



# Contra Costa County Voter Information Guide

**STATEWIDE DIRECT PRIMARY ELECTION** June 2, 2026

**GUÍA DE INFORMACIÓN  
PARA EL VOTANTE**  
*Elección Primaria Directa  
a Nivel Estatal  
2 de junio de 2026*

**選民資訊指南  
全州初選直接選舉  
2026年6月2日**



Photo by: Jane Postiglione

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## **COMPOSITE**

REGISTRAR OF VOTERS  
Kristin B. Connelly

[contracostavote.gov](http://contracostavote.gov)

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**UNITED STATES REPRESENTATIVE,  
DISTRICT 8**

**AARON ROWDEN**

**Party Preference:** Democratic  
Policy Analyst

I am running for Congress because I believe we need strong, decisive leaders who will stand up for the rights of our community members. Throughout my career, I have been a forceful and effective champion for our civil and constitutional rights, whether arguing in courtrooms on behalf of clients, serving in local government on behalf of community members, or advising policymakers to ensure fair and equitable outcomes from legislation. I know from experience when to follow the tried and true paths and when to forge new ones that lead to better results. I want to bring that knowledge and experience to work for the people.

I live, work, and raise my family in this district alongside you. I rent because prices are too high, and I budget carefully because costs keep going up. When the people of this district stand up to protest for important causes such as racial justice, an end to indiscriminate ICE detentions, and better lives for working people, I am here with you, in the streets, in conversation, and in the voting booth, demanding change. I will bring the experience of being a regular person who knows that work does not always pay, our hopes are too often sold out for political expediency, and that the American and California dreams need to be more attainable for all, to Congress.

**NICOLAS CARJUZZA**

**Party Preference:** Democratic  
Financial Regulatory Analyst

We need uncompromised leadership that will eliminate corruption in government. Nothing meaningful will ever be accomplished until we do. I will root out corruption by outlawing Congressional stock trading and banning corporate PACs. As a former international financial regulatory analyst, I protected American consumers by improving financial regulations to stop market manipulation and exploitation. But reforming our current system that protects corporate interests over the public good is just the start. We also need politicians to deliver on bold ideas for the future.

I bring a local perspective and global experience to solving our problems. I was born and raised in the East Bay and I feel the pressures facing working people and families myself. I was educated at Sonoma State University and earned several advanced degrees abroad, giving me a broad understanding of how global trade and Congressional policy decisions impact our communities. Skyrocketing housing costs, rising healthcare and drug prices, student debt, and worsening inequality are not accidents; they're system failures. That's why my platform includes rebuilding our democracy, solving our housing crisis, instituting universal healthcare, revitalizing our cities, protecting union jobs and organizing rights, investing in green infrastructure, replacing collapsing industries, and opposing exploitative developments like the billionaire tech city California Forever. As your representative, I will use my firsthand knowledge of how policy, markets, and democracy intersect worldwide to work for all of us here at home. I would be honored to earn your vote and to fight for you in Congress.

**JOHN GARAMENDI**

**Party Preference:** Democratic  
Member of Congress

Experience matters. Because of my seniority in Congress, I helped protect Travis Air Force Base from being converted into an ICE detention facility and secured critical federal investments for our region.

I helped pass the Infrastructure Investment and Jobs Act to repair Interstate 80 and local highways, expand public transportation, and rebuild water and sanitation systems. I secured \$223 million for Contra Costa County schools and \$45 million for Solano County schools. I helped pass the American Rescue Plan, delivering tax relief and direct support to working families and local communities.

I am leading efforts to strengthen American manufacturing through my SHIPS Act to expand domestic shipbuilding and good-paying union jobs. I am working to establish the I-80 Bio Research and Manufacturing Corridor to create high-quality jobs here at home.

I will continue working to lower prescription drug costs, protect affordable health care, strengthen public education, secure our border while ensuring a humane immigration system, protect voting rights, and defend our democracy.

I will continue building a stronger economy and a more affordable future for Solano, Contra Costa, Yolo, Sacramento, and San Joaquin counties.

**UNITED STATES REPRESENTATIVE,  
DISTRICT 10**

**MITCHELL MAISLER**

**Party Preference:** Democratic  
Brewer

It's time to abolish ICE, end the welfare for corporations, make billionaires/trillionaires pay their fair share and use that money for free healthcare for all Americans.

My name is Mitchell Maisler and I'm the brewer for Epidemic Ales in Concord. I see first hand through my job how Trump's tariffs raise prices and make it harder for everyday people to pay for everyday items while corporations are making record profits. I see how Trump's personal army is going state by state lawlessly executing citizens who film them, while extracting billions of dollars at a time from our treasury and handing it out to his co-conspirators.

We need a representative who won't be restrained by the norm and is willing to push progressive legislation over the finish line, who will call out his colleagues who stand in the way, not fold at the slightest resistance.

It's time to put America first, prosecute the Epstein class and bring real transparency to our government.

**MARK DESAULNIER**

**Party Preference:** Democratic  
United States Congressman

As a single dad who raised two sons and a small business owner in the Bay Area, I understand the challenges families face making ends meet and building a secure future.

I didn't come to public service through ideology, but through real life—working union jobs, making payroll, and learning that listening and problem-solving matter more than slogans. That perspective has guided me through years of service as a councilmember, county supervisor, state legislator and now Congressman.

My guiding principle is simple: I work for you. I've authored 73 pieces of legislation signed into law. I've helped over 14,000 residents resolve federal issues and held 256 town halls because accessibility and accountability are essential to effective representation.

I've prioritized local projects that improve quality of life, including transportation and traffic relief, public safety investments, responsible infrastructure spending, and expanding access to mental health care—especially for children and families.

I've worked to lower healthcare and housing costs, protect Social Security and Medicare, reduce gun violence, and fight to protect our air, water, and precious open space.

At a time of growing division and dysfunction, I'll defend democracy, uphold the rule of law, and restore trust in Congress through transparency, honesty and ethics to ensure our government remains accountable to the people—now and for future generations.

I'm proud to be endorsed by U.S. Senators Adam Schiff and Alex Padilla, former Speaker Nancy Pelosi, and local leaders across Contra Costa and Alameda Counties.

I respectfully ask for your vote.

Mark

[www.desaulnierforcongress.com](http://www.desaulnierforcongress.com)

**BOB ROWLAND**

**Party Preference:** Democratic  
Commercial Land Broker

Experience: Graduate University of Colorado; BS in Business major in accounting; Three years in US Army with one year in Vietnam as a pilot; 45 years as a commercial land broker; Nine months as a Nike Herc Battery commander; 39 years as a pilot for American Airlines and TWA.

I have entered the race for US Congressional 10th District House of Representatives because I am concerned about the downward trajectory our country is on, not only fiscally but morally and ethically. The present administration is playing bully ball with our long-standing friends, allies and our citizens. We are on a slippery slope of losing one of our cornerstones of our democracy, the principal of checks and balances. Using the power of the stacked courts to erode our civil liberties is not the country I grew up in as evidenced by ICE raids, nor do I want my grandchildren to experience either.

Congress has the power to stop all this nonsense given to them through the US Constitution. But rather than take on the current administration the congress lets it slide. California is a state that has term limits for many elected offices. We believe in new ideas and new people, is it time for a change? I promise you I will fight to preserve our rights within the constitution for the common man. I need your vote to do so

**MEMBER OF THE STATE ASSEMBLY,  
DISTRICT 11**

**LORI D WILSON**

**Party Preference:** Democratic  
Assemblymember, 11th District

As your state representative, I'm delivering results for our community and working every day to build a California for everyone! In early 2022, I promised to hit the ground running on the issues you care about, and I've kept that promise!

I've secured millions of dollars in state resources for our District to strengthen public safety, expand housing, improve parks, support flood protection and control, invest in transportation, and build electric vehicle infrastructure. I've passed landmark legislation supporting manufacturing and habitat restoration and addressing the needs of people with disabilities and farmers.

As Co-Chair of the Delta Caucus, I protected our region by stopping the advancement of the costly tunnel proposal threatening the Delta and our local communities.

We need long-term solutions for homelessness, housing, public safety, climate change, transportation, and more. That's why I led negotiations for the 2024 statewide bond measures to fund local education, key infrastructure projects, and other community priorities.

As the Chair of the Assembly Transportation Committee, I'm working to improve public transit and streamline road construction projects to ease traffic and reduce commute times. Making Interstate 80, Highway 12, State Route 37, and our local roads safer! I'm also honored to serve on the Governor's Military Council, where I proudly advocate to protect Travis Air Force Base, a critical national security asset and economic engine for Solano County, ensuring it remains supported and mission-ready for generations to come.

Together, let's build a California for everyone. I would be honored to have your vote. Learn more at [ElectLoriWilson.com](http://ElectLoriWilson.com).

**MEMBER OF THE STATE ASSEMBLY,  
DISTRICT 14**

**BUFFY WICKS**

**Party Preference:** Democratic  
Assemblymember/Mom

As your Assemblymember, I've taken on California's toughest challenges. As Chair of the Assembly Appropriations Committee, I believe our community deserves more from the investments government makes to improve our lives. We must actually solve problems, not just talk about them.

Fixing the crushing cost of housing has been my primary focus. I've taken on special interests groups to pass historic reforms to help build housing and make it more affordable, shelter our homeless neighbors, and create more workforce housing for our teachers and civil servants. The cost of living is too high in California. We must take aggressive action, or we risk becoming a state of the haves and have-nots.

As a mom of two girls, I've also taken on big tech in an effort to protect our kids from the harms of social media. As any parent knows, digital device addiction is real and we need more safeguards. Kids should be learning and playing, not scrolling.

Finally, I will continue to do everything in my power to protect Californians from the Trump administration - from fighting to ensure access to safe and legal abortion, to safeguarding our immigrant communities, to backfilling our social safety net while Washington D.C. slashes our resources. We are living through troubling times. California must be a beacon of hope now more than ever.

Our work is not yet done. I am proud to be endorsed by the Service Employees International Union, California Professional Firefighters, Attorney General Rob Bonta and many others and would be honored to have your vote.

**MEMBER OF THE STATE ASSEMBLY,  
DISTRICT 16**

**REBECCA BAUER-KAHAN**

**Party Preference:** Democratic  
Assemblymember/Mother

It's my great honor to serve you in the Assembly. I've built a record of solving problems with common-sense solutions — fighting for our shared values and our community's needs by putting you above special interests.

I'm focused on issues that matter to local families — working across the aisle to make California more affordable, spending taxpayer dollars wisely, and investing in strong public schools.

I'm fighting to lower PG&E bills and fix our insurance market. I've delivered critical dollars to our community for wildfire safety. I'm focused on our environment, including protecting local open space and banning harmful chemicals that threaten our environment and children.

I've worked with public safety officials to keep us safe by strengthening gun safety and hate crimes laws, and funding local law enforcement response to organized retail theft.

Recognizing the urgent mental health crisis, I helped create the 988 mental health emergency response system and increased the number of mental health professionals in California.

I've led the fight for women's health and reproductive choice by ensuring patients have affordable, safe, and comprehensive access to care from pregnancy and abortion care to menopause.

And I'm keeping our kids safe online and ensuring AI technologies are used ethically and responsibly. I've passed legislation to safeguard children from digital exploitation, address mental health dangers from social media use, and protect Californians who are victims of deepfakes.

I humbly ask for your vote to continue this important work.

[www.RebeccaBauerKahan.com](http://www.RebeccaBauerKahan.com)

**CHIRAG KATHRANI**

**Party Preference:** No Party Preference  
Civic Technology Entrepreneur

I'm Chirag Kathrani, an unelected representative of your voices.

I consider January 6, 2026 a dark day for democracy in San Ramon.

Here are a few of the topics I highlighted:

A law was removed from the San Ramon Municipal Code with no discussion. Ignoring many, the Council passed the text amendment on the consent calendar.

A refusal to respect election results when appointing a council member.

A Development Agreement where the Council's and Planning Commission's roles were nullified, specifically in the interest of specific developer.

Criminalization of the appeal process: San Ramon has no upper limit on appeal fees.

A General Plan Amendment approved without naming 99% of the landowners.

Remote participation still not available, even though it has been requested several times.

Each item is covered at OpGov.ai because no news media or elected representative cared, even when repeatedly informed.

We started the Open Governance Initiative (OpGov.ai). We cover local governance in 13 states; the parallels are visible across red and blue, and the deeper the color the worse it gets.

I am running Independent because I see this as the only way to save democracy.

Vote Independent to make history.

## JUDGE OF THE SUPERIOR COURT

### **JESSE J. HSIEH**

Superior Court Judge

I am seeking re-election for Contra Costa County Superior Court Judge. I was appointed by Governor Newsom in March 2024 after a rigorous 16-month evaluation process. Over the last two years, I have served at both the Pittsburg and Martinez courthouses, presiding over 26 criminal jury trials, misdemeanor criminal cases, unlawful detainers, small claims matters, and elder abuse, domestic violence, and civil harassment restraining orders. I currently serve in our Misdemeanor Criminal Division in Martinez.

It is an honor and a privilege to serve the people of Contra Costa County. I work hard to make sure that all people in my court are treated fairly and with respect, while upholding the rule of law. My judicial record and work history demonstrate my commitment to integrity, fairness, and justice for all.

Prior to being a Judge, I was a Deputy Public Defender for almost 12 years in Contra Costa and San Francisco, worked at three non-profit legal aid organizations, and interned at a District Attorney's Office. I was also a Commissioner on the Oakland Police Commission. Currently, I serve on the board of an East Bay non-profit supporting the development of young people in the law. I graduated from Cal. State LA and UCLA School of Law.

I am proud to be endorsed by every current sitting judge of the Contra Costa County Superior Court.

Please vote for Judge Hsieh  
[www.JesseforJudge2026.com](http://www.JesseforJudge2026.com)

## COUNTY SUPERINTENDENT OF SCHOOLS

### **DANA EATON**

Superintendent, Brentwood USD

Students and learning have guided my career as a teacher, principal, and superintendent. For 17 years I have served as a superintendent. I currently lead the Brentwood Union School District, working every day to improve opportunities and outcomes for students.

My doctorate in educational leadership and service on statewide education boards, including as current chair of the State Superintendent Council, provide the experience needed to support school districts and strengthen educational programs. As a member of the State Fiscal Crisis and Management Assistance Team Board, I help districts maintain sound fiscal practices and ensure public funds are used responsibly and effectively.

As County Superintendent, I will focus on strong academic programs for every child and ensuring all students read proficiently by third grade. I will provide effective fiscal oversight, promote equitable access to resources, and support the recruitment and development of excellent teachers, principals, and staff.

I will prioritize safe and supportive schools, student wellness, and strong partnerships with families and communities. I am committed to building clear pathways from preschool through graduation that prepare students with the skills and knowledge needed for success in a rapidly changing world.

I bring a deep understanding of county office services, district support, and educational oversight. I was honored to be named Superintendent of the Year for Alameda and Contra Costa Counties in 2016 and 2023 and Brentwood Citizen of the Year in 2019.

I am supported by current Contra Costa County Superintendent Lynn Mackey and more than 50 local educators. I would be honored to have your vote. [www.eatonforschools.com](http://www.eatonforschools.com)

**COUNTY SUPERVISOR,  
DISTRICT 1**

**JOHN "JOYA" GIOIA**

Member, Contra Costa Board of Supervisors

I grew up and raised my family in West County, graduating from El Cerrito High and UC Berkeley. It's a privilege to serve our diverse community. I've worked to build strong healthy neighborhoods with equal opportunities for all. Together we've delivered real results for people:

Improved our health by expanding healthcare access to county residents, improving emergency medical response, and enhancing services for seniors and vulnerable families;

Improved our safety by enhancing fire services and wildfire prevention, and expanding sheriff patrols, mental health crisis response and domestic violence prevention efforts;

Protected our environment by passing strong laws reducing refinery pollution, making our Bay shoreline cleaner and accessible, and fighting climate change now;

Advanced justice and equity by expanding youth opportunities, fighting discrimination, reducing health disparities, protecting immigrant families, and supporting equality for all;

Protected taxpayers by approving balanced budgets, increasing County reserves, and earning a AAA bond rating.

There's more we can do together! My father's passion as a local high school civics teacher inspires me today. I'm endorsed by many neighborhood and local elected leaders, and labor unions representing working families. I'd be honored to have your vote to continue fighting for health and equity for all!

## COUNTY ASSESSOR

### VINCE ROBB

Assistant County Assessor

As Assistant County Assessor, the second in command, I have the unique skills and special technical knowledge needed to fairly and accurately assess the value of every residential, commercial, and business property in the county. I have the legally required State of California Appraiser Certification needed to serve on day one.

During 20 years with the Assessor's Office, I have worked in or overseen the operation of every division. In that time, we have a near-perfect evaluation for accuracy from the State of California.

I will prioritize excellent service, working for the residents to provide a clear account of assessments relied upon for vital services, while protecting Prop 13. I will hold myself and the office to high standards for transparency, professionalism, and accessibility to residents. I will provide information and assistance regarding tax breaks, including a free review of the assessed value of your property.

My membership in the California Assessors Association and the Government Finance Officers Association gives me the insight and experience to continue to modernize daily operations, keep records secure, and steward your tax dollars responsibly and fairly.

I am deeply engaged in my community, serving as Chair of the Pacheco Municipal Advisory Council, and a volunteer youth baseball and soccer coach. I am a graduate of St. Mary's College.

My demonstrated leadership and ability to deliver results will be instrumental in fairly and accurately assessing the value of every property in the county. I would be honored to have your vote.

[www.vincerobbforassessor.com](http://www.vincerobbforassessor.com)

### KISMAT KATHRANI

Software Technology Entrepreneur

My name is Kismat Kathrani, and I am running for Contra Costa County Assessor because after 32 years of the same leadership, our county deserves accountability, transparency, and measurable results.

Public trust must be restored through ethical leadership and professional management.

I am an engineer, a management graduate, entrepreneur, husband, and father of two children who study at UC Berkeley. I started my businesses from the ground up — self-funded, without outside investors — and built them through discipline, innovation, and accountability. Over the past 18+ years, I have created thousands of jobs across the United States, helping families build careers while delivering results for major clients.

I also serve as President of the Bay Area chapter of ITServe Alliance, a nonprofit organization that supports technology companies and helps generate local employment opportunities across our region.

I bring real-world executive experience — building companies, managing budgets, meeting regulatory requirements, and being accountable for every decision.

Contra Costa County does not need another insider. It needs a new leadership independent and ready to serve you.

I will restore integrity, ensure fair and accurate assessments, modernize operations, reduce property tax appeal wait times through streamlined digital systems, and rebuild public trust.

Learn more at [kismatforpeople.com](http://kismatforpeople.com)

### NICK SPINNER

Senior Systems Engineer

The Assessor's Office needs a professional leader who puts accuracy, integrity, efficiency, and customer service first.

Contra Costa County families and businesses deserve an Assessor's Office that is consistent, efficient, and easy to navigate. Residents deserve fair treatment—and we can keep taxes as low as the law allows by getting the numbers right and avoiding costly errors.

I will modernize the Assessor's Office: replace outdated systems, digitize records to reduce paper, and automate processes to give you faster turnaround times, clearer answers, and better service.

There will be no special treatment. To build public trust, my office will be transparent and apply standards consistently. I will never accept campaign contributions from special interests seeking influence over the Assessor's Office.

I'm a Contra Costa County systems engineer. For 12 years, I've worked directly on the county's property assessment and tax systems supporting the Assessor and Tax Collector, including improvements to resident-facing online tools. I know how to modernize without disrupting core operations.

With instability at the federal and state level, it's more important than ever to bring control back to the local level with competent, accountable leadership.

Proudly endorsed by elected officials across Contra Costa County.

[spinnerforcontracosta.com](http://spinnerforcontracosta.com)

Cell: (925) 639-2917

## COUNTY CLERK-RECORDER

### **KRISTIN BRAUN CONNELLY**

Contra Costa County Clerk-Recorder

As the Contra Costa County Clerk-Recorder, I lead this award-winning office with integrity, transparency, and commitment to public service, delivering on the important work voters entrusted to me when I was elected in 2022.

Protecting democracy and maintaining confidence in our elections is my most important responsibility in office. I work collaboratively with election officials statewide and across the country to keep our elections safe.

I launched a monthly email newsletter sent to all registered voters to provide clear information voters can trust. We added three secure ballot drop boxes by partnering with the Community College District to make voting as convenient as possible. We increased outreach to schools countywide and want everyone to have access to voting information, so we added two full-time bilingual Elections Outreach Specialists. We are working to become among the first jurisdictions certified as a Center for Elections Excellence.

Integrity is the core value of our work. We have a paper trail for every ballot, verify every voter signature on vote-by-mail ballots, and protect voters' personal information.

Beyond elections, the Clerk-Recorder's office supports our community in life's most important moments, including birth, marriage, property ownership, and legacy through thoughtful customer service and diligence.

I was born and raised in Contra Costa County and am honored to serve my home county and all our communities. To keep doing so, I respectfully ask for your vote again today.

To learn more about my campaign and see a full list of my endorsements visit [kristinconnelly.org](http://kristinconnelly.org).

