

**FULL TEXT OF MEASURE AB
SONOMA COUNTY JUNIOR COLLEGE DISTRICT
"BOND MEASURE ELECTION NOVEMBER 3, 2026"**

"Without increasing tax rates, to improve facilities to train students for careers in nursing/firefighting/first responders, building trades, agriculture, auto mechanics; attract/retain high quality faculty, prepare students for universities; repair leaky roofs; repair, construct, and acquire classrooms/sites/facilities/equipment, shall the Sonoma County Junior College District measure be adopted authorizing \$830,000,000 in bonds at legal rates, levying \$25 per \$100,000 of assessed valuation (\$55,300,000 annually), while bonds are outstanding, and with oversight/audits/local control?"

Bonds - Yes

Bonds – No

PROJECTS

The Board of Trustees of the Sonoma County Junior College District, to be responsive to the needs of its community, evaluated both of the College's campuses in Santa Rosa and Petaluma and the District's Public Safety Training Center, SRJC Roseland and Shone Farm education centers' urgent and critical facility needs, and their capacity to provide students an **affordable education and job training facilities for nursing, firefighting, first responders**, agriculture, auto mechanics and building trades, and prepare them for success in local jobs and in transferring to four-year universities. Job training and college transfer facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the types of projects to be funded by this measure. In developing the types of projects described herein, job training facilities, facilities supporting college transfer and career training classrooms, and the expansion of opportunities for local students to receive an **affordable, quality education**, were prioritized.

The Board of Trustees determines that Sonoma County Junior College District **MUST:**

- (i) **REQUIRE ANNUAL FINANCIAL AUDITS and independent citizen oversight;**
- (ii) **Require local control of funds;**
- (iv) **Attract and retain high quality faculty;**
- (v) **Prepare students for universities;**
- (vi) **ENSURE ALL FUNDS SPENT LOCALLY.**

The following types of projects are authorized to be undertaken at District facilities, and at Sonoma County Junior College District:

**PROTECTING LOCAL FUNDING FOR AFFORDABLE
HIGHER EDUCATION:**

**Improvements Needed To Allow Santa Rosa Junior College
to provide**

**AFFORDABLE CAREER EDUCATION FACILITIES FOR THE
TRADES AND CAREERS IN NURSING AND PUBLIC SAFETY**

Goals and Purposes:

FULL TEXT OF MEASURE AB – continued

The cost of attending a public university in California has skyrocketed. As a result, more and more students are relying on community colleges for some or all of their education. This measure will help ensure that our local community college can provide our community access to high-quality, affordable college options.

This measure will help prepare local students for local jobs by expanding the college's capacity to train students for careers in healthcare, public safety, agriculture, building trades, and others. High school graduates should not have to leave their community to get the skilled training they need for these local industries.

Many of Sonoma County's first responders, including EMTs, police officers, and firefighters receive their training at Santa Rosa Junior College. This measure will provide the updated equipment and classrooms students need to become highly-qualified first responders and keep our community safe.

- Upgrade classrooms, labs, and instructional equipment to increase capacity and support workforce training programs for local, high demand industries.
- Modernize and expand public safety training facilities for EMT, firefighter, and law enforcement education, including updated emergency response equipment and hands on learning environments.
- **Providing career technical education in fields such as agriculture, welding, auto mechanics, and building trades.**
- Modernizing and expanding job training centers for nursing and other healthcare fields.
- Upgrading classroom technology to provide instruction that gives students 21st century skills.
- **Fixing leaky roofs**
- Improving laboratories to prepare students to work in the fast-growing local job market.
- Ensuring facilities meet earthquake, fire and other safety codes

* * *

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects stated above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including the costs of preparation of all facility planning, fiscal reporting, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated college activities caused by construction projects, including leasing portable buildings and off-campus parking. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovate student and staff restrooms; acquire and install emergency power generators; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies, including photovoltaic/solar installations, battery energy storage and electric vehicle charging stations;

