s *California School Accounting Manual*. The accounting policies of the District conform to generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA).

An oversight committee to the District’s Governing Board and Superintendent, called the Independent Citizens’ Oversight Committee (ICOC), was established pursuant to the requirements of state law and the provisions of the Measure JJ bond. The ICOC is required by state law to actively review and report on the proper expenditure of taxpayers’ money for school construction. The ICOC provides oversight and advises the public whether the District is spending the Measure JJ bond funds for school capital improvements within the scope of projects outlined in the Measure JJ bond project list. In fulfilling its duties, the ICOC reviews, among other things, the District’s annual performance and financial audits of Measure JJ activity.

The statements presented are for the individual Measure JJ Bond Building Fund of the District, consisting of the net construction proceeds of Election of 2016, Series A and Series B, as issued by the District, through the County of San Diego, and are not intended to be a complete presentation of the District’s financial position or results of operations. There are no related parties or component units included in this financial statement presentation.

B. Basis of Accounting

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of measurement made, regardless of the measurement focus applied.

The financial statements are presented on the modified accrual basis of accounting. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. “Available” means the resources will be collectible within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. Generally, “available” means collectible within the current period or within 60 days after year-end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred.

C. Cash and Cash Equivalents

The District’s cash and cash equivalents consist of cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. Cash equivalents also include cash with county treasury balances for purposes of the statement of cash flows.

D. Interfund Balances

Receivables and payables resulting from short-term interfund loans are classified as “Due from other funds/Due to other funds.”

E. Accrued Liabilities

In general, payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund.

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2021**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Fund Balance

Under GASB Statement No. 54, fund balance is divided into five classifications based primarily on the extent to which the District is bound to observe constraints imposed upon the use of the resources in the governmental funds. The fund balance in Measure JJ is considered restricted.

Restricted - The restricted fund balance classification reflects amounts subject to externally imposed and legally enforceable constraints. Such constraints may be imposed by creditors, grantors, contributors, or laws regulations of other governments, or may be imposed by law through constitutional provisions or enabling legislation.

Nonspendable - The nonspendable fund balance classification reflects amounts that are not in spendable form. Examples include inventory, prepaid items, the long-term portion of loans receivable, and nonfinancial assets held for resale. This classification also reflects amounts that are in spendable form but that are legally or contractually required to remain intact, such as the principal of a permanent endowment.

G. Interfund Activity

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented in the financial statements.

H. Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

I. Budgetary Data

The budgetary process is prescribed by provisions of the California Education Code and requires the governing board to hold a public hearing and adopt an operating budget no later than July 1 of each year. The District governing board satisfied these requirements. The adopted budget is subject to amendment throughout the year to give consideration to unanticipated revenue and expenditures primarily resulting from events unknown at the time of budget adoption with the legal restriction that expenditures cannot exceed appropriations by major object account.

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2021**

NOTE 2 – CASH AND INVESTMENTS

Cash as of June 30, 2021 consisted of \$22,736,631 deposited in the San Diego County Treasury Investment Pool.

A. Policies and Practices

The District is authorized under California Government Code to make direct investments in local agency bonds, notes, or warrants within the state; U.S. Treasury instruments; registered state warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreements; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security; collateralized mortgage obligations; and the County Investment Pool.

Investment in County Treasury – The District maintains substantially all of its cash in the County Treasury in accordance with *Education Code Section 41001*. The San Diego County Treasurer’s pooled investments are managed by the County Treasurer who reports on a monthly basis to the board of supervisors. In addition, the function of the County Treasury Oversight Committee is to review and monitor the County’s investment policy. The committee membership includes the Treasurer and Tax Collector, the Auditor-Controller, Chief Administrative Officer, Superintendent of Schools Representative, and a public member. The fair value of the District’s investment in the pool is based upon the District’s pro-rata share of the fair value provided by the County Treasurer for the entire portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which is recorded on the amortized cost basis.