**CITY OF RICHMOND,  
MAYOR**

**EDUARDO MARTINEZ**  
Mayor, City of Richmond

My record as an elected official reflects my values and my commitment to the people I serve. That's why I never take contributions from corporations or developers.

I proudly supported raising the minimum wage and strengthening immigrant rights.

I support policies like rent control and just-cause eviction, which keep working families in their homes.

To decrease pollution in our neighborhoods, I led the effort to phase out the transport of coal from ports in Richmond and insisted on a full cleanup of the toxic AstraZeneca site.

As mayor, I led the negotiations that yielded \$250,000,000 from Chevron and the deal that turned the Pt. Molate property over to the East Bay Regional Park District so it can be enjoyed by everyone.

Achieved a balanced budget for the third year in a row and increased the reserve levels to a high of 26.2 %. As a result, the City of Richmond was officially removed from the State Auditors high risk designation.

Established a Macdonald Ave Taskforce to prioritize the economic development of downtown.

Brought the Bloomberg Foundation to Richmond to develop staff in leadership skills.

Increased public safety by obtaining a \$6,000,000 grant for the Office of Neighborhood Safety, got the Community Crisis Response Program established to free the police from minor call to pursue violent crime and hired over twenty police officers in the last year.

I would appreciate your vote. Together, let's keep Richmond moving forward.

**CLAUDIA JIMÉNEZ**  
Councilmember, City of Richmond

[www.claudiaformayor.com](http://www.claudiaformayor.com)

I am running for Mayor so I can deliver what Richmond residents need and deserve, including safe and clean neighborhoods; better jobs; healthier air, land and water; affordable housing; and equal protection for all regardless of immigration status.

I accept no campaign contributions from corporations, fossil fuel interests or developers. Being corporate-free means I work for the people, not special interests.

As a councilmember I helped secure a historic \$550 million settlement with Chevron and led the fight to free Richmond from the wasteful credit default swaps pushed on us by big banks. The additional revenue I helped bring the city has put Richmond back on solid financial ground. Today, balanced budgets, robust emergency savings and a strong credit rating are the norm.

Moreover, we are investing new revenue into parks, roads, public spaces, youth programs, and protections for immigrant and Black communities. I also voted to improve public safety by investing in the Office of Neighborhood Safety and a community crisis response team. All these enhancements helped Richmond achieve our lowest-ever homicide rates over the last two years. As mayor, I will continue to seek new sources of revenue and invest city money in practical solutions that Richmond residents have wanted for years.

In addition to having strong values and high aspirations for our city, I have a proven record of delivering results. Together, we can build a healthier, more just, and more secure future for everyone.

**DEMNLUS JOHNSON III**  
Policy Analyst

I believe in Richmond, and I believe in its people. But we must be honest about the challenges our community faces: high crime, housing affordability, blight, abandoned vehicles, illegal dumping, and businesses leaving. As a former Vice Mayor and Councilmember, I worked tirelessly to address these issues -- partnering with residents to improve neighborhood safety, clean-up efforts, supporting responsible development, and ensuring the City delivered essential services.

I believe city government must get the fundamentals right: keeping residents safe, strengthening neighborhoods, supporting local small-businesses, and managing taxpayer dollars with discipline and transparency. Public safety is my top priority. Every person deserves to feel secure. I'll support effective policing, invest in violence prevention, and expand programs that create opportunity and guide young people toward success.

Richmond's future depends on a strong economy. I'll attract quality jobs, support small businesses, and encourage development that revitalizes commercial corridors without displacing residents or impact the character of our community. Fiscal responsibility will guide every decision to ensure reliable services while protecting tax dollars.

I'm committed to open, responsive government that listens to residents and puts community first. My promise is simple: transparent leadership that delivers results, restores trust, and builds a stronger Richmond for everyone.

[www.DemnlusJohnson.com](http://www.DemnlusJohnson.com)

**AHMAD ANDERSON**  
Human Resources Director

Richmond is at a crossroads. The decisions we make now will determine whether our city becomes safer, more prosperous, and more affordable — or whether working families continue to feel squeezed out.

I was born and raised here. This city, its resilience and its diversity shaped me. I understand Richmond, and I will bring both leadership and lived experience to the office.

As your next mayor, I'll focus public safety efforts on both accountability and prevention. I'll work toward sufficient police staffing, modern training and the highest ethical standards. Safety is not just about enforcement; it's about creating conditions where crime is less likely to occur. I'll lead investments in mental health response, violence prevention, youth opportunity, and housing stability.

Economic strength is the foundation of community stability. We must create local jobs, support small and mid-sized businesses, diversify beyond fossil fuels, revitalize downtown, and bring bold new vision to Hilltop Mall. As former Chair of the Richmond Economic Development Commission and the Richmond NAACP Economic Development Committee, I understand how to bring businesses and jobs to our city.

Let's get back to the basics: Potholes fixed. Graffiti removed. Illegal dumping addressed. Fiscal responsibility restored. Essential services protected. Pathways to homeownership and protections for renters expanded so working families can stay here and thrive.

I am endorsed by California Superintendent of Schools Tony Thurmond, State Senator Jesse Arreguin, former Richmond Mayor Tom Butt, and more than a dozen other local elected officials.

I would be honored to earn your vote.

[www.Anderson4Richmond.com](http://www.Anderson4Richmond.com)

**RICHMOND CITY COUNCIL,  
DISTRICT 2**

**CESAR ZEPEDA**

Councilmember, City of Richmond, D2

Cesar Zepeda was elected in 2022 and has had the honor of serving District 2. He served as Vice Mayor in 2025. He made history as the city's first openly gay man to be elected to the council. And is only the 5<sup>th</sup> Latino ever elected to the Council.

He was previously appointed and then elected to the WCWD. He served for 4 years before Richmond City Council.

In his almost three-and-a-half years in Council, Cesar has been able to accomplish and help resolve numerous issues in our community, many had been issues for several years.

Among his greatest accomplishments, so far, is helping to uplift Parchester Village. A community that would flood annually, lacks proper sidewalks, lighting, and other infrastructure.

Has worked on various projects across every corner of the district, working with every Neighborhood Council.

Cesar has worked hard to make sure every community is uplifted, starting with those with greatest needs. He drives and walks around the community every week, listening to residents about their issues and concerns. He is one of the most active and visible Councilmembers. Constantly meeting with constituents; he is very hands-on with all the issues happening in the district.

He's one of the few Councilmembers who work regionally to bring solutions and funding to our city. He has been working on bringing a new hospital to Richmond, making sure the Richmond Bridge is safe in case of an emergency and looking at different ways to provide services and housing for the unhoused.

**RICHMOND CITY COUNCIL,  
DISTRICT 3**

**DORIA ROBINSON**

City Councilmember, City of Richmond

As a proud Richmond and District 3 resident who grew up here and raised my family here, I'm running for re-election to continue building strong, healthy, and safe neighborhoods, holding polluters accountable, and expanding opportunity for all.

As a Councilmember, I helped negotiate and secure \$550 million in additional revenue from Chevron. These funds will strengthen our city, improving parks, repairing streets, enhancing emergency response, expanding youth services, addressing climate harm, and ensuring long-term financial stability.

I supported placing paramedics on every fire engine so residents receive life-saving care faster. I voted to increase the annual paving budget from \$3 million to \$10 million to properly maintain our roads. I championed community-based violence prevention strategies that helped Richmond achieve its lowest homicide rate in 2025.

Through responsible fiscal management, we improved the City's bond rating, removed Richmond from the state audit list, and delivered three consecutive years of budget surpluses.

If re-elected, I will continue working to expand affordable housing, create pathways off the streets for our unhoused neighbors, rebuild the MLK Community Center, and revitalize Macdonald Avenue to restore pride and economic vitality.

Before serving on Council, I led Urban Tilth for two decades, expanding access to healthy food and creating jobs for residents. I also serve on the California Board of Food and Agriculture.

I don't accept corporate contributions; I'm accountable to residents, not special interests. I respectfully ask for your vote to keep Richmond moving forward. Learn more: [doria4richmond.com](http://doria4richmond.com).

**BRANDON EVANS**

Chief Executive Officer

I was born and raised in Richmond and come from a family with deep roots in this community dating back to the 1940s. Growing up, I watched my family build businesses that served our neighborhoods, including C.J.'s BBQ and Smith's Kiddie Korral, a family daycare in District 3. Those experiences taught me the importance of hard work, community pride, and supporting the small businesses and working families that keep Richmond strong.

Like many in our city, I came of age during one of Richmond's most difficult and violent periods. That experience shaped my commitment to helping make our community safer and ensuring the next generation of Richmond children can grow up with greater opportunity.

I earned a Bachelor's degree in City Planning and Urban Studies and a Master's degree in Public Leadership. I later served on Richmond's Economic Development Commission and Planning Commission, working on responsible growth and neighborhood investment.

Professionally, I have dedicated my career to helping youth and families by connecting them to employment, mentorship, and critical support services.

I believe Richmond must prioritize services for our young people and seniors, strengthen public safety, revitalize our downtown, and support small businesses.

The time is now. Richmond, rise up.

**RICHMOND CITY COUNCIL,  
DISTRICT 4**

**JAMIN PURSELL**  
Small Business CEO

For sixteen years, I've proudly called Richmond home and worked alongside neighbors across District 4 to strengthen our community. I'm running for City Council because our community deserves stronger leadership focused on solving problems and delivering results for our neighborhoods.

As an Economic Development Commissioner and small business owner, I understand what it takes to strengthen our local economy and support working families. I've served on Richmond's Reimagining Public Safety Task Force and the Contra Costa Hazardous Materials Commission, working to improve public safety, environmental protection, and coordination between local agencies. I also helped build Richmond Rainbow Pride into a major community event that celebrates our city's diversity and brings residents together. My priorities are clear.

**Safety:** I will increase police staffing while strengthening partnerships with community organizations to improve safety, visibility, and neighborhood trust. I will support our first responders, improve emergency preparedness, and restore critical staffing in code enforcement so our neighborhoods remain safe, clean, and well-maintained.

**Career Opportunities:** I will support small businesses, cut unnecessary red tape, and create career pathways through infrastructure repair, clean energy, and local job growth. A stronger local economy means good jobs, thriving neighborhoods, and stable funding for city services.

**Effective Government:** I will work to fill critical city vacancies, improve coordination between departments, and ensure city services respond quickly and reliably in every neighborhood.

It's time for stronger, independent leadership that delivers safety, economic opportunity, environmental protection, and reliable city services for every neighborhood.

I respectfully ask for your vote.

**KEYCHA GALLON**  
Pharmacy Technician

My name is Keycha Gallon. I was born and raised in Richmond. This city did not just shape me—it raised me. Like many families here, mine has experienced the devastating impact of gun violence. I know firsthand the trauma, grief, and long-term consequences violence leaves behind. Instead of turning away, I turned that pain into purpose.

As the Executive Director of Keyz 2 the Future, I founded an organization dedicated to empowering youth and families impacted by trauma, violence, and systemic inequities. Since 2022, we have created safe spaces for healing, mentorship, leadership development, and opportunity—because prevention must be part of public safety. Our youth deserve pathways, not prisons.

My leadership has always been about action. I have organized Richmond's Gun Violence Awareness and Prevention Summits, mentored youth, supported grieving families, and worked alongside community partners to bring resources directly to those who need them most.

I am also a union shop steward with over 15 years of experience, advocating for workers' rights, fair wages, and workplace protections, because strong communities are built on economic stability and opportunity.

Richmond deserves leadership that reflects its people—not politics as usual.

I am not running to be a politician. I am running to remain a servant of the people.

Together, we can build a safer, stronger, and more united Richmond.

One Richmond.

**SOHEILA BANA**  
Councilmember, City of Richmond

I'm proud to be your voice at City Hall. In my first term on the City Council, I've prioritized neighborhood safety, emergency preparedness, and everyday needs—from filling potholes to fixing streetlights.

I've made public safety, including wildfire prevention, a top priority at City Hall. As Chair of the West Contra Costa Fire Safe Council, I brought city, county, and regional agencies together to conduct Richmond's first emergency evacuation drill.

I've worked with local nonprofits to reduce gun violence and gender-based violence, fought to protect our immigrant communities, stood up for higher wages for working families, supported our small businesses, and worked to improve our parks and soccer fields.

I've also helped strengthen City-County collaboration and promoted local cultural celebrations like El Sobrante Stroll and Pride events.

My priorities going forward: adequate police and firefighter staffing; citywide emergency preparedness; safer, cleaner streets; better parks and dog parks; more workforce housing for teachers, nurses, police, and firefighters; a vibrant small business community; climate resiliency; and a more accountable City government.

Richmond has been my home for nearly 30 years. After earning my PhD in Electrical Engineering at UC Berkeley, my husband and I raised two children here. Outside of City Hall, I've worked as a State Transportation engineer, and advocated for women's, children's, minority, and union rights.

I'll continue to be your neighborhood advocate and independent voice, focused on public safety, social justice, and practical, results-oriented solutions.

Endorsements: D.A. Diana Becton, Richmond Mayors Tom Butt and Nat Bates, and many more.

SoheilaBana4Richmond.org

**MEASURE A  
CONTRA COSTA COUNTY**

Shall the measure amending the Contra Costa County General Plan and the County's 65/35 Land Preservation Plan Ordinance to continue protections to the County's non-urban, agricultural, and open space areas by extending the term of the County's Urban Limit Line through December 31, 2051; adopting an updated Urban Limit Line map; requiring voter approval, except under limited circumstances, to expand the Urban Limit Line by more than 30 acres; and retaining the 65/35 Land Preservation Standard, be adopted?

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**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE A**

In 1990, Contra Costa County voters approved Measure C-1990, the 65/35 Contra Costa County Land Preservation Plan Ordinance ("65/35 Ordinance"). Measure C-1990 limited urban development to no more than 35 percent of the land in the County and required that at least 65 percent be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. Measure C-1990 also established the County's Urban Limit Line ("ULL"), a line beyond which no urban land use can be designated.

In 2004, voters approved Measure J-2004, which extended a local transportation sales tax (Measure C-1988) by 25 years and allowed the County to receive a share of those sale tax proceeds provided the County had a voter-approved ULL. In 2006, voters approved Measure L-2006, which extended the term of the ULL to December 31, 2026.

In order to continue to be eligible to receive transportation sales tax proceeds after 2026, the ULL must be extended beyond 2026. This measure would extend the County's ULL for 25 years, through December 31, 2051.

If this ballot measure is approved by the voters, the measure would amend the County's 2045 General Plan and the 65/35 Ordinance to accomplish the following: (1) extend the term of the 65/35 Ordinance from December 31, 2026, through December 31, 2051; (2) require four-fifths vote of the County Board of Supervisors and voter approval to expand the ULL by more than 30 acres (except under limited circumstances); (3) provide for periodic reviews of the ULL by the Board of Supervisors and a required review involving an evaluation of housing and job needs; (4) update and expand the criteria for moving land outside the ULL; (5) incorporate a revised ULL map that among other things delineates an area of future potential expansion near the Byron Airport; and (6) retain the 65/35 land preservation standard and protections for the County's prime agricultural land.

This measure will become effective immediately if approved by a majority of the voters voting on the measure.

**ARGUMENT IN FAVOR OF  
MEASURE A**

Over the past 36 years, the Urban Limit Line has protected thousands of acres of open space and agricultural lands and successfully channeled growth into areas of the County most appropriate for urban development. Through Measure A, the Board of Supervisors asks the voters to extend the benefits of the County's Urban Limit Line through the year 2051.

Protecting Contra Costa County's open space and agricultural lands, discouraging urban sprawl, and reducing future traffic congestion, are issues that matter to County residents. These issues are not new. In 1990 the voters approved Measure C: The Contra Costa County 65/35 Land Preservation Plan Ordinance, which established the County's Urban Limit Line, a boundary beyond which no urban land uses could be approved through the year 2010. In 2006 the voters reaffirmed their commitment to smart growth policies by approving Measure L, which extended Measure C's protections through 2026. Measure L is now set to expire.

What does a "yes" vote on Measure A mean? A "yes" vote will extend the term of the Urban Limit Line for another 25 years, ensuring continued protection and preservation of open space and agricultural lands. A "yes" vote will continue the existing requirement for voter approval of Urban Limit Line expansions exceeding 30 acres, meaning that the voters will continue to decide whether the unincorporated, rural areas of Contra Costa County should be urbanized. A "yes" vote will ensure that urban development occurs only in unincorporated communities with public services, such as roads and utilities, that are adequate to accommodate future growth. A "yes" vote will maintain the County's eligibility to receive local road maintenance funds under the ½-cent transportation sales tax program approved by voters in 2004.

We strongly urge voters to approve Measure A.

John Gioia, Contra Costa County Supervisor  
Candace Andersen, Contra Costa County Supervisor  
Diane Burgis, Contra Costa County Supervisor  
Ken Carlson, Contra Costa County Supervisor  
Shanelle Scales-Preston, Contra Costa County Supervisor

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE A**

Proponents say Measure A simply extends the Urban Limit Line. That is misleading. Measure A removes an additional 9,460 acres — 14.78 square miles, larger than 10 of the County's 19 cities — from possible urban housing use through 2051. This is not just a renewal — it expands restrictions during a housing crisis.

Contra Costa families — teachers, nurses, firefighters, young adults — are already priced out. Existing homeowners are trapped because costs to downsize are prohibitive. Measure A locks this shortage in place for another generation. Families don't disappear — they move away and commute back, worsening traffic and air quality.

In Byron and East County, the redrawn boundary pulls land currently outside the ULL into a restricted zone, stripping longtime residents and family farmers of development rights and property value without recourse.

Proponents claim Measure A preserves voter control. In reality, it prevents elected officials from responding to housing needs for 25 years without another ballot.

The transportation funding argument is a red herring. Measure J expires in 2034. The \$2 million in annual road funds at stake could be protected by placing a clean, same-boundary renewal on the November ballot — without locking in 9,460 extra acres for 25 years.

The state is already overriding local zoning because counties and municipalities have failed to meet housing needs. Measure A invites more state preemption, jeopardizing local control.

Open space deserves real protection — through conservation easements and willing-seller purchases, not a blunt boundary that prices out the next generation.

For more, see [SayNoToMeasureA.com](http://SayNoToMeasureA.com).

**Vote No on Measure A.**

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
Patricia Bristow, Director, Byron Sanitary District

**ARGUMENT AGAINST  
MEASURE A**

Contra Costa County has a housing crisis. Home prices and rents have risen far beyond what working families, teachers, nurses, and young adults can afford. Measure A would make that shortage worse for the next 25 years.

Proponents call this an “extension” of the Urban Limit Line. It is not. Measure A removes an additional 9,460 acres — equivalent to 14.78 square miles, larger than 10 of the 19 cities in Contra Costa County — from any possible urban housing use through 2051.

In Byron and other East County communities, the redrawn boundary pulls land currently outside the ULL into a new restricted zone, stripping longtime residents and family farmers of development rights and property value without recourse.

When Contra Costa restricts its land supply, families don’t disappear. They move and commute back.

For 25 years, Measure A will lock in a rigid urban boundary, preventing cities and the County from adjusting it for areas over 30 acres without going back to the ballot. Housing needs shift, economic opportunities emerge, and infrastructure plans evolve. Under Measure A, elected officials are powerless to respond to the needs of the people.

There is a direct contradiction at the heart of this measure. State law has spent years overriding local zoning because counties like Contra Costa have restricted housing for too long. Measure A responds by locking restrictions tighter for a quarter century, pricing out the next generation of County residents.

Protecting open space is a legitimate goal — but it should be pursued through targeted conservation easements and willing-seller purchases or even general or specific plans, not a blunt boundary that worsens affordability, displaces families, and precludes responsive elected representation.

Measure A is not smart planning, it’s a 25-year urban straitjacket.

For more, go to [SayNoToMeasureA.com](http://SayNoToMeasureA.com).

Vote No on Measure A.

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
Patricia Bristow, Director, Byron Sanitary District

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE A**

Contra Costa County’s natural landscape is unique and irreplaceable. We should not pave over open space and valuable farmland to create additional sprawl, longer commutes, and more pollution.

Measure A continues protections for our hillsides, agricultural land, and scenic vistas. It channels investment toward existing communities where services and infrastructure such as schools, police, fire, water, and roads already exist or can be provided more cost-effectively, while directing development away from areas unsuitable for urban growth.

Nearly 9,400 acres that the County proposes moving outside the Urban Limit Line are either protected lands, threatened by flooding, wildfire, or other hazards, or are isolated from existing development.

County residents have embraced smart-growth policies since 1990 with their original vote to adopt the Urban Limit Line. Measure A continues that commitment through 2051. It carries forward existing voter-approved procedures to expand the Urban Limit Line and includes specific provisions to ensure Contra Costa County remains compliant with State housing laws. Furthermore, Measure A does not affect cities’ ability to make their own planning decisions.

Thousands of acres of vacant and underutilized land that could be developed with housing exist inside the proposed Urban Limit Line. Before destroying even more of our county’s treasured landscape with sprawl, we should use this land within the Urban Limit Line to provide housing options for everyone: from young people just starting out, to teachers and firefighters working hard for our communities, to retirees wanting to downsize. This is smart planning and is fiscally responsible.