FULL TEXT OF MEASURE AB – continued

repair and replace worn-out and leaky roofs, windows, walls, doors and drinking fountains; build new or renovate existing facilities such as science buildings, farms, hospitality and agri-science center, veterans' support facility, allied career technical center, administrative buildings, industrial technology buildings, wellness/allied health facilities, culinary arts facilities, planetarium, arts facilities, nursing and physical therapy facilities, agricultural facilities and buildings, early childhood education center, maintenance yard/warehouse buildings, business and technical support facilities, emergency operations center, career and technical education buildings, student services and welcome centers, bookstore, dining and food services, physical education facilities, visual and performing arts facilities including theatres and galleries, classrooms, and buildings, bus stops, parking lots, structures, and garages; plan, construct, acquire or contribute to affordable student and workforce housing units, removal of outdated buildings and construction of new classrooms and support buildings, install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability and State compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replacing or relocate hard courts, fields, turf and irrigation systems; replace/upgrade existing signage to reflect better wayfinding; replace, modernize and upgrade existing elevator systems; demolition of outdated and unsafe or outdated facilities; upgrade classrooms, install artificial turf on athletic fields; build or upgrade facilities; construct, expand or reconfigure facilities to create large lecture classrooms; upgrade, resurface and recondition existing parking lots; improve vehicular access and traffic circulation; improve drop-off zones and roundabouts; repair, upgrade and install interior and exterior lighting systems; replace old portable classrooms, water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, and workforce facilities, centers for academic and student achievement services, career and technical education building, student service/campus center and instructional buildings, and athletic facilities; improve water conservation and energy efficiency; acquire or lease land and facilities; replace or upgrade outdated security and safety systems; build and improve trails and outdoor learning spaces; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve ADA access; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes the reduction, refinancing or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List.

The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, enterprise software, licenses and warranties, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems,

FULL TEXT OF MEASURE AB – continued

technology infrastructure, disaster recovery and business continuity infrastructure (secondary sites, backup systems, redundant connectivity), information and cyber security systems, such as security monitoring and incident response infrastructure, including logging, SIEM/SOC tools, endpoint security, and data loss prevention and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards, the creation and upgrading of technology for distance learning, acquire necessary software and the construction and installation of on-premises, cloud-based, or hybrid data center and related infrastructure for District enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project or decisions will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment. Necessary site preparation/restoration, including the acquisition and installation of temporary facilities (swing space) may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. 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. Bond proceeds shall only be expended for the types of projects and purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code Section 53410.

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit Sonoma County Junior College District sites and **CANNOT BE TAKEN BY THE STATE.**
2. PUBLIC DISCLOSURE OF ALL SPENDING WILL BE REQUIRED.
3. Require CITIZENS' OVERSIGHT and yearly AUDITS to ensure all funds are used locally, effectively and as promised.
4. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher, faculty and college administrator salaries, pensions and other operating expenses.

5. FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

TAX RATE STATEMENT CONCERNING MEASURE AB

An election will be held in the Sonoma County Junior College District (the "District") on November 3, 2026 to authorize the sale of up to \$830,000,000 in general obligation bonds. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is submitted in compliance with Section 9401 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

1. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$22.00 per \$100,000 (2.2¢ per \$100) of assessed valuation. It is currently anticipated that the tax will be collected until fiscal year 2058-59.

2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, for each year that bonds are outstanding, based on estimated assessed valuations available at the time of filing this statement, is \$25.00 per \$100,000 (2.5¢ per \$100) of assessed valuation first occurring in fiscal year 2041-42.

3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$1.76 billion.

Voters should note that these estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the County's official tax rolls. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

/s/ Angélica Garcia
 Angélica Garcia, Ed.D.
 Superintendent/President
 Sonoma County Junior College District

MEASURE AB – continued

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS
MEASURE AB**

California law allows school districts to issue bonds to pay for construction, repair, replacement, and acquisition of school facilities if 55% of the voters who vote on the measure approve the sale of the bonds. The Sonoma County Junior College District ("District") Board of Trustees ("Board") has placed on the ballot in Sonoma, Marin, and Mendocino Counties the question of whether to issue bonds in the amount of \$830,000,000 for such purposes.