B. General Authorizations

Except for investments by trustees of debt proceeds, the authority to invest District funds deposited with the county treasury is delegated to the County Treasurer and Tax Collector. Additional information about the investment policy of the County Treasurer and Tax Collector may be obtained from its website. The table below identifies the investment types permitted by California Government Code.

Authorized Investment Type	Maximum Remaining Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Bonds, Notes, Warrants	5 years	None	None
Registered State Bonds, Notes, Warrants	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker’s Acceptance	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	30%	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements	92 days	20% of base	None
Medium-Term Corporate Notes	5 years	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Mortgage Pass-Through Securities	5 years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Joint Powers Authority Pools	N/A	None	None

**SOLANA BEACH SCHOOL DISTRICT
 MEASURE JJ BOND BUILDING FUND
 NOTES TO FINANCIAL STATEMENTS, continued
 JUNE 30, 2021**

NOTE 2 – CASH AND INVESTMENTS (continued)

C. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The District manages its exposure to interest rate risk by investing in the County Treasury. The District maintains a pooled investment with the County Treasury with a fair value of approximately \$22,736,631, which is equal to the adjusted book value. The average weighted maturity for this pool is 613 days.

D. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The investments in the County Treasury are not required to be rated. As of June 30, 2021, the pooled investments in the County Treasury were rated at least A.

E. Fair Value

The District categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy is based on the valuation inputs used to measure an asset's fair value. The following provides a summary of the hierarchy used to measure fair value:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets.

Level 2 - Observable inputs other than Level 1 prices such as quoted prices for similar assets in active markets, quoted prices for identical or similar assets in markets that are not active, or other inputs that are observable, either directly or indirectly.

Level 3 - Unobservable inputs should be developed using the best information available under the circumstances, which might include the District's own data. The District should adjust that data if reasonable available information indicates that other market participants would use different data or certain circumstances specific to the District are not available to other market participants.

Uncategorized - Investments in the San Diego County Treasury Investment Pool are not measured using the input levels above because the District's transactions are based on a stable net asset value per share. All contributions and redemptions are transacted at \$1.00 net asset value per share.

The District's fair value measurements at June 30, 2021 were as follows:

	<u>Uncategorized</u>
Investment in county treasury	<u>\$ 22,736,631</u>
Total	<u>\$ 22,736,631</u>

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2021**

NOTE 3 – ACCOUNTS RECEIVABLE

Accounts receivable as of June 30, 2021 consisted of \$44,002 in interest earned on investments in the San Diego County Treasury.

NOTE 4 – ACCRUED LIABILITIES

Accrued liabilities at June 30, 2021 consisted of \$2,545,384 in construction-related liabilities.

NOTE 5 – COMMITMENTS AND CONTINGENCIES

A. Litigation

The District is involved in various litigation arising from the normal course of business. In the opinion of management and legal counsel, the disposition of all litigation pending is not expected to have a material adverse effect on the overall financial position of the District at June 30, 2021.

B. Construction Commitments

As of June 30, 2021, the District had the following commitments with respect to unfinished capital projects:

	Remaining Construction Commitment
Solana Santa Fe Elementary School	\$ 13,223,206
Solana Vista Elementary School	6,072,842
Total	\$ 19,296,048

OTHER INDEPENDENT AUDITORS' REPORTS

Exhibit C

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Christy White, Inc.

San Diego, California
February 8, 2022



REPORT ON PERFORMANCE

Independent Auditors' Report

Measure JJ Independent Citizens' Oversight Committee and
Governing Board Members of the
Solana Beach School District
Solana Beach, California

Report on Performance

We have audited Solana Beach School District's compliance with the performance audit procedures described in the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting*, prescribed in Title 5, *California Code of Regulations*, section 19810, that could have a direct and material effect on Solana Beach School District's Measure JJ Bond Building Fund for the year ended June 30, 2021, as identified below.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to local school construction bonds.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance of Solana Beach School District's Measure JJ Bond Building Fund based on our performance audit of the types of compliance requirements referred to above. We conducted our performance audit in accordance with generally accepted government auditing standards; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting*, prescribed in Title 5, *California Code of Regulations*, section 19810. Those standards require that we plan and perform the performance audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. An audit includes examining, on a test basis, evidence about Solana Beach School District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that the evidence obtained in our performance audit provides a reasonable basis for our findings and conclusions based on our audit objectives. However, our audit does not provide a legal determination of Solana Beach School District's compliance with those requirements.