We urge a “yes” vote on Measure A.

Mark DeSaulnier, Congressman, District 10, United States House of Representatives

Ted Clement, Executive Director, Save Mount Diablo

Mark Orcutt, President and CEO, East Bay Leadership Council

Diane Burgis, Contra Costa County Supervisor

John Gioia, Contra Costa County Supervisor

**FULL TEXT OF  
MEASURE A**

2026 VOTER-APPROVED  
CONTRA COSTA COUNTY  
URBAN LIMIT LINE

SECTION 1. TITLE

This measure shall be titled the **2026 Voter-Approved Contra Costa County Urban Limit Line**.

SECTION 2. SUMMARY

This measure amends the Land Use Element of the Contra Costa County 2045 General Plan and the 65/35 Contra Costa Land Preservation Ordinance in the following ways: (1) It extends the term of the current 65/35 Land Preservation Plan Ordinance, which establishes a countywide Urban Limit Line, from December 31, 2026, to December 31, 2051. (2) It provides that, through December 31, 2051, the General Plan cannot be amended to expand the Urban Limit Line by more than 30 acres without a four-fifths vote of the Board of Supervisors and approval of the voters, except under limited specified circumstances. (3) It provides for review of the Urban Limit Line concurrently with General Plan Housing Element update cycles. (4) It updates and expands the criteria and considerations for moving land outside the Urban Limit Line. (5) It incorporates a revised Urban Limit Line map that reflects non-substantive expansions and contractions of the Urban Limit Line at various locations across the County and delineates the area of potential future expansion in the vicinity of Byron Airport. (6) Finally, the measure retains the 65/35 Land Preservation Standard and protections for the County's prime agricultural land.

SECTION 3. STATEMENT OF PURPOSE AND FINDINGS

The voters approve this measure based on the following facts and considerations:

- A. In November 1990 the voters approved Measure C-1990, the 65/35 Contra Costa County Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code), which limited urban development in Contra Costa County to no more than 35 percent of the land in the county and required that at least 65 percent of all land in the County would be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. Measure C-1990 also established a countywide Urban Limit Line a regulatory boundary beyond which no urban land use could be designated during the term of the County's 1990-2010 General Plan.
- B. In November 2006 the voters approved Measure L-2006, which extended the term of the 65/35 Contra Costa County Land Preservation Plan Ordinance and Urban Limit Line, established different procedures for expanding the Urban Limit Line, provided for periodic reviews of the Urban Limit Line boundary, and revised the Urban Limit Line map.
- C. County Ordinance Code Section 82-1.028 currently provides that the 65/35 Contra Costa County Land Preservation Plan Ordinance and Urban Limit Line will remain in effect through December 31, 2026. This measure would extend the duration

of the 65/35 Land Preservation Plan (which includes the Urban Limit Line) through December 31, 2051, thereby extending the protection to the County's non-urban and open space areas for an additional 25 years. Because the factors contributing to the need to adopt the 65/35 Land Preservation Plan still exist, it is appropriate to extend these protections through December 31, 2051.

- D. The procedure by which the Urban Limit Line may be changed, either by the Board of Supervisors or by action of the voters, is described at pages 4-13 to 4-14, Land Use Element, Contra Costa County 2045 General Plan, and in Contra Costa County Ordinance Code Section 82-1.018. To provide additional protection to the County's non-urban and open space areas, this measure would maintain the requirement that, through December 31, 2051, the General Plan cannot be amended to expand the Urban Limit Line by more than 30 acres without a four-fifths vote of the Board of Supervisors and approval of the voters except under limited specified circumstances. Among these limited circumstances, the Board of Supervisors, without subsequent voter approval, may expand the Urban Limit Line by more than 30 acres within a defined area in the vicinity of Byron Airport by a four-fifths vote of the Board of Supervisors, after a public hearing and after making required findings.
- E. This measure would provide for a Board of Supervisors review of the Urban Limit Line concurrent with each State-mandated General Plan Housing Element update cycle to determine whether sufficient land remains available inside the Urban Limit Line to satisfy housing needs for unincorporated Contra Costa County. Because housing needs and State-mandated housing requirements may change over the years, it is appropriate to provide for periodic review concurrent with the General Plan Housing Element update to determine whether expansion of the Urban Limit Line should be considered to meet the changing needs of the County.

SECTION 4. IMPLEMENTATION

To implement this measure, the Contra Costa County 2045 General Plan and Chapter 82-1 (65/35 Land Preservation Plan Ordinance) of the Contra Costa County Ordinance Code, are amended as described below.

A. GENERAL PLAN AMENDMENTS

1. CHANGES TO GENERAL PLAN URBAN LIMIT LINE MAP

At page 4-12, Land Use Element, Contra Costa County 2045 General Plan, Figure LU-2 Urban Limit Line is hereby amended, as shown on Figure One: Contra Costa County Urban Limit Line Map, which is attached to this measure. Figure LU-2 will be titled "Urban Limit Line" and be adopted to show the boundary of the Urban Limit Line, as approved by this measure. Other figures in the 2045 General Plan depicting all or portions of the Urban Limit Line are hereby amended to be consistent with Figure LU-2 to maintain internal consistency throughout the 2045 General Plan.

2. CHANGES TO GENERAL PLAN TEXT

Text shown in bold italics and underline **[example]** is added to the existing General Plan text while text in strikeout font ~~[example]~~ is deleted from the existing text. Text in ordinary font is unchanged by this measure.

At page 4-4, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “Balanced Development and Conservation,” is amended as follows:

Contra Costa County was an early implementer of smart growth and compact development principles, embodied in the 65/35 Land Preservation **Plan, which contains the 65/35 Land Preservation Standard (65/35 Standard) and Urban Limit Line (ULL).** These land use controls, which are integral to long-range planning in the county, were established by voter approval of Measure C-1990 and their necessity was reaffirmed through voter approval of Measure L-2006 **and Measure A-2026.**

At page 4-4, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “65/35 Land Preservation Standard,” is amended as follows:

One of two fundamental components of Measures C-1990, ~~and L-2006,~~ **and A-2026** is the 65/35 **Land Preservation Standard**, which limits the footprint of urban development by restricting urban land use designations to no more than 35 percent of the land in the county and requiring at least 65 percent of the land to be designated for non-urban uses. Table LU-2 indicates which County land use designations are urban and non-urban. The 65/35 Standard does not regulate land use intensity. ~~All urban land use designations count equally against the~~ 35 percent limit **applies equally to all urban land use designations** regardless of how, ~~or even if,~~ the **designated** land ~~to which they are applied~~ is developed. **Similarly** Likewise, all non-urban land use designations count equally toward the 65 percent requirement regardless of development **whether the land is developed.** The 65/35 Standard ~~operates~~ **is determined** on a countywide basis, accounting for urban and non-urban designations within the 19 cities as well as the unincorporated county. As of ~~2024~~ **2026**, approximately 28 percent of the land countywide has been designated for urban uses.

At page 4-11, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “Urban Limit Line,” is amended as follows:

The ULL, shown in Figure LU-2, is the second fundamental component of Measures ~~C-1990,~~ and L-2006, **and A-2026.** It prevents sprawl by establishing a boundary beyond which no urban land uses can be designated. The ULL and 65/35 Standard together ensure that urban development

occurs within established communities where infrastructure and services already exist or are planned.

In addition to Measures C-1990, ~~and L-2006,~~ **and A-2026.** the voter-approved Measure J-2004 Growth Management Program administered by the Contra Costa Transportation Authority requires the County and each city in the county to adopt a voter-approved ULL or equivalent. Sixteen of the 19 cities adopted the County’s 2006 voter-approved ULL as their own. Antioch, Pittsburg, and San Ramon adopted their own voter-approved ULLs (~~known~~ **referred to** as the Urban Growth Boundary [UGB] in San Ramon). The County and cities are solely responsible for administering their respective ULLs/UGBs, which together contain approximately 47 percent of the total land are within Contra Costa County. Because the 65/35 Standard limits urban land use designations to no more than 35 percent of the county’s total land area, the County and cities must work cooperatively to ensure that over 60,000 acres within the ULLs/UGBs remain under non-urban land use designations. Fortunately, a significant portion of this acreage already is permanently protected as local parks, regional parks and open spaces, reservoirs, and other public facilities. Examples of protected lands within the ULLs/UGBs include several regional parks within Richmond’s city limits (4,000 acres), Lafayette Reservoir and its surrounding recreation area (900 acres), Thurgood Marshall Regional Park (2,500 acres), Lime Ridge Open Space (1,200 acres), and Big Break Regional Shoreline (1,600 acres).

At page 4-13, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “Urban Limit Line,” is amended as follows:

The County considered several criteria and factors when establishing the initial ULL location in 1990 **and new considerations have emerged.** Factors which ~~that~~ contributed to properties being located outside the ULL **in 2026** included:

- Lands ~~which qualifies~~ **that qualify** for rating as Class I ~~and~~ **or** Class II in the National Resource Conservation System (NRCS) Land Use Capability Classification.
- **Lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection.**
- Lands with slopes of 26 percent or greater.
- **Lands at risk of substantial inundation from flooding or anticipated sea level rise.**

- Lands with recorded development restrictions, including but not limited to agricultural, conservation, or scenic easements, or deeded development rights.
- Wetlands and undevelopable islands.
- Major open space, park, and recreational areas.
- Areas with inadequate water, sewer, and roadway infrastructure.
- Other areas not appropriate for urban growth because of physical unsuitability for development separation from existing development, unstable geological conditions, inadequate water availability, lack of appropriate infrastructure, distance from existing development, likelihood of substantial significant environmental damage or substantial injury to fish, or wildlife, or their habitat, and other similar factors rendering the land physically unsuitable for intense development.

At pages 4-13 and 4-14, Land Use Element, Contra Costa County 2045, text in the section titled “Changes to the Urban Limit Line” is amended as follows:

The following text is from Measure L-2006 A-2026, which requires inserted specific language to be included in into the Land Use Element and is why the 2016 ULL review conducted by the Board of Supervisors is discussed in future tense:

There shall be no change to the ULL that would violate the 65/35 Land Preservation Standard. The County processes changes to the ULL, both expansions and contractions, as General Plan amendments. There will be no change Changes to the ULL except may occur only in the manner specified herein.

(a) Expansions. There will be no change to expansion of the ULL unless the Board of Supervisors first holds a public hearing at which it approves adopts the change or changes General Plan amendment for the expansion by a four-fifths vote of the Board, after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- (1) A natural or man-made disaster or public emergency has occurred which warrants the that necessitates the provision of housing and/or other community needs within assets on land located outside the ULL.

- (2) An objective study has determined demonstrated that the ULL is preventing the County from providing identifying adequate sites to meet its fair share of affordable housing or rRegional hHousing Needs Allocation as required by State law, and the Board of Supervisors finds that a change to an expansion of the ULL is necessary and the only feasible means to enable the County to meet these requirements of State law.
- (3) A majority of the cities that The County and at least one city are party parties to a preservation agreement and the County have approved a change to the ULL affecting all or any portion of the land that (i) affirms the parties' growth boundaries in the areas covered by the preservation agreement and affected by the ULL expansion, and (ii) provides that all parties support the ULL expansion.
- (4) A minor change to the ULL expansion will more accurately reflect topographical characteristics or align with legal boundaries.
- (5) An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the east Contra Costa County Airport, and either (i) mitigate adverse aviation related to environmental or community impacts attributable to Buchanan Field, or (ii) further the County's aviation related needs.
- (5) A ULL expansion change is required to conform to applicable California State or federal law.
- (6) A five-year cyclical review of the ULL has determined, based on criteria and factors for establishing the ULL set forth above, that nNew information is has become available (from city or County growth management studies or otherwise) or circumstances have changed, warranting a change to an expansion of the ULL.
- (7) The expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the Board of Supervisors makes each of the additional following findings based on substantial

evidence in the record:

- (i) The expansion is necessary to further the economic viability of Byron Airport and attain the County's goals related to economic development.
- (ii) The expanded ULL area will accommodate uses directly linked to aeronautics, such as aviation research and development, aircraft manufacturing/assembly, and aeronautical schools/training facilities.
- (iii) The expanded ULL area will not accommodate residential development, logistics/distribution centers, lodging, or any other use not directly linked to aeronautics except for minor ancillary uses necessary to support the airport workforce.
- (iv) The expansion will not induce sprawl.

Any General Plan amendment that would expand the ULL by more than 30 acres shall require voter approval of the proposed General Plan amendment, following the a public hearing and the a four-fifths vote of the Board of Supervisors approving adopting the General Plan amendment and making one or more of the findings set forth in subsections (a)(1) through (g)(a)(6) above. Notwithstanding the foregoing, a proposed General Plan amendment to expand the ULL by more than 30 acres does not require voter approval if, after a public hearing, the Board of Supervisors by a four-fifths vote approves adopts the General Plan amendment and makes either one or more of the following findings based on substantial evidence in the record: (i) the expansion of the ULL is necessary to avoid an unconstitutional taking of private property; or (ii) the expansion of the ULL is necessary to comply with State or federal law; or (iii) the expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the Board of Supervisors has made each of the required findings set forth in subsection (a)(7) above. Expansions of the ULL totaling 30 acres or less do not require voter approval.

(b) Contractions. There will be no contraction of the ULL unless the Board of Supervisors adopts the General Plan amendment for the contraction by a four-fifths vote of the Board, after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

- (1) The contraction will more accurately reflect topographical characteristics, areas at high risk from natural hazards, or an area's conservation status.
- (2) The contraction will more accurately align with legal boundaries.
- (3) The contraction is necessary to implement the terms of a preservation agreement to which the County is a party.
- (4) The contraction will limit urban sprawl or protect natural resources.
- (5) The contraction is necessary to comply with applicable State or federal law.
- (6) New information has become available or circumstances have changed, warranting a contraction of the ULL.

The Board of Supervisors may adopt a General Plan amendment contracting the ULL by any acreage through the process described above.

The Board of Supervisors may conduct a cyclical review of the ULL every five years:

(c) ULL Boundary Review. The Board of Supervisors will review the boundary of the ULL in the year 2016 concurrently with each State-mandated General Plan Housing Element update cycle. The purpose of the year 2016 these reviews is to determine whether a change to expanding the boundary of the County's Urban Limit Line Map ULL is warranted, based on facts and circumstances resulting from the County's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to satisfy housing and jobs needs for 20 years thereafter necessary to enable the County to meet its Regional Housing Needs Allocation. This These reviews of the ULL is are in addition to any other ULL reviews of

the ULL ~~that~~ the Board of Supervisors may conduct ~~deem necessary~~.

Any change to the ULL proposed as a result of any review authorized by this section must be adopted pursuant to the procedures set forth in this section. These provisions are effective until ~~through~~ December 31, 2026 ~~2051~~.

B. ORDINANCE CODE CHANGES

1. To be consistent with the amendments to the General Plan that change the boundary of the Urban Limit Line, the People of the County of Contra Costa hereby enact Ordinance No. 2026-01 as follows:

TEXT OF PROPOSED ORDINANCE

Ordinance No. 2026-01

**Section 1. Title.** This ordinance shall be titled the “2026 Voter-Approved Contra Costa County Urban Limit Line.”

**Section 2. Summary.** This ordinance amends Chapter 82-1 of the County Ordinance Code to extend the term of the County’s Urban Limit Line through the year 2051, establish updated procedures for reviewing and adjusting the boundaries of the Urban Limit Line, and retain the prohibition on expanding the line by more than 30 acres without voter approval except as specifically provided.

**Section 3.** Ordinance Code Section 82-1.002 is amended to read as follows (new text to be inserted is shown in bold italics and underline ~~[example]~~, text in strikeout font ~~[example]~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.002 ~~RESERVED~~ ~~New General Plan.~~ The county shall adopt a new general plan by December 31, 1990 (the “new general plan”) or as soon thereafter as possible, in compliance with all applicable laws and regulations.

(Ords. ~~2016-01 § 3~~, 91-1 § 2, 90-66 § 4).

**Section 4.** Ordinance Code Section 82-1.004 is amended to read as follows (new text to be inserted is shown in bold italics and underline ~~[example]~~, text in strikeout font ~~[example]~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.004 - 65/35 Land Preservation Plan. The policies contained in this chapter shall be reflected in the new general plan, as ultimately adopted ~~and~~ ~~periodically amended~~ by the board of supervisors in accordance with the California Environmental Quality Act and State Planning Law.

(Ords. ~~2026-01 § 4~~, 91-1 § 2, 90-66 § 4).

**Section 5.** Ordinance Code Section 82-1.006 is amended

to read as follows (new text to be inserted is shown in bold italics and underline ~~[example]~~, text in strikeout font ~~[example]~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.006 - 65/35 Land Preservation Standard. Urban development in the county shall be limited to no more than ~~thirty-five~~ ~~35~~ percent of the land in the county. At least ~~sixty-five~~ ~~65~~ percent of all land in the county shall be preserved for agriculture, open space, wetlands, parks, and other non-urban uses.

(Ords. ~~2026-01 § 5~~, 91-1 § 2, 90-66 § 4).

**Section 6.** Ordinance Code Section 82-1.008 is amended to read as follows (new text to be inserted is shown in bold italics and underline ~~[example]~~, text in strikeout font ~~[example]~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.008 - Changes to the 65/35 Land Preservation Plan. No change shall be made in the new general plan ~~after its adoption~~ that would result in greater than ~~thirty-five~~ ~~35~~ percent of the land in the county being permitted for urban development. This limitation shall not prevent any increase in agriculture, open space, parks, wetlands, or other non-urban uses to greater than ~~sixty-five~~ ~~65~~ percent of the land in the county.

(Ords. ~~2026-01 § 6~~, 91-1 § 2, 90-66 § 4).

**Section 7.** Ordinance Code Section 82-1.010 is amended to read as follows (new text to be inserted is shown in bold italics and underline ~~[example]~~, text in strikeout font ~~[example]~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.010 - Urban Limit Line. To ensure the enforcement of ~~enforce~~ the 65/35 standard set forth in Section 82-1.006, ~~an~~ ~~the~~ urban limit line shall be ~~is~~ established; in approximately the location depicted on the “Contra Costa County Urban Limit Line Map” adopted by the voters on November 7, 2006 ~~June 2, 2026~~. The urban limit line is incorporated into the county’s open space conservation plan ~~Conservation, Open Space, and Working Lands Element of the general plan~~. The urban limit line limits potential urban development in the county to ~~thirty-five~~ ~~no more than 35~~ percent of the land in the county and prohibits the county from designating any land located outside the urban limit line for an urban land use. The criteria and factors for determining whether land should be considered for location outside the urban limit line should include (a) lands ~~which qualifies~~ ~~that qualify~~ for rating as Class I ~~and~~ ~~or~~ Class II in the Soil ~~National Resource Conservation Service~~ ~~System~~ Land Use Capability Classification; (b) open space, parks and other

recreation areas; lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection; (c) lands with slopes in excess of twenty-six 26 percent or greater; (d) lands at risk of substantial inundation from flooding or anticipated sea level rise; (e) lands with recorded development restrictions such as agricultural, conservation, or scenic easements, or deeded development rights; (f) wetlands; and undevelopable islands; (eg) major open space, park, and recreational areas; (h) areas with inadequate water, sewer, and roadway infrastructure; (i) other areas not appropriate for urban growth because of physical unsuitability for separation from existing development, unstable geological conditions, inadequate water availability, the lack of appropriate infrastructure, distance from existing development, likelihood of substantial significant environmental damage or substantial injury to fish, or wildlife, or their habitat, and other similar factors rendering the land physically unsuitable for intense development.

(Ords. 2026-01 § 7, 2006-06 § 3, 91-1 § 2, 90-66 § 4).

**Section 8.** Ordinance Code Section 82-1.012 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example], text in strikeout font [example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.012 - Growth Management Redesignation of Land within the Urban Limit Line. In accordance with the Contra Costa Transportation Improvement and Growth Management Program adopted on August 3, 1988, the county shall manage growth by allowing new development only when infrastructure and service standards are met for traffic levels of service, water, sanitary sewer, fire protection, public protection, parks and recreation, flood control and drainage and other such services. Land with a non-urban land use designation located inside the urban limit line may be considered for changes in designated to an urban land uses designation, subject to county growth management consistency with policies in the general plan and any other applicable requirements. Location of land Being located within the urban limit line shall provide no guarantee that the land may be developed. If land is developed within the urban limit line, a substantial portion of this land shall be retained for open space, parks and recreational uses.

(Ords. 2026-01 § 8, 91-1 § 2, 90-66 § 4).

**Section 9.** Ordinance Code Section 82-1.014 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example], text in strikeout font

[example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.014 - Agricultural Protection Policies; Minimum Parcel Sizes. The county shall ~~establish~~ maintain standards and policies designed to protect the economic viability of agricultural land. These standards and policies shall include a minimum parcel size for prime productive agricultural land located outside the urban limit line ~~to forty~~ of 40 acres. These standards and policies may also include, but shall not necessarily be limited to, preservation agreements, conservation easements, clustering, establishment of an agricultural soils trust fund, and agricultural mitigation fees.

(Ords. 2026-01 § 9, 91-1 § 2, 90-66 § 4).