Money raised by bond sales can be used for the purposes and projects stated in the "Project List" set forth in Measure AB. Projects include but are not limited to upgrading classrooms, labs and equipment; modernizing training facilities; upgrading technology; repairing leaky roofs; and ensuring building code compliance. As required by state law, the measure prohibits using bond proceeds for teacher or administrator salaries or other operating expenses.

The Board has evaluated its urgent critical facilities needs in developing the Project List. Inclusion of a project on the Project List does not guarantee it will be funded or completed. The Board will establish the priority and order in which projects are undertaken.

If Measure AB is adopted, the Board will conduct annual, independent financial and performance audits to ensure that bond proceeds have been expended only on the projects on the Project List. A Citizens' Oversight Committee will be established within sixty days of the entry of the election results on the Board's minutes. The proceeds of the bonds will be maintained in a separate account in the County Treasury, and the Board must receive an annual report on the status of projects undertaken and the amount of bond proceeds received and expended in that year.

If approved, the District has discretion to decide when to sell all or any portion of the bonds based on the need for project funds and other factors. The interest rate on the bonds would depend on the market rate at the time the bonds are sold but shall not exceed the statutory maximum. Bonds will be repaid with funds raised from an increase in property taxes based upon the assessed value of taxable property in the District anticipated to be through fiscal year 2058-59. The "Tax Rate Statement" prepared by the District's Superintendent for the measure estimates the highest tax rate necessary to fund the bonds is \$25 per \$100,000 of assessed value. Those tax levies are projections, and could go up or down, depending on a number of factors including the timing and amount of bond sales, and changes in assessed property values in the District. If all bonds are sold, the total debt services, including principal and interest, is estimated at \$1,760,000,000.

A "yes" vote on Measure AB will authorize the District to issue the bonds and levy taxes to pay for the indebtedness.

A "no" vote on Measure AB will not authorize either the issuance of bonds or the associated levy of taxes.

Joshua A. Myers

County Counsel

By: /s/ Adam Brand

County of Sonoma

Katharine Elliott

Interim County Counsel

By: /s/ Brina A. Blanton

County of Mendocino

Brandon Halter

County Counsel

By: /s/ Brandon Halter

County of Marin

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MEASURE AB – continued

Argument in Favor of Measure AB

Vote Yes on Measure AB to train the next generation of Sonoma County nurses, firefighters, EMTs, first responders, and skilled workers, without increasing tax rates.

For more than 100 years, SRJC has helped local students train for essential careers, afford college, and transfer to four-year universities. Today, SRJC teaches and trains the people who fight our fires, work in our hospitals, and respond when we call 911.

Measure AB will modernize nursing labs, classrooms, career-training facilities, and equipment; improve earthquake and fire safety; and upgrade technology, so that the people we depend on every day can learn with the tools and facilities used in today's workplaces.

Voting Yes on Measure AB will ensure that local students can continue to train for local jobs in healthcare, public safety, building trades, agriculture, and other essential fields – right here at home.

Measure AB will not increase your property tax bill, because Measure AB does not raise tax rates. Instead, it replaces expiring bonds, maintaining or lowering the current SRJC bond tax rate.

Every dollar authorized by Measure AB remains under local control and can only be used for voter-approved SRJC projects. Funds cannot be taken by Sacramento or Washington DC, or spent on administrator salaries or pensions. Annual independent audits and an independent Citizens' Oversight Committee will ensure funds are spent as promised.

It's simple: Measure AB keeps higher education and career training affordable and close to home while preparing the workforce Sonoma County depends on.

Train local students for local jobs.

Protect affordable higher education.

Prepare Sonoma County for the future.

Vote Yes on Measure AB.

FriendsofSRJC.org

/s/ Gaye LeBaron
Gaye LeBaron
SRJC Grad, Historian, Lecturer

/s/ Judy Coffey
Judy Coffey
Registered Nurse

/s/ David Peña
David Peña
Alumni / Fire Fighter

/s/ Cheryl E. LaFranchi
Cheryl E. LaFranchi
Rancher

/s/ Herman G. Hernandez
Herman G. Hernandez
Trustee, SoCo Board of Education

MEASURE AB – continued

Rebuttal to Argument In Favor of Measure AB

SRJC has been a top community college to educate local students with the nursing program one of the top credentials. The Yes on Measure AB makes it seem that remodeling existing facilities will improve the education of students. A recent bond measure of \$410 million just completed was supposed to do this.