Opinion on Performance

In our opinion, Solana Beach School District complied, in all material respects, with the types of compliance requirements referred to above that are applicable to the Measure JJ Bond Building Fund noted below for the year ended June 30, 2021.

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Exhibit C

Procedures Performed

In connection with the performance audit referred to above, we selected and tested transactions and records to determine Solana Beach School District's compliance with the state laws and regulations applicable to the Financial Audit Procedures and Performance Audit Procedures over the Measure JJ Bond Building Fund. Additional agreed upon procedures relating the Measure JJ Bond Building Fund may also be included.

The results of the procedures performed and the related results are further described in the accompanying audit procedures and results section following this Report on Performance.

Christy White, Inc.

San Diego, California
February 8, 2022

AUDIT PROCEDURES AND RESULTS SECTION

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
AUDIT PROCEDURES AND RESULTS
FOR THE YEAR ENDED JUNE 30, 2021**

SECTION I – FINANCIAL AUDIT PROCEDURES AND RESULTS

Financial Statements

As mentioned in the Report on Financial Statements, we have issued an unmodified opinion over the financial statements of the Measure JJ Bond Building Fund as of and for the year ended June 30, 2021.

Internal Control Evaluation

We tested internal controls over financial reporting and compliance with laws, regulations, or provisions of contracts or agreements and have determined through our inquiry of management and our evaluation of District processes that no significant deficiencies were noted.

SECTION II – PERFORMANCE AUDIT PROCEDURES AND RESULTS

Facility Project Expenditures

We selected a representative sample of expenditures charged to the Measure JJ Bond Building Fund and reviewed supporting documentation to ensure funds were properly expended on specific project(s) listed in the text of the Measure JJ ballot.

We tested approximately \$26.4 million of total expenditures or 91% of current year Measure JJ Bond Building Fund expenditures for validity, allowability and accuracy and concluded that the sampled expenditures were in compliance with the terms of Measure JJ ballot language, the District approved facilities plan, and applicable state laws and regulations.

Personnel Expenditures

We reviewed expenditure detail for any salaries and benefits charged to the Measure JJ Bond Building Fund in order to verify that the personnel expenditures were allowable per Opinion 04-110 issued on November 9, 2004 by the State of California Attorney General, which concluded that “a school district may use Proposition 39 school bond proceeds to pay the salaries of district employees to the extent they perform administrative oversight work on construction projects authorized by a voter approved bond measure.”

Based on our review of general ledger detail, there were no salaries or benefits charged to the Measure JJ Bond Building Fund during the year ended June 30, 2021.

Contract Bidding Procedures

We reviewed a listing of contracts awarded during the year ended June 30, 2021 and performed procedures to ensure that contracts for public projects followed appropriate bidding procedures per applicable Public Contract Code. Additionally, we reviewed overall expenditures by vendor in order to determine if multiple projects under the applicable bidding threshold were identified to suggest any possible bid-splitting.

We did not note any Measure JJ construction contracts awarded during the year ended June 30, 2021. Based on our review of overall expenditures and projects by vendor, no instances or possible indications of bid-splitting were identified. The District appears to be properly reviewing projects and applying appropriate procedures over contract bidding procedures.

The previous Report on Performance is an integral part of the above performance audit results.

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
AUDIT PROCEDURES AND RESULTS, continued
FOR THE YEAR ENDED JUNE 30, 2021**

SECTION II – PERFORMANCE AUDIT PROCEDURES AND RESULTS (continued)

Change Order Procedures

We reviewed a listing of contracts and change orders during the year ended June 30, 2021 and selected a sample to ensure that change orders were properly approved and in accordance with District policies. Additionally, cumulative change orders for any given contract were reviewed to ensure that total change orders did not exceed ten percent of the total original contract. Change orders appear to be properly reviewed and approved by management and the governing board in accordance with District policy.