**Section 10.** Ordinance Code Section 82-1.016 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example], text in strikeout font [example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.016 - Hillside Protection. Development on open hillsides and significant ridgelines throughout the county shall be restricted and hillsides with a grade of ~~twenty-six~~ 26 percent or greater shall be protected through implementing zoning measures and other appropriate actions.

(Ords. 2026-01 § 10, 91-1 § 2, 90-66 § 4).

**Section 11.** Ordinance Code Section 82-1.018 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example], text in strikeout font [example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.018 - Changes to the Urban Limit Line.

(a) There shall be no change to the urban limit line that would violates the 65/35 standard set forth in Section 82-1.006.

(b) Expansions. Except as otherwise provided in this section, as long as there is no violation of the 65/35 standard, the urban limit line can be ~~changed~~ expanded by a four-fifths vote of the board of supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

(1) A ~~natural or manmade~~ disaster or public emergency has occurred ~~which warrants the~~ that necessitates the provision of housing ~~and/or~~ other community needs within assets on land located outside urban limit line;

- (2) An objective study has ~~determined~~ **demonstrated** that the urban limit line is preventing the county from providing **identifying adequate sites to meet its fair share of affordable housing, or rRegional hHousing Needs Allocation;** as required by sState law, and the board of supervisors finds that a change to **an expansion** of the urban limit line is necessary and the only feasible means to enable the county to meet these requirements of state law;.
- (3) A majority of the cities that **The county and at least one city** are party **parties** to a preservation agreement and the County have approved a change to the ULL affecting all or any portion of the land **that (i) affirms the parties' growth boundaries in the areas covered by the preservation agreement and affected by the ULL expansion, and (ii) provides that all parties support the ULL expansion.**
- (4) A minor change to the urban limit line **expansion** will more accurately reflect topographical characteristics or **align with** legal boundaries;.
- (5) A five-year cyclical review of the urban limit line has determined, based on the criteria and factors for establishing the urban limit line set forth in Section 82-1.010 above, that nNew information is **has become** available (from city or county growth management studies or otherwise) or circumstances have changed, warranting a change to **expansion of** the urban limit line;.
- (6) An objective study has determined that a change to the urban limit line is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation-related environmental or community impacts attributable to Buchanan Field, or (ii) further the county's aviation-related needs; or
- (7)(6) A change **An urban limit line expansion** is required to conform to applicable California **state** or federal law.
- (7) **The expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit**
- Line, and the board of supervisors makes each of the additional following findings based on substantial evidence in the record:**
- (i) **The expansion is necessary to further the economic viability of Byron Airport and attain the county's goals related to economic development.**
- (ii) **The expanded urban limit line area will accommodate uses directly linked to aeronautics, such as aviation research and development, aircraft manufacturing/assembly, and aeronautical schools/training facilities.**
- (iii) **The expanded urban limit line area will not accommodate residential development, logistics/distribution centers, lodging, or any other use not directly linked to aeronautics except for minor ancillary uses necessary to support the airport workforce.**
- (iv) **The expansion will not induce sprawl.**
- (c) Except as otherwise provided in this subsection, any proposed general plan amendment that would expand the urban limit line by more than **30** thirty acres will require voter approval of the proposed general plan amendment in addition to and following a four-fifths vote of the board of supervisors approving **adopting** the general plan amendment and making one or more of the findings required by subsections **(a)(1) through (b)(6)** above. Notwithstanding the foregoing, a proposed general plan amendment to expand the urban limit line by more than **30** thirty acres does not require voter approval if, after a public hearing, the board of supervisors by a four-fifths vote makes **one or more** either of the following findings based on substantial evidence in the record: (i) the expansion of the urban limit line is necessary to avoid an unconstitutional taking of private property; or (ii) the expansion of the urban limit line is necessary to comply with state or federal law; **or (iii) the expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the board of supervisors**

has made each of the required findings set forth in subsection (b)(7) above. Proposed expansions of 30 thirty acres or less do not require voter approval.

**(d) Contractions. The urban limit line can be contracted by a four-fifths vote of the board of supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:**

**(1) The contraction will more accurately reflect topographical characteristics, areas at high risk from natural hazards, or an area's conservation status.**

**(2) The contraction will more accurately align with legal or regulatory boundaries.**

**(3) The contraction is necessary to implement the terms of a preservation agreement to which the county is a party.**

**(4) The contraction will limit urban sprawl or protect natural resources.**

**(5) The contraction is necessary to comply with applicable State or federal law.**

**(6) New information has become available or circumstances have changed, warranting a contraction of the urban limit line.**

**The board of supervisors may adopt a general plan amendment contracting the urban limit line by any acreage through the process described above.**

~~(c) The board of supervisors may conduct a cyclical review of the urban limit line every five years.~~

~~(d) (e) The board of supervisors will review the boundary of the urban limit line in the year 2016 concurrently with each state-mandated General Plan Housing Element update cycle. The purpose of the year 2016 these reviews is to determine whether a change to expanding the boundary of the county's urban limit line map is warranted, based on facts and circumstances resulting from the county's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to meet housing and jobs needs for 20 years is~~

~~necessary to allow the county to meet its Regional Housing Needs Allocation. This These reviews of the urban limit line is are in addition to any other reviews of the urban limit line reviews that the board of supervisors may conduct deem necessary.~~

~~(e) (f) Any change to the urban limit line proposed as a result of any review authorized by this section will not be effective unless it is approved pursuant to the procedures set forth in this section.~~

~~(Ords. 2026-01 § 11, 2006-06 § 4, 91-1 §2, 90-66 §4.)~~

**Section 12.** Ordinance Code Section 82-1.020 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.020 - Annexations and Incorporations. The local agency formation commission ("LAFCO") shall be advised to (1) respect and support the county's 65/35 land preservation standard; and urban limit line ~~and growth management standards~~ when considering requests for incorporation or annexation to cities or service districts, (2) apply the ~~stricter of the~~ growth management standards of either ~~the county,~~ the incorporating city or the annexing city or service district when considering requests for incorporation or annexations of land to cities or service districts, and (3) require unincorporated land located within the urban limit line that is included in the incorporation of a new city or annexed to a city to provide a fair share of affordable housing when and if such land is developed.

~~(Ords. 2026-01 § 12, 91-1 § 2, 90-66 § 4).~~

**Section 13.** Ordinance Code Section 82-1.022 is amended to read as follows (new text to be inserted is shown in bold italics and underline [example] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.022 - Housing. As required by the State Planning Act Law, the county shall periodically review and update the ~~new~~ general plan to ~~conform to~~ comply with state housing requirements and to ensure it's the county maintains capacity to accommodate a variety of housing types and ~~prices~~ affordability levels throughout the county. In accordance with the provisions of Section 82-1.018, the board of supervisors may make findings of necessity that the urban limit line should be changed to allow the county to ~~meet~~ provide its fair share of affordable housing and meet other state

housing requirements.

(Ords. **2026-01 § 13**, 91-1 § 2, 90-66 § 4)

**Section 14.** Ordinance Code Section 82-1.024 is amended to read as follows (new text to be inserted is shown in bold italics and underline **example** while text in strikeout font ~~example~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.024 - Cooperation with Cities **on Preservation**.

To the extent feasible, the county shall enter into preservation agreements with cities in the county designed to preserve certain land in the county for agriculture, ~~and~~ open space, wetlands, ~~or~~ **and** parks.

(Ords. **2026-01 § 14**, 91-1 § 2, 90-66 § 4).

**Section 15.** Ordinance Code Section 82-1.026 is amended to read as follows (new text to be inserted is shown in bold italics and underline **example** while text in strikeout font ~~example~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.026 **RESERVED** Application to Projects Prior to Adoption of New General Plan. From the effective date of Ordinance 90-66 to the adoption of the new general plan, prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action which requires a finding of consistency with the general plan, the county shall adopt findings as to whether or not the proposed project or legislation is consistent with the policies established in this chapter.

(Ords. **2026-01 § 15**, 91-1 § 2, 90-66 § 4).

**Section 16.** Ordinance Code Section 82-1.028 is amended to read as follows (new text to be inserted is shown in bold italics and underline **example** while text in strikeout font ~~example~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.028 - Duration.

The provisions of this chapter shall be in effect through December 31, 2026 **2051**, to the extent permitted by law.

(Ords. **2026-01 § 16**, 2006-06 § 5, 91-1 § 2, 90-66 § 4).

**Section 17.** Ordinance Code Section 82-1.030 is amended to read as follows (new text to be inserted is shown in bold italics and underline **example** while text in strikeout font ~~example~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.030 - No Violation of Law by this Chapter.

(a) Nothing in this chapter shall be construed or interpreted in such a manner as to operate to deprive any landowner of substantially all of the market value of the landowner's property or otherwise constitute an unconstitutional taking without compensation. If application of any of the provisions of this chapter to any specific project or landowner would create an unconstitutional taking, then the board of supervisors may allow additional land uses, otherwise adjust permit requirements or take such other actions to the extent necessary to avoid what otherwise might be construed to be a taking. Any such additional land uses or other adjustments shall be designed to carry out the goals and provisions of this chapter to the maximum extent feasible.

(b) Nothing contained in this chapter shall constitute an amendment of the existing general plan. ~~Upon approval of this chapter by the voters, the county shall take all necessary and appropriate steps to reflect the policies of the 65/35 land preservation plan in the new general plan for the county, consistent with the requirements of CEQA and the State Planning Law.~~ Nothing contained herein shall prevent the county from complying with applicable requirements of state law relating to the adoption and amendment of general plans.

(Ord. No. **2026-01 § 17**; 2024-23, § III (Exh. A), 12-3-24; Ords. 91-1 § 2, 90-66 § 4).

**Section 18.** Ordinance Code Section 82-1.032 is amended to read as follows (new text to be inserted is shown in bold italics and underline **example** while text in strikeout font ~~example~~ is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.032 - Definitions.

(a) As used in this chapter, the phrase "land within the county" shall mean all of the ~~acreage~~ **territory** within the boundaries of Contra Costa County, **including water area**, except the ~~saltwater~~ **saltwater** area of the county west of Stake Point.

(b) As used in this chapter, the term "non-urban uses" shall mean ~~rural residential and agricultural structures allowed by applicable zoning and facilities for public purposes, whether privately or publicly funded or operated, which are necessary or desirable for the public health, safety or welfare or by state or federal law~~ **uses allowed in the land use designations categorized as "non-urban"**

*in the Land Use Element of the general plan.*

(Ords. 2026-01 § 18, 91-1 § 2, 90-66 § 4).

SECTION 5. EFFECTIVE DATE

This measure shall become effective immediately upon approval by the voters. Upon the effective date, Section 4.A.1 CHANGES TO GENERAL PLAN URBAN LIMIT LINE MAP and Section 4.A.2 CHANGES TO GENERAL PLAN TEXT of this measure are hereby inserted into the Contra Costa County 2045 General Plan, as one of the four consolidated General Plan amendments for calendar year 2026 allowed under State law. Upon the effective date, Ordinance No. 2026-01 is hereby enacted as a County ordinance, amending the County Ordinance Code.

SECTION 6. SEVERABILITY

If any portion of this measure is hereafter determined to be invalid by a court of competent jurisdiction, all remaining portions of this measure shall remain in full force and effect. Each section, subsection, sentence, phrase, part or portion of this measure would have been adopted and passed regardless of whether any one or more section, subsections, sentences, phrases, parts or portions was declared invalid or unconstitutional.

SECTION 7. AMENDMENT OR REPEAL

Except as otherwise provided herein, this measure may be amended or repealed only by the voters of Contra Costa County at a countywide election.



**MEASURE B  
CONTRA COSTA COUNTY**

of the measure on the county Web site at the following Web site address: <https://www.contracosta.ca.gov/129/Clerk-of-the-Board>.

To help Contra Costa County address cuts in federal funding; support local services such as health care, supplemental food assistance, and other general county services; shall Contra Costa County adopt a five-eighths of one cent (0.625%) temporary general sales tax for 5 years, providing an estimated \$150,000,000 annually, and subject to annual audits?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE B**

The Contra Costa County Board of Supervisors has proposed a measure asking voters to approve a countywide retail transactions and use tax – a sales tax – of five-eighths of one percent (0.625%) to be used for general governmental purposes of Contra Costa County. The sales tax would be collected for five years.

Contra Costa County anticipates that this sales tax could generate approximately \$150 million annually. Sales tax proceeds would be deposited into Contra Costa County's general fund, and the Board of Supervisors would determine how to use the funds. The ballot measure states that the purpose of the proposed tax is "[t]o help Contra Costa County address deep cuts in federal funding" and indicates that sales tax revenue could be used for health care, supplemental food assistance, and other general county services. This measure does not restrict the use of sales tax revenue to these or any other specific governmental purposes.

The sales tax proposed by this measure will be collected on the gross receipts of sales of personal property in unincorporated Contra Costa County, and in incorporated cities within the county. The sales tax will not be collected on the sale of food or on other transactions that are exempt from the sales tax under state law.

This Contra Costa County sales tax would be levied in addition to the current Contra Costa County sales tax of one-half of one percent (0.5%) that expires in 2041.

This tax is a general tax, which requires approval of a majority of voters voting on the measure. In order for this tax to be collected, this measure must be approved by voters and legislation must be enacted to exempt this tax from the sales tax cap under Revenue and Taxation Code section 7251.1.

The measure requires the Board of Supervisors to appoint a fiscal oversight committee of at least five members to review and report on revenues and expenditures of sales tax revenues. Additionally, the measure requires the County's auditors to annually report on the collection, management, and expenditure of tax revenues.

A "yes" vote is a vote in favor of authorizing this 0.625% sales tax within the County for five years.

A "no" vote is a vote against authorizing this 0.625% sales tax.

**The above statement is an impartial analysis of Measure B. If you desire a copy of the measure, please call the Clerk of the Board of Supervisors at (925) 655-2000, or email the Clerk of the Board of Supervisors at [clerkoftheboard@cob.cccounty.us](mailto:clerkoftheboard@cob.cccounty.us), and a copy will be mailed at no cost to you. You may also access the full text**

**ARGUMENT IN FAVOR OF  
MEASURE B**

Measure B won't increase the cost of groceries. It could save your life.

If Measure B fails, emergency response times will increase. Since brain damage can occur after just three minutes without oxygen, stroke and heart attack victims could be at risk. Wait times for all patients receiving critical care will increase at every hospital in the County.

If we don't act, lives will be lost.

The federal government is cutting billions from healthcare. In Contra Costa County, these cuts will impact everyone. Up to 90,000 people will lose health insurance, and according to the county health director, our health system will lose more than \$1.5 billion over the next five years.

Measure B will keep the Contra Costa County Medical Center open and functioning. It will also allow the county to maintain crucial physical and mental health care that keeps people out of emergency rooms. This will save lives and, in the long run, save taxpayers money.

Doctors and other health professionals are developing programs and taking steps to address the most significant issues created by the federal government's budget cuts. Measure B will give them time to put these measures in place.

Measure B is a temporary tax; the Board of Supervisors cannot renew it, and it will be in effect for only 5 years. It exempts food, housing, and medical care, so most of the money from this tax will come from corporate or large luxury purchases. It will not raise your grocery bill, your rent, or the cost of your prescriptions.

Join us in support of Measure B. The lives that are saved might be yours or your loved ones'.

John Gioia, County Supervisor  
Sergio Urcuyo, MD, Chief Medical Officer Contra Costa Regional Medical Center & Clinics  
Collin O'Neil, Vice President, United Professional Firefighters of Contra Costa County, Local 1230  
California Nurses Association, Puneet Maharaj, Executive Director  
Contra Costa Labor Council-AFL-CIO, Kelly Kick, President

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE B**

**Contra Costa County has a spending problem, not a revenue problem.**

- Measure B's forerunner was 2020's Measure X, a 0.500% sales-tax increase with similar advertised purposes — back then, an urgent, COVID-time focus on healthcare and “life-saving services.” Now, allegedly, “lives will be lost” without Measure B.
- An Oct. 3, 2020 **East Bay Times** editorial said County Supervisors should “plan to make do with [Measure X's] additional money; they shouldn't expect support for an additional tax in the future.”
- Measure B now seeks that additional tax anyway, though **Measure X, only 5 years into its 20-year run, already supplies \$120 Million annually** — not just the \$81 Million they projected in 2020.
- Meanwhile, Measure X's politically driven spending allocations (example: a \$3.25 Million “Guaranteed Income Pilot” project) raise further **doubts about the legitimacy of both Measure X and Measure B** — also about “citizens oversight” reliability.
- **Measure B's authorizing ordinance**, like Measure X's, again exposes this new tax as “solely for general governmental purposes and not for specific purposes.” They could spend Measure B's millions on whatever they consider “governmental” — as they've already been doing in Measure X's first 5 of 20 years.
- Since 2020 (and Measure X), **County salaries/benefits have risen 47.5%**. Measure B could facilitate or directly bankroll more such increases.
- **Measure B is an Affordability Tax**. Added atop rising prices, **Measure B is itself inflationary. It's also regressive**, disproportionately burdening our poorest, most vulnerable residents.

Instead of funding new pet projects and facilitating more compensation increases with **Measure B, Contra Costa County should redirect Measure X's millions to counterbalance any healthcare deficits that actually develop.**

**No on B!**

**More information:  
StopMeasureB.com**

Contra Costa Taxpayers Assn., Denise Kalm, President Pro-Tem  
Michael Arata, Executive Board Member, Contra Costa Taxpayers Association  
Tracy Kasamoto, Courtroom Deputy Clerk, Retired, Brentwood  
Brendan Radich, Retired Union Carpenter and Project Supervisor, San Ramon  
Dianne Schneider, Export Company Secretary-Treasurer, Retired, Walnut Creek

**ARGUMENT AGAINST  
MEASURE B**

Given Contra Costa County's existing revenue riches — and many residents' severe affordability burdens:

**At best, Measure B is premature.**

- Since Measure X's 0.500% sales-tax increase passed in 2020, total County spending has risen **from \$4.51 Billion (FY20-21) to \$7.37 Billion (FY25-26) — a 63.4% increase.**
- That's **3½ x the 18.4% Bay Area CPI inflation rate** (Dec. 2020 to Dec. 2025), while population growth was flat.
- The State Controller's Office shows 2024 total Contra Costa County compensation exceeding **\$200,000 each for 3,041 employees. 1,005 exceeded \$300,000; 252 exceeded \$400,000.**
- County Supervisors initially justified Measure B's five-eighths percent (0.625%) sales-tax increase scheme (extracting at least \$750 Million over five years) as partial makeup for allegedly annual \$307 Million healthcare-funding deficiencies, FY25-26 through FY28-29.
- After we showed that \$307 Million was actually their analyst's cumulative estimate for those fiscal years, the analyst introduced new state/federal funding-loss estimates, totaling \$219 Million instead (with only a net \$35 Million "Estimated Ending Fund Balance" deficiency), by FY28-29!
- Most of their "\$1 billion" projected deficit is a \$596 Million total for FY29-30/FY30-31 — in a new Presidential administration, two Congressional sessions from now. Funding will likely improve.
- But they want to bake in 5-year Measure B revenues of \$150 Million annually anyway (likely going much higher, given Measure X's 50% revenue growth in first 5 of 20 years).

**Sales taxes are too high already.**

- California's statewide **7.25% sales-tax base rate is the nation's highest.** Counties, cities, and special districts can seek local additions, with a statutory 2.00% cap, total = 9.25%.
- Unfortunately, lobbyists and on-call politicians have contrived larger add-ons — violating the 2.00% cap — while falsely proclaiming these abuses "declaratory of existing law."
- **Thereby, ten Contra Costa County cities already exceed the statutory 9.25% sales-tax limit. Measure B would take all ten above 10%.**

**Vote No on B!**  
**More information:**  
**StopMeasureB.com**

Contra Costa Taxpayers Assn., Denise P. Kalm, President Pro-Tem  
Michael Arata, Executive Board Member, Contra Costa Taxpayers Association  
Charles Barberini, Real Estate Broker, Martinez  
Denise Gianni, Homemaker, El Sobrante  
Andrew Rodgers, MD, Primary Care Physician, Retired, Danville

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE B**

Contra Costa County is facing a health crisis that impacts everyone. Doctors, Nurses, and First Responders agree we must act now to protect lives.

The opponents of the argument don't deny the need. They say it is "premature." We need to act now, before people lose their lives or get sicker and suffer.

As healthcare insurance coverage declines, demand for urgent services will increase. Hospitals are required by law to provide healthcare to those with no coverage. Losing access to preventive care will push more patients into emergency rooms.

Even if you are not one of the up to 93,000 people who could lose their insurance, this will impact you. John Muir provides the most Medi-Cal treatment of any hospital in the county. Kaiser and other hospitals will also be impacted by the increased need for emergency care.

The Federal government is not just cutting funding; it is placing new bureaucratic burdens on our community to obtain these reduced funds. Without immediate action, our public hospital will be forced to reduce services; clinics will close; and wait times for care at all hospitals in the county will increase.

Measure B exempts groceries, housing costs, and medical care. Which means it won't impact your ability to buy daily necessities.

It might save your life.

Please vote Yes on Measure B.