The backers of Measure AB fail in financing. They are selling property owners who pay off the bond that the tax rate won't go up from the current bond measure. Not true! The public tax rate of \$25/\$100,000 of assessed value is only a projection per the County Counsel's Impartial Analysis on Measure AB. "They are projections," not hard numbers!

Why? We don't know what the interest rate will be or how many bonds will be sold which is at the discretion of the District per the County Counsel's Impartial Analysis. The public tax rate could increase! This is a 30 year bond measure potentially costing property owners \$1,760,000,000 which is double the \$830 million bond offered!

Voters are not told the cost of underwriting this bond will decrease the \$830 million because we don't know how it will be issued. But property owners pay for the full amount. This large bond measure could have the unintended consequence of raising the cost of renting as landlords get the new bill.

My concern is how the District came up with a large bond amount without fully disclosing the costs of upgrades or technology equipment.

/s/ Andrew J. Smith
Andrew J. Smith
Sonoma County Resident

MEASURE AB – continued

Argument Against Measure AB

NO ON MEASURE AB SANTA ROSA JUNIOR COLLEGE BOND

The SRJC Bond Measure lacks transparency on how they came up with the \$830 million bond twice as large as the prior bond measure of \$410 million. There is no list of each building and the upgrades needed anywhere per building. So how did they come up with the \$830 million number? The voters are not told that the entire bond measure will go for construction costs because of underwriting costs. The cost to underwrite the bond is not listed. How will the money be managed? Bonds could be sold in smaller amounts but each time there is a cost to do that decreases money for upgrades. What's the potential interest rate on the bond? Unknown!

The payback tax rate used is the same as the prior bond measure half the cost to make it seem not a burden on property owners who will pay back this large bond measure. But in the long run, the interest costs are substantially increased for payback. Poor financial management! Other Santa Rosa school districts pushed bond measures and then they had financial issues. This could happen to the SRJC! Vote No for better management and fiscal responsibility.

/s/ Andrew J. Smith
Andrew J. Smith

MEASURE AB – continued

Rebuttal to Argument Against Measure AB

The opposition statement offers much speculation but ignores the facts. Measure AB is not a blank check. Every dollar is restricted to voter-approved SRJC projects, with annual independent audits and oversight by an independent Citizens' Oversight Committee. And Measure AB does not increase the current SRJC bond tax rate.

But more important is the reason this investment is needed.

More than 30,000 students learn at SRJC every year, providing an affordable pathway to college and training local students for essential local careers. These students deserve the opportunity to prepare for good careers close to home. And local employers need a strong pipeline of skilled, qualified workers.

Our communities desperately need more nurses, firefighters, EMTs, construction workers, and other skilled tradespeople. Measure AB will modernize labs, classrooms, career-training facilities, and equipment so Sonoma County students can learn with the tools and technology used in today's workplaces.

The rise of artificial intelligence is rapidly changing the job market and increasing demand for the hands-on training that SRJC offers in careers that cannot be replaced by AI.

That is why Measure AB is supported by the nurses, teachers, and firefighters we depend on every day. It's also endorsed by Congressman Mike Thompson, Congressman Jared Huffman, Senator Mike McGuire, Assemblymembers Damon Connolly and Chris Rogers, and the Sonoma County Democratic Party.

Measure AB protects affordable higher education, trains the workforce our community depends on, and keeps taxpayer dollars locally controlled and accountable.

Vote Yes on Measure AB.

FriendsofSRJC.org.

/s/ Chris Rogers
Chris Rogers
Assemblymember

/s/ Diego Roman Hernandez
Diego Roman Hernandez
SRJC Student Body President

/s/ Linda Collister
Linda Collister
SRJC Instructor, Fire Academy

/s/ Jacquelynne Ocaña
Jacquelynne Ocaña
Licensed Fiduciary

/s/ Michael P. Coutré
Michael P. Coutré
Citizens Bond Oversight Committee