The previous Report on Performance is an integral part of the above performance audit results.

**SCHEDULE OF FINDINGS AND
RECOMMENDATIONS SECTION**

Exhibit C

**SOLANA BEACH SCHOOL DISTRICT
MEASURE JJ BOND BUILDING FUND
SCHEDULE OF FINDINGS AND RECOMMENDATIONS
FOR THE YEAR ENDED JUNE 30, 2021**

PART I – SUMMARY OF AUDITORS’ RESULTS

FINANCIAL STATEMENTS

Type of auditors’ report issued	<u>Unmodified</u>
Internal control over financial reporting:	
Material weakness(es) identified?	<u>No</u>
Significant deficiency(ies) identified?	<u>None Reported</u>
Non-compliance material to the financial statements?	<u>No</u>

PERFORMANCE AUDIT

Internal control over financial reporting:	
Material weakness(es) identified?	<u>No</u>
Significant deficiency(ies) identified?	<u>None Reported</u>
Type of auditor’s report issued on performance for local school construction bonds:	<u>Unmodified</u>

PART II – FINANCIAL STATEMENT FINDINGS

There were no findings related to the financial statements for the year ended June 30, 2021.

PART III – PERFORMANCE AUDIT FINDINGS

There were no performance audit findings or recommendations related to the Measure JJ Bond Building Fund for the year ended June 30, 2021.

PART IV – PRIOR AUDIT FINDINGS

There were no findings or recommendations for the year ended June 30, 2020.

EXHIBIT D

Certification of Expenses and Prevailing Wage

All workers employed on public works projects must be paid the prevailing wage determined by the Director of the Department of Industrial Relations, according to the type of work and location of the project. The prevailing wage rates are usually based on rates specified in collective bargaining agreements.

Public works in general means:

- Construction, alteration, demolition, installation, or repair work done under contract and paid in whole or in part out of public funds.
- It can include preconstruction and post-construction activities related to a public works project.
- For a full definition of public works refer to [Labor Code section 1720](#).

Exception: Project inspectors approved by the Division of State Architect (DSA) are subject to registration; however, there is no craft that claims this work, and prevailing wages are not required for DSA-approved project inspectors on Public Works.

Solana Beach School District strictly adheres to the prevailing wage requirement for all public works projects.

APPENDIX A

Expenditures Itemized by Project/Site for 2020-2021:

Solana Santa Fe - Mod/Expansion

Project Budget Aging Report

Project Aging

Working Budget

Code	Category - Item	Budget	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Funding Sources								
State	State	1,700,000	0	0	0	0	1,700,000	0
35-00	State School Facilities Fund	1,700,000	0	0	0	0	1,700,000	0
Local	Local	19,300,000	0	0	348,687	2,587,374	14,125,252	2,238,687
01-00	General Fund	0	0	0	0	0	0	0
21-39	Building Fund	11,622,900	0	0	348,687	2,587,374	6,448,152	2,238,687
25-19	Developer Fees	0	0	0	0	0	0	0
49-02	Crosby CFD	5,700,000	0	0	0	0	5,700,000	0
49-03	Pacific Highlands Ranch - CFD	1,977,100	0	0	0	0	1,977,100	0
TOTAL FUNDING		21,000,000	0	0	348,687	2,587,374	15,825,252	2,238,687
Expenditures								
A	Site Costs	181,000	0	0	44,038	36,750	87,612	12,600
6200-002	Relocation Expenses	40,000	0	0	0	3,600	32,800	3,600
6200-006	Surveying Costs	31,000	0	0	11,000	20,000	0	0
6200-013	Appraisal Fees	0	0	0	0	0	0	0
6200-200	Purchase Price of Property	0	0	0	0	0	0	0
6200-201	Escrow Costs	0	0	0	0	0	0	0
6200-202	Hazard Waste Studies & Fees	10,000	0	0	5,850	4,150	0	0
6200-203	Other Costs - Site	100,000	0	0	27,188	9,000	54,812	9,000
B	Planning Costs	1,480,000	0	0	250,000	682,700	444,600	102,700
6200-003	Architect / Engineering Fees	1,200,000	0	0	225,000	480,000	420,000	75,000
6200-004	DSA Fees	175,000	0	0	0	150,000	0	25,000
6200-012	Consultant	25,000	0	0	25,000	0	0	0
6200-204	CDE Fees	30,000	0	0	0	2,700	24,600	2,700
6200-205	Energy Analysis	0	0	0	0	0	0	0
6200-206	Other Costs - Planning	50,000	0	0	0	50,000	0	0
5800-003	Advertising	0	0	0	0	0	0	0
5800-078	Planning Software	0	0	0	0	0	0	0
C	Construction Costs	17,560,000	0	0	0	1,580,400	14,399,200	1,580,400
6200-005	Main Construction Contractor	17,000,000	0	0	0	1,530,000	13,940,000	1,530,000
6200-207	Construction Management Fees	500,000	0	0	0	45,000	410,000	45,000
6200-208	Demolition	0	0	0	0	0	0	0
6200-209	Interim Housing	0	0	0	0	0	0	0
6200-210	Other Costs - Construction	60,000	0	0	0	5,400	49,200	5,400
D	Construction Testing Costs	275,000	0	0	0	24,750	225,500	24,750
6200-010	Construction Tests	275,000	0	0	0	24,750	225,500	24,750
E	Construction Inspection Costs	300,000	0	0	0	27,000	246,000	27,000
6200-050	Construction Inspections	300,000	0	0	0	27,000	246,000	27,000
F	Furniture & Equipment Costs	259,000	0	0	0	23,310	212,380	23,310
4300-000	Materials and Supplies	0	0	0	0	0	0	0
4400-000	Furniture and Equipment (\$500 - \$5,000)	59,000	0	0	0	5,310	48,380	5,310
6400-000	Furniture and Equipment (Above \$5,000)	200,000	0	0	0	18,000	164,000	18,000
G	Project Contingency	945,000	0	0	54,649	212,464	209,960	467,927
6999-000	Project Contingencies	945,000	0	0	54,649	212,464	209,960	467,927
TOTAL EXPENDITURES		21,000,000	0	0	348,687	2,587,374	15,825,252	2,238,687
ENDING BALANCE		0	0	0	0	0	0	0

	Budget	
Site Cost	181,000	1%
Soft Cost	2,555,000	12%
Hard Cost	17,319,000	82%
Contingency	945,000	5%
=====		
Total Cost	21,000,000	100%
83% Hard Cost (w/o Site)		
5% Contingency (w/o Site)		

APPENDIX A, continued

Expenditures Itemized by Project/Site for 2020-2021:

Solana Vista - New School/Recon

Project Budget Aging Report		Project Aging						
Working Budget		Budget	Actual	Actual				
Code	Category- Item		FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22
Funding Sources								
State	State	0	0	0	0	0	0	0
Local	Local	40,000,000	2,010	187,402	294,001	1,400,000	31,600,000	6,516,587
21-39	Building Fund	40,000,000	2,010	187,402	294,001	1,400,000	31,600,000	6,516,587
		40,000,000	2,010	187,402	294,001	1,400,000	31,600,000	6,516,587
		0	0	0	0	0	0	0
TOTAL FUNDING		40,000,000	2,010	187,402	294,001	1,400,000	31,600,000	6,516,587
Expenditures								
A	Site Costs	379,000	750	500	22,775	15,250	312,225	27,500
6200-002	Relocation Expenses	180,000	0	0	0	0	130,000	20,000
		70,000	0	0	0	0	80,000	10,000
		80,000	0	0	0	0	70,000	10,000
6200-008	Surveying Costs	4,000	0	0	0	4,000	0	0
		4,000	0	0	0	4,000	0	0
		0	0	0	0	0	0	0
6200-202	Hazard Waste Studies & Fees	75,000	0	0	22,775	10,000	42,225	0
		75,000	0	0	22,775	10,000	42,225	0
		0	0	0	0	0	0	0
6200-203	Other Costs - Site	180,000	750	500	0	1,250	140,000	7,500
		180,000	750	500	0	1,250	140,000	7,500
B	Planning Costs	2,431,000	1,260	172,877	271,200	1,139,800	579,500	266,363
6200-003	Architect / Engineering Fees	1,704,800	0	180,994	222,489	982,331	250,000	89,408
		1,704,800	0	180,994	222,489	982,331	250,000	89,408
		0	0	0	0	0	0	0
6200-004	DSA Fees	380,000	0	0	0	50,000	175,000	125,000
		380,000	0	0	0	50,000	175,000	125,000
		0	0	0	0	0	0	0
6200-012	Consultant	175,000	0	11,284	48,731	78,289	20,000	18,718
		175,000	0	11,284	48,731	78,289	20,000	18,718
		0	0	0	0	0	0	0
6200-204	CDE Fees	80,000	0	0	0	25,000	14,800	10,800
		80,000	0	0	0	25,000	14,800	10,800
		0	0	0	0	0	0	0
6200-206	Other Costs - Planning	180,000	1,280	1,000	0	5,000	120,000	22,740
		180,000	1,280	1,000	0	5,000	120,000	22,740
		0	0	0	0	0	0	0
5800-003	Advertising	1,200	0	0	0	1,200	0	0
		1,200	0	0	0	1,200	0	0
C	Construction Costs	34,095,000	0	0	0	130,000	29,755,000	4,120,000
6200-005	Main Construction Contractor	33,000,000	0	0	0	100,000	29,000,000	3,900,000
		33,000,000	0	0	0	100,000	29,000,000	3,900,000
		0	0	0	0	0	0	0
6200-207	Construction Management Fees	1,000,000	0	0	0	30,000	750,000	220,000
		1,000,000	0	0	0	30,000	750,000	220,000
		0	0	0	0	0	0	0
6200-210	Other Costs - Construction	5,000	0	0	0	0	5,000	0
		5,000	0	0	0	0	5,000	0
		0	0	0	0	0	0	0
D	Construction Testing Costs	300,000	0	14,025	0	12,975	248,000	25,000
6200-010	Construction Tests	300,000	0	14,025	0	12,975	248,000	25,000
		300,000	0	14,025	0	12,975	248,000	25,000
		0	0	0	0	0	0	0
E	Construction Inspection Costs	350,000	0	0	0	0	300,000	50,000
6200-050	Construction Inspections	350,000	0	0	0	0	300,000	50,000
		350,000	0	0	0	0	300,000	50,000
		0	0	0	0	0	0	0
F	Furniture & Equipment Costs	940,000	0	0	26	0	365,000	574,974
4800-000	Materials and Supplies	425,000	0	0	0	0	180,000	275,000
		425,000	0	0	0	0	180,000	275,000
		0	0	0	0	0	0	0
4400-000	Furniture and Equipment (\$500 -	400,000	0	0	26	0	100,000	299,974
		400,000	0	0	26	0	100,000	299,974
		0	0	0	0	0	0	0
6400-000	Furniture and Equipment (Above	115,000	0	0	0	0	115,000	0
		115,000	0	0	0	0	115,000	0
		0	0	0	0	0	0	0
G	Project Contingency	1,595,000	0	0	0	101,975	40,275	1,452,750
6999-000	Project Contingencies	1,595,000	0	0	0	101,975	40,275	1,452,750
	Transfer to Site and Planning Cos	1,595,000	0	0	0	101,975	40,275	1,452,750
		0	0	0	0	0	0	0
TOTAL EXPENDITURES		40,000,000	2,010	187,402	294,001	1,400,000	31,600,000	6,516,587
ENDING BALANCE		0	0	0	0	0	0	0

	Budget	
Site Cost	379,000	1%
Soft Cost	4,081,000	10%
Hard Cost	33,945,000	85%
Contingency	1,595,000	4%
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Total Cost	40,000,000	100%
	86%Hard Cost (w/o Site)	
	4%Contingency (w/o Site)	