John Gioia, County Supervisor  
Sergio Urcuyo, MD, Chief Medical Officer, Contra Costa Regional Medical Center & Health Centers  
Collin O'Neil, Vice President, United Prof. F.F. of CCC, Local 1230  
Contra Costa Labor Council-AFL-CIO, Kelly Kick, President

**MEASURE C  
CITY OF EL CERRITO**

Shall the measure to fund planning/construction/furnishing a new El Cerrito library, including a new building, and the City's library operating costs for ten years after completing construction, by authorizing an annual parcel tax of up to \$0.17 per square foot of improvements (\$100 per vacant parcel), subject to annual inflation adjustments, generating approximately \$3,100,000 annually, expiring 30 years after the initial issuance of bonds, with independent audits/citizen oversight and senior exemptions, be adopted?

**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF  
MEASURE C**

Measure C proposes to fund "the planning, construction, and furnishing" of a library in El Cerrito and "the City's library operating costs of the new library for up to ten years" by levying an annual parcel tax on all properties in El Cerrito, unless an exemption applies.

The initial maximum tax rates would be \$0.17 (17 cents) per square foot of buildings/structures on a property and \$100 for a vacant parcel. The Measure would authorize—but not require—the City Council to adjust the maximum tax rates annually using an index reflecting changes in the cost of living or personal income. The City Council could not set the rates at a level higher than 115% of the rate needed to extinguish any indebtedness and to pay for the City's library operating costs during the first ten full years following the completion of library construction. The City Council could set rates below those limits.

Permitted tax revenue uses include planning, permitting, environmental review, construction, and furnishing of a new library and the City's library operating costs of the new library for the first ten years. The Measure also authorizes the City to incur indebtedness to finance or refinance the costs of library construction. Permitted uses are further described in Section 4.58.060 and other sections of the Measure.

Collection of the tax would commence on July 1st after the "Effective Date" and continue for 30 years after the initial issuance of bonds for planning and construction of a new library. (Effective Date means "the earliest date legally possible after the elections official certifies the vote" on the Measure.)

Because the proposed tax is a "special tax," revenue must be placed into a restricted account and used only for the purposes described in the Measure.

The Measure requires the City's independent auditors to annually complete a report reviewing the collection, management, and expenditure of revenue from the tax. The report must be reviewed by a new or existing citizen oversight board designated by the City Council.

The Measure provides some exemptions from the tax, including for residential parcels if one of the owners qualifies for participation in either or both the Gonzales-Deukmejian-Petris Senior Citizen Property Tax Assistance Law or the Senior Citizen Property Tax Postponement Law. Qualifying applicants must occupy the property and be at least partially legally responsible for payment of the *ad valorem* tax for the property.

Under currently applicable court precedent, the Measure would pass if a simple majority of voters vote "yes." The required number of votes for

approval could be two-thirds if the applicable court precedent changed or a court ruled otherwise regarding the Measure.

The Measure was placed on the ballot as the result of a voter-sponsored petition signed by the legally required number of voters in El Cerrito.

The above statement is an impartial analysis of Measure C. If you desire a copy of the Measure, please contact the City Clerk at (510) 215-4305 or [cityclerk@elcerrito.gov](mailto:cityclerk@elcerrito.gov) and a copy will be mailed to you at no cost.

Dated: March 12, 2026

/s/ Sky Woodruff  
Sky Woodruff, City Attorney

**ARGUMENT IN FAVOR OF  
MEASURE C**

**Yes on C builds a new library El Cerritans need and deserve.**

Our library is 77 years old and can't accommodate our needs:

- It's small, noisy, and seismically unsafe
- It doesn't meet today's health, safety, and fire standards
- It isn't fully accessible for disabled people, the elderly, to those most in need

**Yes on C builds an up-to-date, 21st-century library with spaces where:**

- Toddlers giggle
- Teens study and learn new skills
- Seniors learn about culture, community and financial security
- Everyone has access to computers and free WI-FI
- We can teach literacy and read a good book

**Yes on C provides learning programs, homework help, and reading resources** needed to improve student reading scores.

**Yes on C bridges the digital divide and closes the opportunity gap** by offering free high-tech resources to boost workforce development and assist in job resources.

**Yes on C promotes community engagement**, providing a safe space for children and youth programs, senior programs, an expanded library collection, and community meeting rooms.

**Yes on C boosts our local economy.** More visits to the library means a 23% bump in spending at nearby businesses and increases your home value by \$10,000.

**Yes on C means transparency:**

- Our Independent citizen oversight board will ensure the tax is the right amount and the money raised is spent as promised
- Mandatory financial audits and yearly report to the community
- The tax collected can only be used for costs associated with new library construction and the first ten years of City's library operating costs
- Tax drops and is constant year 14

**El Cerritans care so much for our library.** We collected signatures from all neighborhoods and walks of life - those who value our community and support a safe, modern library with access for all.

**Vote local.** For factual information: [www.anewelcerritolibrary.com](http://www.anewelcerritolibrary.com)

Gregory Lyman, Proponent  
Linda Takimoto, Retired Educator  
Lauren Dodge, Local Community Organizer  
Alan C Miller, President of El Cerrito Library Foundation  
Todd Hodson, Local Real Estate Professional

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE C**

Measure C isn't about whether we get a library. We have a library we own and love. It's centrally located, next to a school, with parking. The County will continue funding our library if Measure C fails.

This vote is about if Measure C is a good plan. It's not.

While gathering signatures, the Yes campaign promised this would be a \$21 million project. Once on the ballot, they acknowledged it would cost at least \$37 million plus interest. They wrote fine print to let the city raise the tax every year without a public vote knowing costs would spiral. Total taxes could reach \$185 million. A homeowner paying \$340 in year one could pay over \$1,000 by year 30. Landlords will pass it to renters.

They told seniors they would be exempt, but wrote the fine print to make qualifying impossible. Eligibility is based on a state program unfunded since 2008. They even got the program name wrong. El Cerrito has a tax with identical exemption language. The city acknowledges zero seniors have qualified.

Now they realize a library on the Albany border, without dedicated parking, on land we won't own is unpopular, so they're pretending it might go elsewhere. Don't believe them. Their group was "Committee for a Plaza Station Library." The BART library is in the city's strategic plan.

Measure C was sloppily drafted and got on the ballot under false pretenses.

Vote No on C.

Tell the city to come up with an honest plan that actually works.

[www.nomoreforevertax.org](http://www.nomoreforevertax.org)

Justin Chang, Treasurer, Neighbors for a Better El Cerrito  
Wally Nowinski, Member, Neighbors for a Better El Cerrito

**ARGUMENT AGAINST  
MEASURE C**

Libraries are good. Measure C is a bad deal for El Cerrito.

Supporters are asking you to approve a tax costing more than \$100 million for a library on land we will never own, in a building that may never be built.

It taxes every property at 17 cents per square foot, starting immediately. The city can increase the tax every year using the higher of two inflation measures which has averaged over 4% annually. A homeowner paying \$340 in year one would pay over \$1,000 by year 30. Landlords will pass the cost to renters.

Where does the money go? The city's strategic plan calls for a library at El Cerrito Plaza. The city would issue tens of millions in bonds to help build the ground floor of the 4th phase of the BART project. In return, we get a lease for commercial space we have effectively prepaid for.

That project is years behind schedule. The building has not been designed, funded, or even applied for state funding. You could pay for years before construction begins, with no refund if the library is never built.

The measure only funds library operations for 10 years after construction. After that, the city projects a \$797,000 annual shortfall requiring another tax or cuts to police, fire, parks, and roads.

Supporters promised senior exemptions, but the fine print makes it virtually impossible to qualify. The city used these exemption criteria for other taxes and acknowledges not a single senior has ever qualified.

This plan is a great deal for BART and the real estate developer behind the plaza project. But it is a bad deal for El Cerrito.

We have a library. We own it. It is not going anywhere. Vote no and tell the city to come up with a good plan.

Learn more: [www.nomoreforevertax.org](http://www.nomoreforevertax.org)

Justin Chang, Treasurer, Neighbors for a Better El Cerrito  
Wally Nowinski, Member, Neighbors for a Better El Cerrito

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE C**

**If you believe libraries are good, Vote Yes on Measure C.**

Here are the facts, not fabrication: [www.anewelcerritolibrary.com](http://www.anewelcerritolibrary.com)

El Cerritans need and deserve a new, modern library.

**A New Library For Less Than \$1 A Day**

El Cerritans from all neighborhoods and walks of life demand a vote to pay for a new library.

This parcel tax:

- Pays for library construction and ten years of City's library operating costs
- Costs 17-cents-per-square-foot
- Will cost typical homeowner less than \$28/month for 30 years
- Allows a senior exemption
- Ends 30 years after issuance of the first bonds for construction

**The Value Of A New Library**

- Improves reading scores with learning programs and resources for child engagement
- Closes the opportunity gap by connecting needy people to services and resources
- Bridges the digital divide by providing free internet and computers to everyone
- Provides safe space for us to gather to learn, to celebrate, or to shelter during a crisis or natural disaster
- Bumps local spending 23% at nearby businesses
- Increases your home value by \$10,000

**Fiscal Accountability**

- Independent citizen oversight board ensures the money raised is spent as promised
- Mandatory financial audits and yearly report to the community
- The tax collected can only be used for:
  - costs associated with new library construction
  - the first ten years of City's library operating costs
- Tax drops significantly and remains constant after year fourteen; \$8,700 total over 30 years

Our library is 77 years old and can't accommodate our needs.

**Vote Yes on C.**

Charles M. Taylor, Proponent  
Rochelle Pardue-Okimoto, Former Mayor, El Cerrito  
Scott Lyons, El Cerrito Science Teacher  
Tom Panas, Member El Cerrito Wall of Fame  
Mark Figone, Local Business Owner

**FULL TEXT OF  
MEASURE C**

The people of the City of El Cerrito do ordain as follows:

SECTION 1 Title. This measure shall be known and may be cited as the El Cerrito Library Initiative (the "Initiative").

SECTION 2 Recitals. The people of the City of El Cerrito find and declare as true and correct the following:

A. El Cerrito's sole library opened in 1949, over 75 years ago, when El Cerrito's population was less than 18,000. El Cerrito's population now exceeds 26,000 and is growing. The existing library is far too small and outdated to serve Community needs.

B. Library use is on the rise while the 75-year-old facility is in poor condition with cramped, dilapidated space, and poor lighting. It lacks adequate seating, book collections, computer stations, quiet reading areas, and group study or meeting rooms. The building does not meet current safety and accessibility standards. Options for expansion are limited and expensive.

C. El Cerrito students of all ages and income levels rely on libraries for well equipped, quiet, and safe spaces to read, study, complete homework, and receive tutoring. Families with young children rely on literacy and reading programs. Older adults use the library for access to computers, technology, meeting rooms, and quiet reading spaces. All patrons of all ages need access in the library for age-appropriate programs. The current library does not provide the needed adequate and appropriate spaces.

D. The City of El Cerrito commissioned a study, completed in 2006 and updated in 2014, documenting El Cerrito's need for a larger library. Those studies show that El Cerrito deserves a modern library with 20,000 square feet of space for a wide variety of library uses.

E. A new library should be constructed to comply with current building and environmental codes and to support modern technologies essential to today's libraries. A new library could provide space, furnishings, and equipment for library and community services and amenities such as after-school homework assistance, tutoring and summer reading programs for school-age children; a dedicated children's area for story time and other programs; art and literacy programs for all ages; programs and space for older adults and seniors; expanded book collections and other media; improved access for older adults and residents with disabilities; and public meeting and community gathering spaces. It could also provide shelter in case of fires, unclean air, excessive heat or cold, earthquakes, floods, or other emergencies.

F. This Initiative authorizes and funds, via a non-ad valorem Special Tax on real property within the City, the planning, construction, and furnishing of a modern library to serve the needs of current and future residents at a new location or at the existing site in El Cerrito. Funds from the Initiative may also be used for the City's library operating costs of the library for the first ten years after construction.

G. Approving this initiative would authorize and fund the planning and construction of a modern library at a new location in El Cerrito or at the existing site and could fund the City's library

operating costs for up to ten years.

H. This Initiative includes strict fiscal accountability protections to ensure all funds are used as promised, including: new revenues must stay in El Cerrito to fund the planning, construction, and furnishing of a new library and to fund the City's library operating costs for the first ten years; no funds can be taken away by the State or diverted for other purposes; no funds can be used for City administration salaries or benefits; and public disclosure of all spending and an annual fiscal review will be done by a new or existing citizen oversight board.

I. To ensure the cost of this measure is not a burden to residents on limited fixed incomes, homeowners aged 65 and over are eligible for an optional exemption.

J. This Initiative requires the City of El Cerrito to analyze library development options and the City Council to select, at its discretion, an option that best serves the people of El Cerrito.

K. Adoption of this Initiative will protect and serve the public health, safety, welfare, and quality of life for the people of El Cerrito.

SECTION 3 Purpose. The voters of the City of El Cerrito declare that our purpose and intent in enacting this Initiative is to authorize and adopt a special non-ad valorem special tax at a maximum rate of up to seventeen cents (\$0.17) per square foot of improved building area per year and one hundred dollars (\$100.00) per vacant parcel per year, as provided in section 4.58.040, on real property within the City of El Cerrito, the proceeds of which shall be specifically restricted and shall be used solely as set forth in this Initiative, to fund the planning, construction, and furnishing of a modern library in El Cerrito and to fund the City's library operating costs of the new library for up to ten years.

SECTION 4 Amendment of El Cerrito Municipal Code. Chapter 4.58 is hereby added to the El Cerrito Municipal Code to read as follows:

**4.58 Library Special Tax**

**4.58.010 - Title**

This Chapter shall be known as the "Library Special Tax."

**4.58.020 – Definitions**

A. "Building" means any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, chattel or property of any kind. The word "building" includes the word "structure."

B. "City" means the City of El Cerrito.

C. "Improvements" means all buildings or structures erected or affixed to the land.

D. "Owner" means the owner or owners of real property located within the City.

E. "Parcel" means any real property designated by an assessor's parcel map and parcel number and shown on the equalized property tax roll of the County of Contra Costa as of

January 1 of each fiscal year.

F. "Special Tax" means the Special Tax imposed by this Chapter.

G. "Square footage" means the total gross horizontal areas of all floors, including usable basement and cellars, below the roof and within the outer surface of the main walls of buildings (or the center lines of party walls separating such buildings or portions thereof) or within lines drawn parallel to and two feet within the roof line of any building or portion thereof without walls, including pedestrian access walkways or corridors, and excluding the following:

1. Areas used for off-street parking spaces, garages, or loading berths and driveways and maneuvering aisles relating thereto.

2. Areas which are outdoor or semi-outdoor areas included as part of the building to provide a pleasant and healthful environment for the occupants thereof and the neighborhood in which the building is located. This exempted area is limited to stoops, balconies and to natural ground areas, terraces, pools, and patios which are landscaped and developed for active or passive recreational use, and which are accessible for use by occupants of the building.

3. Arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

H. "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

I. "Tax Administrator" means the Finance Director or other City official designated by the City Manager to administer the tax.

J. "Vacant Parcel" means a parcel with no structure or with a structure or structures with less than a total of 200 square feet.

**4.58.030 – Special Tax Imposed; Exemptions, Including for Low-Income and Seniors and Individuals with Disabilities**

A. An annual Special Tax in the amounts set forth in Section 4.58.040 is hereby imposed on every taxable parcel of real property within the City.

B. The Special Tax constitutes a debt owed by the owner of each parcel of real property to the City.

C. The Special Tax imposed by this Chapter shall be subject to the exemptions set forth in this section.

1. The Special Tax shall not be imposed on real property that is exempt from the Special Tax under the constitutions or statutes of either the State of California or the United States.

2. The Special Tax shall not be imposed on real

property under private ownership that is designated as open space in the El Cerrito General Plan, unless that property is used primarily for residential use.

3. Single-family residential parcels and units under separate ownership on multi-family residential parcels shall be exempt from the Special Tax if one of the owners qualifies for participation in either or both the Gonzales-Deukmejian-Petris Senior Citizen Property Tax Assistance Law (also known as the Senior Citizens Homeowners and Renters Property Tax Assistance Law and the Homeowners and Renters Property Tax Assistance Law) or the Senior Citizen Property Tax Postponement Law.

a) Qualifying applicants must occupy the property and be at least partially legally responsible for payment of the *ad valorem* tax for the property.

b) Applications may require proof that the State Controller's Office or Franchise Tax Board has approved the applicant's participation in either of the programs named in this section. Applications for this exemption must be submitted to the Tax Administrator in the manner and at the time established by the Tax Administrator. Applications shall be on forms provided by the Tax Administrator and shall provide such information as the Tax Administrator may require. If the Tax Administrator determines the need to audit an application, the Tax Administrator may require additional information, including, but not limited to, federal income tax returns and W-2 forms of owner-occupants eligible for this exemption.

**4.58.040 – Special Tax Rate**

A. The City Council is hereby authorized to impose a Special Tax at a maximum rate of up to \$0.17 per square foot of improvements in the City and a maximum rate of up to one hundred dollars (\$100.00) per Vacant Parcel in the City per year.

B. Each year, the City Council may increase the maximum rates for improvements and rate for Vacant Parcels stated in Section 4.58.040.A by up to the greater of either the cost of living in the immediate San Francisco Bay Area or the per capita personal income growth in the state, as verified by official United States Bureau of Labor statistics. If either index is discontinued, the City shall use any successor index specified by the applicable agency, or if there is none, the most similar existing index then in existence.

C. The City Council may not set the tax rate at a level higher than 115% of the rate needed (1) to extinguish any indebtedness and (2) to pay for the City's library operating costs during the first ten full years following the completion of library construction.

D. The City Council may, by resolution, increase or decrease the rate of the Special Tax, as long as it does not set a rate that exceeds the maximum rate stated above. If for any fiscal year the City Council sets a lower tax rate, it may increase the tax rate in any subsequent year up to the maximum rate. No further

voter approval shall be required for any adjustment of a tax rate under the authority granted by this section.

E. For parcels divided by Tax Rate Area lines, the amount of the Special Tax for the portion of the parcel within Contra Costa County shall be calculated at the same rates as set forth above. For properties wholly within Contra Costa County and divided by Tax Rate Area lines into multiple parcels, the property shall be taxed as a single parcel at the rates set forth above.

#### **4.58.050 – Collection of Special Tax**

A. The Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall have the same lien priority and be subject to the same penalties and interest and the same procedures for sale in cases of delinquency as provided for *ad valorem* property taxes collected by the County of Contra Costa. The City Council may provide for other alternative methods of collection of the Special Tax by resolution.

B. The amount of the Special Tax, any penalty, and any interest imposed under the provisions of this Chapter shall be deemed a debt to the City. Any person owing money under the provisions of this Chapter shall be personally liable in an action brought in the name of the City, at its option, for the recovery for such amount.

#### **4.58.060 – Use of Tax Revenue**

A. Revenue from the Special Tax, including penalties and interest thereon, shall be used for the planning, permitting, environmental review, construction, and furnishing of a new modern library, including a new building, and for the City's library operating costs for the first ten years. The City Council shall implement a process that will actively engage residents regarding (1) the design of a new library, (2) improvements to the library, (c) library services, and (d) any other matters regarding the expenditure of the Special Tax revenues received by the City under this Chapter in order to enable the Council to select a library that best serves the residents of El Cerrito.

B. Authorized expenditures may include costs of bond issuance; architectural, design, engineering, legal, and similar planning and permitting costs; litigation costs; construction management; library bond consultants; staff development and training expenses associated with learning construction techniques and approaches and new equipment and systems; the furnishing and equipping of the library, including equipment to maintain facilities in a safe and clean condition; and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and library implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees, studies and assessments, including ADA and seismic, and temporary housing and relocation costs for dislocated assets, programs or activities caused or necessitated by library construction are permissible expenditures. The City's library operating costs for the first ten years after the completion of the construction of the library are authorized expenditures, including increased operating hours resulting in additional County librarian staff costs, utilities, and maintenance. After the first ten years

after the completion of the construction of the library, authorized expenditures may not include the City's library operating costs.

C. The City Council is authorized to incur indebtedness in the form of bonds, notes, contractual obligations, or other evidence of indebtedness authorized by law to finance or refinance the costs of library construction; to pay any and all costs of issuing or incurring such indebtedness; and to fund reserve funds, capitalized interest, costs of credit enhancement, costs of interest rate hedging arrangements, or any other financing costs associated with such indebtedness. Such indebtedness shall be solely payable from, and may be secured by a pledge and lien on, the proceeds of the Special Tax. The annual indebtedness, including principal and interest, shall not exceed the estimated annual proceeds of the Special Tax.

D. At the City Council's discretion, revenue from the Special Tax, including penalties and interest thereon, may be used to reimburse the City for the costs of holding an election to seek voter approval of this Chapter and to pay for the costs of administering the Special Tax and for the costs of defending the Special Tax and this Chapter, including attorneys' fees and operating costs, should its validity be challenged.

#### **4.58.070 – Accountability**

In accordance with the requirements of Government Code Sections 50075.1 and 50075.3, the following accountability measures shall apply to the Special Tax:

A. A separate, special account, referred to as the Library Special Tax Fund, shall be created, into which the proceeds of the Special Tax, including penalties and interest earned on such proceeds, must be deposited.

B. The specific purposes of the Special Tax are for the funding of a new library as set forth in Section 4.58.060. The proceeds of the Special Tax shall be applied only to those specific purposes.

C. The Tax Administrator shall annually prepare and submit to the City Council and to a new or existing citizen oversight board a report regarding the Special Tax funds collected and expended, as well as any other information required by Government Code sections 50075.1 and 50075.3.

#### **4.58.080 – Oversight and Annual Audit**

Each year, as part of the audit of the City's financial statements, the City's independent auditors shall complete a report reviewing the collection, management, and expenditure of revenue from the Special Tax. The report shall be reviewed by a new or existing citizen oversight board designated by the City Council as part of its review of the annual audit.

#### **4.58.090 – Interpretation, Administration, and Appeals of Special Tax**

A. Any taxpayer who feels the amount of the Special Tax assigned to a parcel is in error may file a notice with the Tax Administrator appealing the levy of the Special Tax. The Administrator then will promptly review the appeal and, if

necessary, meet with the applicant. If the Administrator verifies that the Special Tax levied on the applicant's parcel should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted. The appeal must be filed not later than one year after having paid the Special Tax that is disputed.

B. The City Council may by resolution interpret this Chapter for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the classification of properties, or any definition applicable to the Special Tax.

C. Without City Council approval, the Tax Administrator may make minor, non-substantive administrative and technical interpretations of the provisions of this Chapter for purposes of administrative efficiency or convenience or to comply with applicable federal, state, or local law, so long as any interpretation does not materially affect the rate paid by any person or the manner of collection of the Special Tax. The Tax Administrator may also make determinations regarding whether property is subject to the Special Tax and the applicable tax rate based on the use of the property.

#### **4.58.100 – Amendments**

This Chapter may only be amended by a vote of the people of El Cerrito if the amendment would result in the Special Tax being imposed, extended, or increased in a manner that would require a vote of the people under Article XIII C, section 2, of the California Constitution or if the amendment would substantially alter the purpose of the Special Tax. The City Council may enact any other amendments, including but not limited to amendments necessary to implement or administer the Special Tax.

#### **4.58.110 – Term of Special Tax**

The collection of the Parcel Tax shall commence on July 1st after the Effective Date and continue for thirty (30) years after the initial issuance of bonds for the planning and construction of a new library.

SECTION 5. Municipal Affair. The voters of the City hereby declare that providing funding for the planning, construction, equipping, and furnishing of a library through a parcel tax for the purposes set forth in this Initiative constitutes a municipal affair. The voters of the City hereby further declare their desire for this Initiative to coexist with any similar tax measures adopted at the city, county, or state levels.

#### SECTION 6. Effective Date and Implementation.

A. This Initiative shall be effective upon the earliest date legally possible after the elections official certifies the vote on the Initiative by the voters of the City of El Cerrito, pursuant to the Elections Code (the "Effective Date").

B. Upon the Effective Date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including and not limited to taking any administrative steps necessary to administer and collect the Special Tax authorized herein and to update any City codes or any other documents maintained by the City so they conform to the legislative policies set forth in this Initiative.

C. The City may reorganize, renumber, and/or reformat the Municipal Code provisions included in Section 4 of this Initiative, provided that the full text is inserted in the Code without alteration, unless amended by an ordinance passed by the City Council under section 4.58.100.

SECTION 7. Adjustment of Appropriations Limit. Pursuant to Article XIII B of the Constitution of the State of California and applicable laws, the appropriations limit for the City is hereby increased by an amount equal to the revenue derived from the Special Tax for the maximum period of time as allowed by law.

SECTION 8. Compliance with the California Environmental Quality Act. Approval of this ordinance is not a Project under the California Environmental Quality Act ("CEQA") (Public Resources Code §§ 21000 et seq.) because it is a citizen initiative (14 Cal. Code Reg. § 15378(b)(3)) and because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment (14 Cal. Code Reg. § 15378(b)(4)).

#### SECTION 9. Interpretation

A. This Initiative must be broadly construed to achieve the purpose stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

B. This Initiative and the Special Tax authorized herein are adopted pursuant to the provisions and authority contained in the California Constitution, including Article II, § 11 and Article XI, § 5. The voters of the City declare their intent that this citizen Initiative, if approved by a simple majority of voters pursuant to controlling California law, shall be enacted, and the parcel tax be collected, for the entire uninterrupted period described herein. To the extent that the California Constitution or other applicable state law is amended, either at the same election or any time after this Initiative is adopted by El Cerrito's voters, to create additional or different voting requirements necessary to implement or to continue to implement this Initiative, the people of the City of El Cerrito declare their intent that any such amendments should, to the greatest extent allowed by law, be applied prospectively only and not apply to, or in any way affect, this Initiative.

#### SECTION 10. Severability.

A. If any section, subsection, sentence, clause, or phrase of this Initiative is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative. The people of El Cerrito declare that this Initiative, and each section, subsection, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of

competent jurisdiction to be invalid, we the people of the City of El Cerrito indicate our strong desire that: (i) the El Cerrito City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

SECTION 11. Conflicting Measures. To ensure that the intent of the voters is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with or take precedence over, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would adopt a special tax to authorize and/or fund the planning and construction of a library which would frustrate the purpose and intent of this Initiative (each, a "Conflicting Measure"). In the event that this Initiative and one or more Conflicting Measures are adopted by the voters at the same election, then it is the voters' intent that only the measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect with respect to such matters. If this Initiative is prevented from going into effect by a Conflicting Measure approved by the voters at the same election, and such Conflicting Measure is later held invalid, this Initiative shall be self-executing and given full force of law. Notwithstanding the foregoing provisions of this Section, in the event that both this Initiative and another measure(s) are adopted by the voters at the same election, but the two measures can be harmonized in a manner that permits this Initiative to be implemented upon its adoption without imposing any inconsistent requirement(s), then it is the voters' intent that both the other measure and this Initiative shall be given full force and effect regardless of which measure receives the greatest number of affirmative votes.

**MEASURE D  
CITY OF PINOLE**

Shall the electors elect a mayor and four city council members?

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**MEASURE E**

Shall the term of office of mayor be two years?

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**MEASURE F**

Shall the term of office of mayor be four years?

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**CITY ATTORNEY'S IMPARTIAL ANALYSIS OF  
MEASURES D, E, F**

There are five City Council Members in the City of Pinole. Currently, one of the five Council Members serves as Mayor, who is selected by a majority vote of the Council. The appointed Mayor position rotates annually. This procedure is authorized by Government Code Section 36801.

However, upon a majority vote of the citizens of a city on a ballot measure, there can be a direct election of the mayor by voters pursuant to Government Code Sections 34900 - 34906. A mayor elected by the voters is a member of the city council and has all the powers and duties of a member of the City Council. A mayor elected by the voters has the same powers as a mayor selected by a vote of the City Council. Government Code § 34903.

There are three questions on the ballot relating to the election of Mayor in the City of Pinole: (1) Shall the electors elect a Mayor and four Council Members? Yes or No. (2) Shall the term of office of mayor be two years? Yes or No. (3) Shall the term of office of mayor be four years? Yes or No. Voters may vote on one, two or all three of these questions. The first question asks whether the voters shall elect the Mayor and four Council Members. Since the Council Members in Pinole are currently elected by the voters, the only change if the first question is passed would be to provide for the Mayor to be elected by the voters rather than selected by the City Council. If the first question receives a majority of yes votes at the election, then the term of the Mayor, two years or four years, shall be that preferred by a majority of those voting on the questions.

s/ Eric Casher,  
City Attorney  
City of Pinole

**ARGUMENT IN FAVOR OF  
MEASURE D**

No Argument In Favor was filed.

**ARGUMENT AGAINST  
MEASURE D**

Pinole does not need a mayor with executive authority, especially at greater financial cost.

Pinole's current mayoral process involves rotating an elected Council member in their third or fourth year of the term into the mayor position for one year. Four out of five Council members will serve as the mayor during their term. **This fair and efficient process is used by more than 300 of the 482 cities in California.**

Voters elect, at large, Pinole's five Council members for a four-year term. They work together to serve our community. Why consolidate that power into one person? The Council majority commented that the salary discussion would occur "later" and **Council has the power to raise that salary at any time.**

Is this actually a move by a Pinole Council member to grab power and more money?

Pinole voters approved Measure I, to help cover the cost of public safety and road improvements, not to add a mayor's salary to our City budget that is already stretched.

**What will be defunded to pay for the mayor's salary** - our police department, road repairs, or park maintenance? Money for mayor compensation will not magically appear.

Pinole residents are already burdened with the cost of living: rents, mortgages, higher health insurance premiums, home insurance, gas prices, food costs. Are we to now pay one-time costs for a Ballot Measure costing up to \$57,000 plus on-going costs of a mayor's salary if voters approve?

This is an example of misplaced priorities for our City and should be defeated. This proposal is a solution to a problem that does not exist.

Stop more excessive spending. Stop the power grab.

No on Measure D.

Ann Moriarty, retired middle school science teacher, 36 year Pinole resident

John Castro, Pinole resident, school administrator

Janet Wilks, Pinole resident, Pinole homeowner, non-profit consultant

Jodie Ingalls, Pinole resident

**ARGUMENT IN FAVOR OF  
MEASURE E**

No Argument In Favor was filed.

**ARGUMENT AGAINST  
MEASURE E**

No Argument Against was filed.

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**ARGUMENT IN FAVOR OF  
MEASURE F**

No Argument In Favor was filed.

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**ARGUMENT AGAINST  
MEASURE F**

No Argument Against was filed.

FULL TEXT OF  
MEASURES D, E, F

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE PEOPLE OF THE CITY OF PINOLE,  
ADDING CHAPTER 2.10 TO THE PINOLE MUNICIPAL CODE TO  
ESTABLISH THE OFFICE OF MAYOR AS AN ELECTED POSITION

NOW THEREFORE, THE PEOPLE OF THE CITY OF PINOLE DO  
ORDAIN AS FOLLOWS:

**SECTION 1.** Subject to the approval of a majority of the voters of the City of Pinole at the scheduled election so designated by the City Council in a separate resolution placing the proposal on the ballot for such election, Chapter 2.10 of the Pinole Municipal Code is hereby added, and shall read as follows:

CHAPTER XX- OFFICE OF THE MAYOR

Section 1. The mayor shall be elected for a [two-year or four-year] term on the first Tuesday following the first Monday of each even-numbered year and shall be limited to such number of terms as are specified in the Municipal Code. The mayor shall be compensated at the same rate as that established for members of the City Council.

Any person who shall have served three (3) successive terms as Mayor shall be ineligible to serve again in the office until an intervening period of one term has elapsed. For the purposes hereof, any person who serves as Mayor for more than half of a term shall be considered to have served a term.

Section 2. In even-numbered years, the city council shall meet at the regularly scheduled meeting next following the meeting at which the declaration of the election results was made pursuant to Section 10262 or 10263 of the Elections Code and choose one of its members as mayor pro tempore for a one-year term. In odd-numbered years, the city council shall at the first regularly scheduled meeting in November select one of its members as mayor pro tempore for a one-year term.

Section 3. The mayor shall preside at the meetings of the council. If he or she is absent or unable to act, the mayor pro tempore shall serve until the mayor returns or is able to act. The mayor pro tempore has all of the powers and duties of the mayor.

Section 4. The mayor may make or second any motion and present and discuss any matter as a member of the council.

Section 5. Pursuant to Government Code Section 3625(b), the mayor may request the Governor to proclaim a state of emergency within the jurisdictional boundaries of the city.

Section 6. If the city clerk is absent, the deputy city clerk shall act. If there is none, the mayor shall appoint one of the councilmembers as city clerk pro tempore.

Section 7. The mayor shall sign:

All warrants drawn on the city treasurer;

All instruments requiring the city seal.

The city council may provide by ordinance that the instruments

described above be signed by an officer other than the mayor.

Section 8. Upon being advised of a vacancy on a city commission or committee, the mayor, at the first regular meeting of the city council following such notification, shall direct the city manager to initiate action necessary to timely fill the vacancy by (1) advertising and posting notices announcing the vacancy and inviting qualified applicants to submit applications and (2) bringing the matter back to the city council for its selection of the commission or committee member.

Section 9. The mayor, with the consent of the city council, shall make all appointments to committees consisting solely of members of the city council and which are less than a quorum of the city council.

Section 10. The mayor, with the consent of the city council, shall make all appointments to area and statewide committees.

Section 11. The mayor shall perform such other duties as may be provided for by the laws of the state of California and this code.

Section 12. Effective Date. The ordinance codified in this Chapter became effective on \_\_\_\_\_, which was ten dates after the City Council declared the result of the election.

**SECTION 2. Severability.** If any portion of this Ordinance is declared invalid by a court law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Ordinance that is not deemed invalid. The voters of the City hereby declare that they would have circulated for qualification and/or voted for the adoption of this Section and each portion thereof, regardless of the fact any portion of the initiative may be subsequently deemed invalid.

**SECTION 3.** To the fullest extent permitted by law, the provisions of this Ordinance shall prevail over, and supersede, all other provisions of the Municipal Code and any ordinances, resolutions, or administrative policies of the City of Pinole which are in conflict with any provision of this Ordinance.

**SECTION 4.** This Section shall not be repealed or amended except by a measure approved by a majority of the electors voting on the issue at a General Municipal Election, or at a special election called for that purpose.

**SECTION 5.** This Ordinance shall take effect only if approved by a majority of the eligible voters of the City of Pinole voting at a Special Municipal Election to be held on June 2, 2026 and shall take effect ten (10) days after the City Council has certified the results of the Special Municipal Election by resolution.

**SECTION 6.** The Mayor is hereby authorized to attest to the adoption of this Ordinance by the people voting thereon on June 2, 2026 by signing where indicated below.

I hereby certify that the foregoing Ordinance was PASSED, APPROVED, and ADOPTED by the people of the City of Pinole on the XX day of June, 2026.

\_\_\_\_\_, Mayor

**MEASURE G**

**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**

A “yes” vote is in favor of authorizing the bonded indebtedness.

A “no” vote is against authorizing the bonded indebtedness.

To prepare students at Contra Costa, Diablo Valley, and Los Medanos Colleges for jobs and university transfer; update classrooms for science, nursing, and emergency response programs; meet earthquake, fire, and accessibility codes; repair outdated electrical, plumbing/ventilation systems; shall Contra Costa Community College District’s measure be adopted, authorizing \$920,000,000 in bonds at legal rates, levying approximately \$10 per \$100,000 of assessed valuation, generating \$57,000,000 annually while bonds are outstanding, with oversight, audits, no administrator salaries, and all funds used locally?

**COUNTY COUNSEL’S IMPARTIAL ANALYSIS OF  
MEASURE G**

The California Constitution provides that community college districts may issue bonds 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, with the approval of 55% of the voters voting at an election for that purpose.

By resolution, the Contra Costa Community College District has proposed to issue bonds in an amount up to \$920,000,000. The measure provides that proceeds from the sale of the bonds will be used to “prepare students at Contra Costa, Diablo Valley, and Los Medanos Colleges for jobs and university transfer; update classrooms for science, nursing, and emergency response programs; meet earthquake, fire, and accessibility codes; repair outdated electrical, plumbing/ventilation systems.” The specific projects are set forth in the bond project list included in the measure. The measure provides that a citizens’ oversight committee will be established to ensure that bond proceeds are properly expended and that annual performance and financial audits will be conducted. The measure further provides that bond proceeds will only be used for the purposes specified in the measure; and not for any other purpose.

Approval of this measure authorizes levy upon taxable property in the district to repay the bonded indebtedness, both principal and interest, in each year that the bonds are outstanding. The Contra Costa Community College District has prepared a Tax Rate Statement, which represents the District’s best estimates of the property tax rates required to service the bonds. The estimated highest annual tax rate required to be levied to fund the bonds is expected to be \$10.00 per \$100,000 of assessed valuation.

The Tax Information Statement provides that there are three existing bond measures for the District with bonds outstanding. The combined rate for these three existing measures is \$14.20 per \$100,000 of assessed valuation.

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

Of those voting on the measure, 55% must approve the measure for it to pass.

**TAX RATE STATEMENT FOR  
MEASURE G**

**EXHIBIT B**

**TAX INFORMATION STATEMENT**

An election will be held in the Contra Costa Community College District ("4CD") on June 2, 2026, to authorize the sale of up to \$920 million in bonds of 4CD to finance college facilities as described in the measure. If the bond measure is approved by at least 55% of the voters of 4CD voting on the bond measure, 4CD expects to issue the bonds in multiple series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in 4CD. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

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 assessed valuations available at the time of filing of this statement, is \$10 per \$100,000 of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is 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, based on estimated assessed valuations available at the time of filing of this statement, is \$10 per \$100,000 of assessed valuation in fiscal year 2026-27.

3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1.9 billion.

4CD voters have previously approved three bond measures with bonds that are still outstanding. The tax rate for the previous three measures totals \$14.20 per \$100,000 of assessed value for fiscal year 2025-26. 4CD's best estimate of the maximum combined tax rate across all of its bonds is \$27 per \$100,000 of assessed value.

Voters should note that estimated tax rates are based on the Assessed Value of taxable property on the County's official tax rolls, not on the property's market value, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of 4CD. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Certain taxpayers may also be eligible to postpone payment of taxes. 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 estimated rates in the numbered paragraphs above apply only to the taxes levied to pay bonds authorized by this measure. Additional taxes will be levied to pay bonds issued pursuant to previous, concurrent, and future authorizations by 4CD and/or any other local agency with an overlapping tax base.

Attention of all voters is directed to the fact that the foregoing information is based upon 4CD's projections and estimates only, which are not binding upon 4CD. The average annual tax rate, the highest tax rate, the final fiscal year in which the tax is anticipated to be collected and the year or years in which they will apply, the combined tax rate, and the actual total debt service, may vary from those presently

estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by 4CD based on need for project funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of 4CD and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within 4CD as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of 4CD.

Dated: January 21, 2026

/s/ Mojdeh Mehdizadeh  
4CD Chancellor

**ARGUMENT IN FAVOR OF  
MEASURE G**

**Measure G invests in Contra Costa's community colleges because our students deserve modern colleges and affordable career training.** Four-year colleges have become too expensive and hard to get into. For many Contra Costa County students, **community college is the most affordable path** to earning a degree, job training, or transferring to a university.

**Measure G will:**

- **Repair** aging buildings, including leaky roofs and unsafe electrical systems
- **Upgrade** science, nursing and career training labs to teach students with modern facilities
- **Expand** hands-on training programs for healthcare, public safety and technical careers
- **Improve** campus safety, earthquake protection and accessibility
- **Guarantee** that our community colleges will continue to be accessible for all students

**Nearly 50,000 students** come to our local community colleges each year. Some transfer to universities to pursue bachelor's degrees. Others learn to build job-ready skills, earn associate degrees, or industry certificates that open doors to meaningful careers. Many go on to become nurses, firefighters, and paramedics who keep our community safe, healthy and strong.

But many campus buildings are decades old, aging and in disrepair. Aging classrooms, outdated labs and worn infrastructure make it harder for students to get the hands-on training they need.

**Professors, students, public safety professionals, labor leaders and business leaders support Measure G** because it will modernize community college facilities and safeguard affordable, high-quality education at Contra Costa College, Diablo Valley College and Los Medanos College.

Measure G includes strong taxpayer protections:

- All funds stay in Contra Costa County and cannot be taken by the state
- Independent citizen oversight and regular audits will ensure funds are spent as promised
- No funds may be used for administrator salaries

Have questions about Measure G? Email us at [info@Yeson4CDBond.com](mailto:info@Yeson4CDBond.com). Your vote is an investment in Contra Costa County's future: expanding opportunity for students and strengthening our workforce.

**Vote Yes on Measure G.**

Candace Andersen, Supervisor  
Diana J. Honig, Contra Costa Community College District President  
Tom Hansen, IBEW Local 302 Business Manager Retired  
Marina T. Crouse, United Faculty President  
Rob Schroder, Citizens' Bond Oversight Committee Member

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE G**

**Vote No on Measure G:**

- The Contra Costa Community College District (4CD) is already deeply in debt. Three previous bond measures (2002, 2006, 2014), totaled **\$856.5 Million, in principal alone**. Including interest, **County taxpayers still owe nearly \$727 Million** on those existing obligations, with **final payoff in 2039**.
- **4CD's claim of "nearly 50,000 students" is highly misleading; it includes single-course enrollees.** California's metric for funding is instead "full time equivalent students" (FTES).
- **When 2002's Measure A bond passed, 4CD's FTES count was 30,648.** By 2014 (Measure E), it was 28,367. **4CD's 2024-25 "Actual Reported FTES" count was only 21,940** [State Chancellor's "Full Time Equivalent Student (FTES) Report," October 30, 2025].
- 4CD's Facilities Plans for their three individual colleges show **extensive new construction**. But as in K-12 school systems: **adding costly new facilities while enrollment trends downward is ill-advised.**
- **But Measure G intends \$920 Million in new principal (and almost \$963 Million in new interest) anyway, with final payoff scheduled in 2059.**

**More concerns:**

- **How many bond measures will it take to complete fundamental "deferred maintenance" projects that are included repeatedly in 4CD's bond summaries?** Roofing repairs, seismic retrofits, electrical re-wiring, HVAC, etc. appear over and over in 4CD bond-project summary lists.
- **4CD's "Project Stabilization Agreements" increase costs.** These are exclusive union construction contract arrangements, granted for no-strike promises.
- **Bond Measures like Measure G have no senior exemption.**

With shrinking enrollments: instead of building plush new facilities with new bonded millions, the **Contra Costa Community College District should maintain existing buildings in better condition, with existing money.**

**NoonMeasureG.info**

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
Michael Arata, Industrial Consultant, Retired; Former Chemistry Instructor and Swim Coach  
Jeff Black, Corporate Financial Analyst, Retired; Former School Facilities Oversight Committee member, Danville  
Taiwo Abugan, MBA, CPA; Corporate Senior Assistant Vice President; Local Member, School Bond Oversight Committee  
Luis Cornejo, Independent Contractor, Pittsburg

**ARGUMENT AGAINST  
MEASURE G**

**Measure G: far too much, far too soon:**

- The Contra Costa Community College District (4CD) passed three bonds prior to Measure G: Measure A (2002, **\$120 Million**); another Measure A (2006, **\$286.5 Million**); and Measure E (2014, **\$450 Million**). Those three measures totaled **\$856.5 Million (in principal alone)**.
- Bonds are loans, paid back to investors with interest. We're still paying on all three prior bonds. That remaining payback obligation, including interest, is **still nearly \$727 Million, with Measure E's final payment scheduled for 2039.**
- Now comes **Measure G**, adding **\$920 Million more (in principal alone) — greater than the sum total of the three previous bonds.** With interest, Measure G's repayment total becomes **\$1.88 Billion, by 2059.** Adding earlier measures, total bonded indebtedness would **become \$2.61 Billion, with Contra Costa County's assessed property values as collateral.**

**Troubling repayment terms:**

- The long repayment schedule allows advertising Measure G as adding only \$10 per \$100,000 of assessed property value. But until Measure E's 2039 payoff, 4CD bond taxes already average \$13.97 per \$100,000. Measure G would add \$10 to that until 3039, and then continue onward itself.
- 4CD's estimates rely upon Contra Costa County's assessed property values continuing to grow by 4% annually. If less, **Measure G's tax rates could increase.** So 4CD is required to advise voters that the estimated new tax rate "is based upon 4CD's projections and estimates only, **which are not binding upon 4CD**" (emphasis added).
- Under Measure G, Contra Costa County's citizens — with no senior exemption — would owe \$1,623 more per capita to bond underwriters and big banks.
- 4CD spends relatively small portions of its budget on building maintenance (which comes out of the same general fund that pays salaries and benefits). So some maintenance is then "deferred," and borrowed money (like Measure G) pays for the fixes.

4CD should rely less on successive large bond measures, and more on its existing budget to maintain its existing buildings.

**More information:  
NoonMeasureG.info**

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
Michael Arata, Industrial Consultant, Retired; Former Chemistry Instructor and Swim Coach  
Cynthia Johnson, Senior IT Manager, Retired; Local Citizen Bond Oversight Committee Member; Concord Resident  
Bryan Scott, Awarded Member of Two Bond Oversight Committees; Author, Construction Bond Oversight Book, Brentwood  
Janice Mackenzie, Retired Teacher, Richmond

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE G**

Many of Contra Costa Community College's buildings are decades old, and the **state funds community colleges at the lowest rate of any public education institution.** That means repairs for aging classrooms, outdated labs, and worn infrastructure do not receive any dedicated funding. **Measure G is the local solution.**

Community colleges cannot take funds away from students and instruction to repair leaky roofs or replace equipment that no longer meets industry standards. **Without investment, students training for careers in healthcare, technology, and the trades are doing so in facilities that haven't kept pace with the demands of those fields.** Measure G closes that gap, keeping Contra Costa's colleges competitive, safe, and accessible for the next generation.

The Contra Costa Community College District has a proven record of fiscal responsibility, with decades of clean, independent audits, transparent reporting, and proactive refinancing of prior bonds that have saved taxpayers millions. Measure G continues that commitment with an independent Citizens' Oversight Committee, annual audits, and full public reporting built in by law.

**Each year, nearly 50,000 students attend Contra Costa College, Diablo Valley College, and Los Medanos College,** pursuing affordable degrees, career training, and pathways to four-year universities. These colleges train the people who keep our communities running:

- Nurses and healthcare workers
- Firefighters and paramedics
- Skilled trades professionals
- Technology and public safety career professionals

That's why Measure G is supported by Congressman Mark DeSaulnier, State Senators Jesse Arreguin and Tim Grayson, Assemblymember Buffy Wicks, and Contra Costa County Superintendent Lynn Mackey.

**Protect affordable education and strengthen the workforce that powers Contra Costa County.**

**Vote Yes on Measure G.**

Candace Andersen, Supervisor  
Diana Honig, Contra Costa Community College District President  
Tom Hansen, IBEW Local 302 Business Manager Retired  
Marina T. Crouse, United Faculty President  
Rob Schroder, Citizens' Bond Oversight Committee Member

**FULL TEXT OF  
MEASURE G**

**EXHIBIT A**

**FULL TEXT OF BOND MEASURE**

FULL TEXT BALLOT MEASURE

OF THE CONTRA COSTA COMMUNITY COLLEGE DISTRICT

ELECTION JUNE 2, 2026

**This Measure may be known and referred to as the “Contra Costa Community College District College and Career Measure” or as “Measure G”.**

**FINDINGS**

The University of California and California State University systems have become very expensive.

Many students, especially low-income students, rely on Contra Costa Community College District (“4CD” or the “District”) for high-quality, affordable education and job training programs.

Beyond degrees and transfer opportunities, 4CD also prepares students for vital careers like nursing, firefighting, and paramedics.

Voter-approved bond funds will help provide essential job training tools for the next generation in the evolving-technology sector and first responders serving the County of Contra Costa.

To be responsive to the needs of its community, the 4CD Governing Board evaluated the urgent and critical facility needs at each of its three colleges, and its capacity to provide students with access to learning spaces equipped with the latest technology and job training facilities, an affordable education and prepare them for success in college and careers.

Job training facilities, safety issues, facility conditions, total cost of ownership and information and technology infrastructure were each considered in developing the scope of projects to be funded, as outlined in the 2024 Facilities Plans.

In developing the scope of projects, repairs and modernization, job training facilities, campus safety, facilities supporting vocational training and the expansion of opportunities for local students to receive an affordable, quality education, were prioritized.

In order for 4CD’s Colleges to remain competitive in preparing students for jobs in high demand industries and university transfer, it is advisable for these facility needs to be addressed now.

The 4CD Governing Board determines that each of its colleges MUST:

- Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities.
- Retain and attract well-qualified faculty.
- Provide local students with an affordable, low-cost, high-quality education.

- Expand essential job training and workforce preparation for students of all ages and local residents and prepare students for good jobs including emergency first responders like firefighters, nurses, and paramedics.
- Make basic and essential repairs, such as repairing outdated electrical, plumbing, ventilation systems and remove asbestos, mold and lead paint and meet earthquake, fire, and ADA codes.

**BOND AUTHORIZATION**

By approval of this measure by at least 55% of the voters of 4CD voting on the measure, 4CD shall be authorized to issue and sell bonds of up to \$920 million in aggregate principal amount to provide financing for the specific college facilities projects listed under the heading entitled “BOND PROJECT LIST” below (the “Bond Project List”), and allow 4CD to qualify to receive potential State of California (“State”) matching grant funds, subject to all of the accountability safeguards specified below.

**ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this measure in order that the voters and taxpayers of 4CD may be assured that their money will be spent to address specific college facilities needs of 4CD, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the Constitution of the State of California (the “California Constitution”), and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 et seq. of the Education Code of the State of California (the “Education Code”).

Evaluation of Needs. The 4CD Governing Board (the “Board”) has evaluated the facilities needs of 4CD to determine which projects to finance from a local bond at this time. To address the facilities needs of 4CD, the Board deems it necessary and advisable to fund the specific college facilities projects listed in the Bond Project List. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitations on Use of Bonds. Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, or replacement of college facilities, including the furnishing and equipping of college facilities, or the acquisition or lease of real property for college facilities, and not for any other purpose, including teacher and administrator salaries and other college operating expenses. More specifically, the Bond Project List provides for the specific projects 4CD proposes to finance with proceeds from the sale of bonds authorized by this measure and such proceeds shall be applied only to those specific purposes.

Independent Citizens’ Oversight Committee. In accordance with and pursuant to California Education Code Section 15278 et seq., the Board shall establish an independent citizens’ oversight committee and adopt bylaws therefor, within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the California Education Code, to ensure that (a) bond revenues are expended only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and (b) that no funds are used for any teacher or administrative salaries or other college operating expenses. In accordance with Section 15282 of the California Education Code,

the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within 4CD, a member active in a senior citizens' organization, and a member active in a bona fide taxpayers' organization. The Board shall retain control over the committee's composition and bylaws until the bonds are fully repaid. The committee may be comprised of the same members of the citizens' oversight committees for other 4CD bond measures. No employee or official of 4CD and no vendor, contractor or consultant of 4CD shall be appointed to the citizens' oversight committee.

Annual Performance Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this measure have been expended only on the college facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

Annual Financial Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this measure until all of those proceeds have been spent for the college facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available, presented to the Governing Board, and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

Special Bond Proceeds Account; Annual Report to Board. In compliance with the requirements of California Government Code Section 53410 *et seq.*, upon approval of this measure and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this measure shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief fiscal officer of 4CD shall cause a report to be filed with the Board at least once a year, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief fiscal officer of 4CD shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

Tax Rate Management. Voters in 4CD have previously approved three bond measures. The County is legally required to levy taxes to repay its bonds at a rate that is sufficient to pay debt service in full as it comes due. For more information, please see the Tax Information Statement.

## FURTHER SPECIFICATIONS

Single Purpose. All of the purposes enumerated in this measure shall be united and voted upon as one single measure, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of from the sale of bonds authorized by this measure shall be spent only for such purpose, pursuant to California Government Code Section 53410.

Joint Use Projects. 4CD may enter into agreements with the County of Contra Costa (the "County") or other public agencies or nonprofit organizations for joint use of the college facilities financed with the proceeds from the sale of bonds authorized by this measure in accordance with Education Code Section 17077.42 (or any successor provision). 4CD may seek State grant funds for eligible joint-use projects as permitted by law, and this measure hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this measure will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

## BOND PROJECT LIST

The Bond Project List below lists the specific projects 4CD proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond measure and shall be reproduced in any official document required to contain the full statement of the bond measure. Listed projects will be completed as needed at a particular college or college facility site according to Board-established priorities. The order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. Insofar as permitted by law, each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as program/project and construction management, planning, architectural, engineering, permitting and entitlements, surveying, inspection and costs associated with the total cost of ownership of facilities and equipment, similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, the costs of preparation of all facility planning, fiscal reporting, facility studies, assessment reviews, facility master plan updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, furniture, fixtures and equipment, and other costs or projects incidental to or necessary for completion of the listed projects (whether the related work is performed by 4CD or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain project funds expected from non-local bond sources, including State of California grant funds for eligible projects, have not

yet been secured. Therefore, the Board cannot guarantee that the bond proceeds will provide sufficient funds to allow completion of all listed projects. Alternatively, if 4CD obtains unexpected funds from non-local bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, renovation, repair, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board.

The allocation of bond proceeds will be affected by 4CD's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which 4CD will aggressively pursue to reduce 4CD's share of the costs of the projects, 4CD will not be able to complete some of the projects listed below. 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 4CD's control. The final cost of each project 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 costs of each project, certain of the projects described above may be delayed or may not be completed.

4CD may acquire or replace furniture and equipment in connection with each project as necessary. 4CD may also undertake demolition at a college facility. Headings and subheadings in the Bond Project List are the *types of projects* 4CD intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The bond list also includes specific Districtwide and colleges projects authorized to be financed with proceeds from the sale of bonds authorized by this measure are as follows:

<b>DISTRICT WIDE PROJECTS</b>
<p><b>The following projects are authorized to be financed at all facilities and 4CD sites Districtwide, including all current or future 4CD sites.</b></p> <ul style="list-style-type: none"> <li>At Contra Costa College, the Project List includes the construction, expansion, improvements, reconstruction or renovation of: applied arts building for nursing, science and allied health, student services facility improvements, learning resources/library building renovations and improvements, seismic upgrades campuswide, classroom building and faculty/administrative offices reconfigurations, pool, pool deck, and equipment, campus wayfinding, student commons and community building, including improvements to spaces for music and art program needs, and improvements to campus maintenance and operations facilities.</li> </ul>

- At Diablo Valley College, the Project List includes the construction, expansion, improvements, reconstruction or renovation of: Pleasant Hill campus academic complex to house various classrooms, computer labs, meeting spaces and offices with integrated community and student support spaces, and completion of upper campus quad area; early childhood education facility, science labs, classrooms and offices facility, student support spaces, horticulture site and building improvements and replacements, book center second floor expansion, library and various classroom spaces renovations, and campus wayfinding and San Ramon Campus science lab and classroom renovations and science/STEM pathway building spaces and campus wayfinding.
- At Los Medanos College, the Project list includes the construction, expansion, improvements, reconstruction or renovation of: health and public service facility, career education and industrial design facility, child study center, student support spaces including welcome center, maintenance, operations and business services facility, college complex improvements as needed, including identified spaces for demolition, lake and road improvements, and campus way finding.
- At District Office the Project list includes interior and exterior spaces upgrades, mechanical and building control systems, lighting, roofs and security.

Districtwide projects at all sites include but are not limited to:

- Replacement of: the end of life, failing and/or inefficient infrastructure and building systems including site utilities and capacity loads, building equipment and systems, heating, ventilation, air conditioning and building controls with energy-efficient systems including electrification; includes installation of systems to produce energy, store energy and/or reduce consumption, fire alarms, lighting, security and access control, information technology (IT) infrastructure, communications and equipment, campus sites accessibility and roofs.
- Interior and exterior improvements campus wide to construct, expand or reconfigure facilities, including, but not limited to, classrooms, science labs, career training facilities, office and student support and meeting spaces; technology enabled classrooms, multi-use spaces, learning resources center spaces and computer labs, child development spaces, student services and bookstore renovations and all instructional buildings, interior and exterior lighting, fire safety/emergency communication systems and other safety improvements (including, but not limited to security systems, door locking systems, access control, fire alarm and sprinkler systems, fencing, video surveillance systems), renovation of restrooms, classroom equipment (including fixtures, furnishings and equipment necessary for science and technology education), custodial spaces.

- Exterior improvements including, but not limited to exterior finish and painting, doors and framing, windows, roofs, and compliance with local, state, and federal building, health, safety, access, and other compliance-related laws such as the Field Act and Americans with Disabilities Act.
- Plumbing improvements including, but not limited to major systems such as sewers, pumps, lines, and storage facilities.
- Electrical improvements, including, but not limited to energy management and electrification systems, switchgear and transformers, storage and renewable energy systems.
- Replace or upgrade outdated security and safety systems including security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks and access control.
- Information technology improvements including, but not limited to, fixtures and equipment, upgrading classroom technology, the funding of state-of-the-art projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over intellectual property, communication systems, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, and other miscellaneous information technology and instructional equipment, data storage, fiber/copper infrastructure, phones, access control.
- Site improvements, including, but not limited to parking, resurfacing and reconditioning of existing parking lots, pick-up and drop-off areas, paving, ramps and stairs, shade and shelter, outdoor furniture, play and playground equipment, landscaping, drainage, irrigation, fencing, and gates, soil stabilization, mitigation, grass areas, hydration stations.
- Earthquake-safety seismic upgrades at all district sites where needed.
- Replacing or repairing portable classrooms.
- Warehouse, storage, mechanical, and yard facilities.
- Athletic facilities improvements, including, but not limited to, fields, tracks, courts, and pools, locker rooms, lockers, gymnasias, and athletic equipment.
- Offices and administrative areas and buildings, staff work and kitchen facilities and equipment.
- Acquisition of electric vehicles charging stations, storage and support infrastructure at all District sites.
- Acquisition and/or construction of workforce and/or student housing and related facilities, and/or refinance or retire debt on existing facilities and sites, including but not limited to lease financing obligations secured by real property.
- Improve water conservation and energy efficiency on all sites.
- Install solar photovoltaic and battery storage systems and all related equipment, to store and produce energy to reduce consumption and improve resiliency at all District sites.

- Replace older inefficient mechanical and central controls systems with energy-efficient systems, and/or install systems to produce energy, store energy and/or reduce consumption, including, but not limited to solar and/or photovoltaic systems.
- Construction of college facilities on leased property, including on property owned by other public agencies for joint use with other public agencies.
- Acquisition or lease of real property, including acquiring clean title to leased assets, and/or prepayment of existing or future interim lease, certificate of participation or lease revenue bond financings, including certificates of participation.

All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the California Education Code (or any successor provision).

#### MISCELLANEOUS

**All listed bond projects and Districtwide projects include the following as needed:**

- Planning, designing and providing temporary housing and needed temporary provisions necessary for listed bond projects and districtwide projects.
- The inspection, sampling and analysis of grounds, buildings and building materials to determine the presence of hazardous materials or substances, including asbestos, lead, etc., and the encapsulation, removal, disposal and other remediation or control of such hazardous materials and substances.
- Seismic and historical evaluations, site surveys (including topographic, geological and utility surveys), and infrastructure analyses.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings or other temporary buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; and relocating fire access roads or ingress/egress pathways.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct other improvements required to comply with all building codes, including seismic safety requirements, Cal Green/Title 24, the Field Act, and accessibility requirements
- Acquisition of any rights-of-way, easements, licenses and/or real property made necessary by listed bond projects, or lease of real property made necessary by the listed bond projects.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel.

- Furnishing and equipping of classrooms and other college facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Acquisition of all or a portion of any site or facility, or an interest therein, or make lease payments with respect to any site or facility, encumbered in order to finance or refinance the listed facilities projects.
- All other costs and work necessary or incidental to the listed bond projects.

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, 4CD shall be authorized to proceed with new replacement construction instead (including any necessary demolition) if replacement (new construction) is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

**Incidental Work Authorized At All Sites**

(at which Projects listed above are undertaken)

Each project listed above includes allocable costs such as election and bond issuance costs to the extent permitted by law; architectural, engineering, inspection and similar planning costs; program, project and construction management (whether by 4CD or a third-party); annual financial and performance audits; a contingency for unforeseen design and construction costs; litigation costs; and other costs necessary, incidental, or related to the completion of the listed projects and otherwise permitted by law, including but not limited to:

- Remove hazardous materials, e.g., asbestos, lead, etc., if necessary or desirable.
- Address unforeseen conditions revealed by construction/modernization (e.g., plumbing or gas line breaks, dry-rot, seismic, structural, etc.).
- Other improvements required to comply with all of the building codes.
- Furnishing and equipping:
  - of newly constructed classrooms and facilities,
  - to replace worn/broken/out of date furniture and equipment.
- Acquisition of any of the facilities on the Bond Project List through temporary lease, lease-lease-back, or lease-purchase arrangements, execution of a purchase option under a lease for any of these authorized facilities, or prepayment of lease payments.
- Demolition of existing facilities and reconstruction of facilities scheduled for modernization, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses.
- Rental or construction of temporary classrooms (including modular classrooms), and rental or construction of temporary

locations, as needed to house students or administrative offices during construction, and expenses related to moving into and out of temporary locations to accommodate construction.

- Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

The Bond Project List shall be considered a part of this ballot proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition.

**GENERAL PROVISIONS**

Interpretation. The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of 4CD to provide for the college facilities projects 4CD proposes to finance with the proceeds of the sale of bonds authorized by this measure within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 et seq. and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe college facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 et seq. and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this measure for current maintenance, operations or repairs. The college facilities projects on the Bond Project List only authorize capital expenditures.

Estimated Ballot Information. The Board hereby declares, and the voters by approving this bond measure concur, that the information included in the statement of the bond measure to be voted on pursuant to Section 13119 of the California Elections Code is based upon 4CD's projections and estimates only and is not binding upon 4CD. The amount of money to be raised annually and the rate and duration of the tax to be levied for the bonds may vary from those presently estimated due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by 4CD based on need for project funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within 4CD as determined by the Contra Costa County Assessor in the annual assessment and the equalization process.

Severability. The Board and the voters hereby declare

that every portion, section, subdivision, paragraph, clause, sentence, phrase, word, application and individual project (individually referred to as "Part" and collectively as "Parts"), of this bond measure has independent value, and the Board and the voters would have adopted each Part hereof regardless of whether any other Part of this bond measure would be subsequently declared invalid. Upon approval of this bond measure by the voters, should any Part of this bond measure be found by a court of competent jurisdiction to be invalid for any reason, all remaining Parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the Parts of this bond measure are severable.

Pursuant to California Education Code Section 15122.5, the following statement is provided:

*Approval of Measure G does not guarantee that the proposed project or projects in 4CD that are the subject of bonds under Measure G will be funded beyond the local revenues generated by Measure G. 4CD's proposal for the project or projects may assume the receipt of matching State funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.*

**MEASURE H  
LAFAYETTE SCHOOL DISTRICT**

Shall the measure to continue funding for core academic programs including math, science, engineering, technology, reading, music, and arts; attract and retain highly qualified teachers; and maintain manageable class sizes in Lafayette elementary and middle schools, by replacing the expiring school parcel tax with \$585 per parcel for 9 years, providing \$5.1 million annually in locally controlled funding with an exemption for seniors, annual inflation adjustments, independent audits, and community oversight, be adopted?

Of those voting on the measure, two-thirds must approve the measure for it to pass.

A “yes” vote is in favor of authorizing the parcel tax for a nine-year period.

A “no” vote is against authorizing the parcel tax for a nine-year period.

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**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE H**

The governing board of the Lafayette School District has adopted a resolution proposing a parcel tax (a qualified special tax).

If this measure passes, beginning on July 1, 2026, the existing parcel tax (Measure L) would be increased by \$257 per parcel from \$328 annually per parcel to \$585 annually per parcel taxable real property within the District for nine years. If approved, this measure will entirely supersede and replace Measure L, the existing parcel tax enacted in 2020. If this measure is not approved, the existing Measure L parcel tax will continue until June 30, 2027. Commencing in the 2026-2027 tax year, the parcel tax rate will be adjusted annually for inflation in an amount of 3% per year. The proposed tax would expire on June 30, 2035.

Based on information from the Auditor-Controller's Office, there is another existing parcel tax of \$695 per parcel. If this measure passes, the total amount of both parcel taxes would be \$1,280 per parcel.

The parcel tax would apply to each parcel of taxable real property in the District. A parcel of taxable real property is any unit of real property in the District that receives a separate tax bill for property taxes from the Contra Costa County Treasurer-Tax Collector's Office.

The ballot measure includes a senior exemption. Upon proper application to the District, the District may exempt any parcel from the parcel tax that is owned and occupied as a principal residence by a person 65 years of age or older. Residents currently exempt under Measure L will automatically continue to be exempt under this measure.

The ballot measure states that the proceeds of the parcel tax will be used to support “core academic programs in math, science, engineering, technology, reading, music, and arts; attract and retain highly qualified teachers; and maintain manageable class sizes in Lafayette elementary and middle schools.” Proceeds from the parcel tax may be used only for the specific purposes set forth in the ballot measure and according to constitutional and statutory provisions.

State law requires the District's chief fiscal officer to file an annual report with the District's governing board that states the amount of funds received and expended in each year and the status of any projects required or authorized to be funded from the parcel tax proceeds. State law also requires the proceeds from the parcel tax to be deposited into a designated account. The measure also would require the District to have an appointed independent citizens' oversight committee to oversee the use of parcel tax proceeds.

**ARGUMENT IN FAVOR OF  
MEASURE H**

**Vote Yes on H to protect the outstanding quality of education** that local children attending neighborhood TK-8 schools receive from Lafayette School District (LAFSD). **When our schools are strong, Lafayette is strong.**

**Our neighborhood schools** – Burton Valley, Happy Valley, Lafayette, and Springhill Elementary Schools, and Stanley Middle School – consistently rank among the top 5% in the state. **However, they are at risk. It's not an expense problem; it's a revenue problem.** The state's faulty funding formula **under funds** Lafayette School District. In fact, we're among the lowest funded in the state. The result: over the last 3 years, LAFSD schools have suffered millions in cuts and our teacher salaries have fallen behind neighboring districts.

Fortunately, our community has consistently approved local, stable funding measures to close the gap, protecting exceptional teaching and rigorous instruction. **Measure H replaces a soon to expire parcel tax to help ensure competitive teacher salaries, prevent further deep cuts to vital instructional programs, and avoid future teacher layoffs.**

**Measure H will:**

- **Attract/retain** outstanding teachers
- **Protect** advanced, high-quality math, science, engineering, and technology programs
- **Preserve** high-quality reading, writing, and language arts programs
- **Maintain** manageable class sizes
- **Keep** school facilities safe, clean, and well-maintained
- **Continue** high-quality music, visual, and performing arts programs

**Measure H includes a Senior Citizen Exemption.**

**Required Taxpayer Safeguards:**

- **All funds Stay Local** to support elementary students. The State cannot take these funds away.
- No funds are allowed for administrators' salaries.
- Citizens' Oversight and mandatory audits ensure proper spending.
- Measure H lasts 9 years. It cannot be extended without a new vote.

Even if you don't have school-age children, supporting Measure H is a wise investment. Great schools protect property values and our quality of life. That's why parents, teachers, business and civic leaders, and residents from **every** Lafayette neighborhood **Support Measure H.**

**Remember: Strong Schools. Strong Lafayette. Please, Vote Yes on H.**

[www.YesonHforStrongSchoolsStrongLafayette.com](http://www.YesonHforStrongSchoolsStrongLafayette.com)

Eileen Leach, Burton Valley Teacher of the Year, 20-year Lafayette Homeowner, Parent & Grandparent

John McCormick, Local Business Owner, past Lafayette Business Person of the Year, Lafayette Chamber of Commerce Board Member

Carol Singer, Lafayette Citizen of the Year, VP of Lafayette Homeowners Association, 60-year Lafayette Resident

Carl Anduri, Mayor, City of Lafayette, Retired Attorney, Former Planning Commissioner, 46-year Lafayette Homeowner

Suzy Pak, Financial Services Director (Ret), Lafayette Civic Leader, Lamorinda Village Senior Community Outreach Manager

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE H**

Proponents call this a "replacement" for expiring Measure L. It is not. If passed, Measure H will cost \$585 per parcel, \$257 more than Measure L's current \$328. Combined with permanent Measure B (\$695), Lafayette property owners will pay roughly \$1310 for 2026-2027, the highest public school parcel tax burden in Lamorinda.

Lafayette's answer to every funding challenge is another parcel tax. Homeowners and businesses now pay \$1023 annually. Measure H adds \$257 more. Then it automatically increases 3% every year until its nine-year expiration, regardless of actual inflation. At its expiration, the Measure H levy will be \$741, potentially pushing the total LAFSD burden above \$1550 per parcel.

The "senior exemption" helps retirees — but not renters, small businesses, or working families, who will absorb the tax indirectly through higher rents and costs.

Proponents tout "independent" oversight — but the Citizens' Oversight Committee is appointed by the same school board that spends the money. That is not independence; it is self-policing.

Meanwhile, LAFSD spends on DEIB programs and gender ideology — priorities many Lafayette families never voted for and cannot opt out of, and which could cost them their federal funding. They also fund wellness programs like the other Lamorinda schools. Before asking for more money, the district should demonstrate it is focused on academics.

LAFSD's rankings are strong. But strong schools do not require an auto-escalating, nine-year commitment on top of an already-high burden.

**Vote No on Measure H.**

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem

**ARGUMENT AGAINST  
MEASURE H**

Lafayette homeowners and businesses already pay an existing parcel tax of \$1023 yearly to Lafayette School District (LAFSD, TK-8), which is easily the highest parcel tax of the four public schools in Lamorinda. These existing taxes are from Measure B plus Measure L, which have increased from \$539 plus \$290 originally to \$695 plus \$328 (\$1023 total) for 2025-26.

Measure L is set to expire at the end of June 2027, but LAFSD has decided not to wait and is proposing a new Measure H for an additional \$585 tax per parcel that would replace Measure L on July 1, 2026. Measure H is for nine years and would increase total parcel tax payments to LAFSD for 2026-27 to roughly \$1310, which includes an estimated \$30 increase for inflation for continuing Measure B (which has no sunset provision).

Proposed Measure H also has an unusual feature: Its cost increases by 3% every year, regardless of the actual inflation; this would set a bad precedent.

LAFSD teaches and promotes gender ideology and has a Diversity, Equity, Inclusion, Belonging (DEIB) program based on board policies and general announcements of such intent made in 2022. DEIB is based mainly on CRT.

A yearly sum of \$1280 plus inflation is too much extra to pay for a parcel tax for a public elementary school, adding \$257 plus 3% yearly to an already high tax of \$1023. For comparison, the local high school district AUHSD collects \$301, and their request for another \$130 for Measure T was recently defeated in a special election.

Vote No on Measure H.

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE H**

**Here's what you should know** about the people signing the argument against Measure H:

1. They **don't** live in Lafayette.
2. Apparently, they **haven't** visited our schools or they would know, as we do, what's at stake.

**Fact:** Families move to Lafayette for our outstanding schools. Many stay for the same reason – our schools contribute greatly to Lafayette's exceptionally high quality of life.

**Fact: LAFSD schools are at risk. The threat to our local quality of education is real. Without Measure H, LAFSD faces devastating cuts to academic programs, teacher layoffs, and increased class sizes.**

**Fact:** The State's faulty funding formula is forcing Lafayette to take this hit. That won't change anytime soon.

**Fact: If we want our children to succeed, they need rigorous instruction (starting early) from the best teachers, in math, science, technology, reading and the arts. Measure H will help.**

**Fact: Measure H requires Taxpayer Safeguards.** Funds aren't allowed for administrator's salaries. Citizens' Oversight and mandatory audits ensure proper spending. Every penny stays in Lafayette for LAFSD schools.

**Fact:** Having locally-controlled funding that can't be taken by the State allows our kids to thrive in strong schools with adequate reserves that avoid cuts, even during economic downturns.

**Measure H isn't about extras** – it's about protecting the outstanding LAFSD schools we already have. Without Measure H, **real cuts will happen.**

Whether or not you have school-age children, **protecting our quality schools, Lafayette's quality of life, and our home values**, is a wise investment.

**Remember: Strong Schools. Strong Lafayette.**

Please, **Vote Yes!**

Jim Cervantes, Fmr. Chair, California Public Securities, Association, Retired Investment Banker, 14-year Lafayette homeowner

Amy Parlett, Capital Campaign Committee, Las Trampas, Fmr. PTA President Burton Valley Elementary, Fmr. Tom Mulvaney Award, 26-year Lafayette homeowner

Matt Pease, Past Board President, Lafayette Chamber of Commerce, Fmr. RVP Microsoft, Past President, Lafayette Rotary, 37-year Lafayette homeowner

David Gerson, Retired Attorney, Fmr. Tax Counsel, Fmr. Partner, Wilson Sonsini, Past LAFSD School Board, 29-year Lafayette homeowner

Mario DiPrisco, Retired Investment Committee Member, CFA, 2x Morningstar Fund Manager of the Year, 17-year Lafayette homeowner

**FULL TEXT OF  
MEASURE H**

**EXHIBIT “B”**

**FULL BALLOT TEXT  
LAFAYETTE SCHOOL DISTRICT**

**Measure H**

**INTRODUCTION**

The Lafayette School District is known for its strong educational programs, excellent teaching, and outstanding student achievement. The District is dedicated to offering the enriching programs, excellent instruction, and manageable class sizes that Lafayette families expect. The District is committed to securing additional funding necessary to support the needs of all students, despite inadequate and unpredictable state and federal funding.

In 2020, the Lafayette community showed its strong support for the District’s students, teachers, schools, and programs, by approving Measure L with 73% voting in favor. Measure L is an education parcel tax to fund critically important local school programs, keep class sizes manageable, and attract and retain high-quality teachers. This funding is set to expire soon, and without a replacement and increase, the District will need to make significant cuts to teachers, academic programs, and student services.

The funding from this Measure will enable the District to continue supporting teachers and sustaining services that directly benefit students in the classroom. Continued investment in innovative teaching and learning will help students thrive and strengthen the community. The funding will also allow the District to continue to recruit and retain high-quality teachers who are core to successful academic achievement, and create opportunities for students to excel in math, science, engineering, technology, reading, music, and arts.

**SUMMARY STATEMENT OF THE MEASURE**

Shall the measure to continue funding for core academic programs including math, science, engineering, technology, reading, music, and arts; attract and retain highly qualified teachers; and maintain manageable class sizes in Lafayette elementary and middle schools, by replacing the expiring school parcel tax with \$585 per parcel for 9 years, providing \$5.1 million annually in locally-controlled funding with an exemption for seniors, annual inflation adjustments, independent audits, and community oversight, be adopted?

**TERMS**

**A. Purposes**

The parcel tax proposed by this Measure will secure local funding for students beginning in transitional kindergarten through eighth grade in Lafayette’s four elementary schools and one middle school. Proceeds will be used to maintain critical positions that support instruction in math, science, engineering, technology, reading, music, and arts. The funding will also be used for teacher training and direct classroom support through curriculum experts and instructional aides. The funding will be used to maintain staff and services that support safe and clean campuses and provide critical communication and support

during emergencies. The funding will allow for strategic investment in important areas of teaching and learning, including social and emotional learning to support student wellness, and to maintain manageable class sizes. The funding will also contribute to the District’s ability to recruit and retain high-quality teachers. No proceeds from this parcel tax shall be used for administrator salaries or District office overhead.

**B. Rate and Procedure**

If this Measure is approved by the voters, the District shall levy and collect a qualified special tax (parcel tax) annually beginning on July 1, 2026, and for nine years thereafter. The parcel tax will be levied on each Parcel of Taxable Real Property (defined below), at the initial/base rate of \$585 per parcel, per year. This represents an increase of \$257 per parcel from the current \$328 per parcel rate of Measure L.

To account for the impact of inflation on the cost of delivering the classroom programs and student services supported by the parcel tax, the tax rate shall be increased annually by 3.0%.

If approved by the voters, the parcel tax described in this Measure shall entirely supersede and replace the parcel tax authorized by the District’s voters with the approval of Measure L in 2020, and such Measure L parcel tax shall cease to be in effect as of July 1, 2026. If this Measure does not receive approval by two-thirds of the voters casting ballots, then the parcel tax authorized by Measure L will continue in effect only until June 30, 2027, at which time Measure L will expire, in accordance with its terms.

The District shall provide the Contra Costa County Tax Collector (“County Tax Collector”) a report indicating the parcel number and amount of tax for each Parcel of Taxable Real Property.

To the extent allowed by law “Parcel of Taxable Real Property” shall be defined as:

- (a) Any unit of real property wholly or partially in the District that receives a separate tax bill for *ad valorem* property taxes from the County Tax Collector.
- (b) All property that is otherwise exempt from or upon which are levied no *ad valorem* property taxes in any year shall not be considered a Parcel of Taxable Real Property for purposes of the special tax in such year.

If any portion of the foregoing definition is deemed contrary to law, the Board declares and the voters by approving the Measure concur, that every other section and part of this definition has independent value, and the Board and voters would have adopted each other section and part hereof regardless of every other section or part hereof. If all sections or parts of this definition are deemed contrary to law, “Parcel of Taxable Real Property” shall be defined as any real property wholly or partially in the District assigned an assessor’s parcel number.

The parcel tax will be collected by the Contra Costa County Tax Collector (the “County Tax Collector”) at the same time as and along with, and will be subject to the same penalties as, general *ad valorem* taxes collected by said County Tax Collector. The tax and penalty will bear interest at the same rate as the rate for unpaid *ad valorem* property taxes until paid. Any tax levied will become a lien upon the properties against

which taxes are assessed and collectible as herein provided.

The Board may adopt such additional or supplemental procedures as it deems necessary or convenient for the administration of the parcel tax.

**C. Senior Exemption; Procedure**

In accordance with guidelines established by the District, and upon application, an exemption from payment of the special tax shall be granted on any parcel owned by one or more persons who is/are sixty-five (65) years of age or over and occupying said parcel as the principal residence ("Senior Exemption"). Residents currently receiving a Senior Exemption under Measure L will automatically continue to receive the exemption under this Measure and will not need to reapply.

The District shall annually provide to the County Tax Collector or other appropriate County official a list of parcels that the District has approved for an exemption.

With respect to all general property tax matters within its jurisdiction, the County Tax Collector or other appropriate County tax official shall make all final determinations of tax exemption or relief for any reason, and that decision shall be final and binding. With respect to matters specific to the levy of the parcel tax, including the Senior Exemption, the application of the definition of "Parcel of Taxable Real Property" to any parcel(s) or any other disputed matter specific to the application of the parcel tax, the decisions of the District shall be final and binding. The procedures described herein, and any additional procedures established by the Board shall be the exclusive claims procedure for claimants seeking an exemption, refund, reduction, or re-computation of the special tax. Whether any particular claim is to be resolved by the District or by the County shall be determined by the District, in coordination with the County as necessary.

**D. Accountability Measures**

1. *Specific Purposes.* The proceeds of the parcel tax shall be applied only to the specific purposes identified above.
2. *Separate Account.* The proceeds of the parcel tax shall be deposited into an account, which shall be kept separate and apart from other accounts of the District, pursuant to Government Code Sections 50075.1 and 50075.3.
3. *Annual Reports.* No later than December 31 of each year while the tax is in effect, the District shall prepare and file with the Board a report detailing the amount of funds collected and expended during the prior fiscal year, and the status of any project authorized to be funded by this measure. The report may relate to the calendar year, fiscal year, or other appropriate annual period, as the District shall determine, and may be incorporated into or filed with the annual budget, audit, or other appropriate routine report to the Board.
4. *Oversight.* In addition to the accountability measures required by state law, an independent community Oversight Committee shall be appointed by the Governing Board to advise the Board on the expenditures funded by the measure in order to help ensure that said funds are spent for the purposes approved by the voters. The community Oversight Committee will monitor the expenditures of these funds by the District and will report on an annual basis to the Board and community on how these funds have been spent.

**MISCELLANEOUS**

**A. Appropriations Limit**

To the extent required by the California Constitution and applicable laws, the appropriations limit for the District will be adjusted periodically by the aggregate sum collected by levy of this parcel tax.

**B. Protection of Funding**

Current law forbids any decrease in State or federal funding to the District resulting from the adoption of an education parcel tax. However, if any such funding is reduced or affected because of the adoption of this local funding Measure, then the Board may reduce the amount of the special taxes levied as necessary in order to restore such State or federal funding and/or maximize the District's fiscal position for the benefit of the educational program. As a result, whether directly or indirectly, no funding from this Measure may be taken away by the State or federal governments.

**C. Severability**

The Board hereby declares, and the voters by approving this measure concur, that every section and part of this Measure has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this Measure by the voters, should any part of the Measure or taxing formula be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts of the Measure or taxing formula hereof shall remain in full force and effect to the fullest extent allowed by law.

**MEASURE I  
MORAGA SCHOOL DISTRICT**

**Teacher Retention and Academic Preservation Measure**

Shall the local school funding measure to attract and retain the best qualified teachers, continue effective science, technology, engineering, math, arts, music and reading programs, maintain manageable class sizes and prevent academic cuts and teacher/educator layoffs by levying \$295 per parcel, providing \$1,700,000 annually, for 7 years, with senior exemptions, inflation adjustments, independent oversight, audits, and all funds supporting local elementary and middle school students, be adopted?

committee to oversee the use of parcel tax proceeds.

Of those voting on the measure, two-thirds must approve the measure for it to pass.

A "yes" vote is in favor of authorizing the parcel tax for a seven-year period.

A "no" vote is against authorizing the parcel tax for a seven-year period.

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**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE I**

The governing board of the Moraga School District has adopted a resolution proposing a parcel tax (a qualified special tax).

If this measure passes, beginning on July 1, 2026, there would be a new parcel tax of \$295 annually on parcels of taxable real property within the District for seven years. Based on information from the Auditor-Controller's Office, there are two existing parcel taxes of \$325 per parcel and \$216 per parcel so if this measure passes, the total tax would be \$836 per parcel.

Commencing in the 2027-2028 tax year, the new parcel tax rate will be adjusted annually for inflation based on increases in the Consumer Price Index in an amount not to exceed 3% per year. The proposed tax would expire on June 30, 2033.

The parcel tax would apply to each parcel of taxable real property in the District. A parcel of taxable real property is any unit of real property in the District that receives a separate tax bill for property taxes from the Contra Costa County Treasurer-Tax Collector's Office.

The ballot measure includes certain exemptions. Upon proper application to the District, the District may exempt any parcel from the parcel tax that is (1) owned and occupied as a principal residence by a person 65 years of age or older; (2) owned and occupied as a principal residence by a person receiving Supplemental Security Income for a disability; or (3) owned and occupied as a principal residence by a person receiving Social Security Disability Insurance benefits, whose yearly income does not exceed 250 percent of the 2012 federal poverty guidelines issued by the United States Department of Health and Human Services.

The ballot measure states that the proceeds of the parcel tax will be used to "attract and retain the best qualified teachers, continue effective science, technology, engineering, math, arts, music and reading programs, maintain manageable class sizes and prevent academic cuts and teacher/educator layoffs." Proceeds from the parcel tax may be used only for the specific purposes set forth in the ballot measure and according to constitutional and statutory provisions.

State law requires the District's chief fiscal officer to file an annual report with the District's governing board that states the amount of funds received and expended in each year and the status of any projects required or authorized to be funded from the parcel tax proceeds. State law also requires the proceeds from the parcel tax to be deposited into a designated account. The measure also would require the District to have an appointed independent citizens' oversight

**ARGUMENT IN FAVOR OF  
MEASURE I**

**Measure I protects Moraga’s legacy — excellent local schools — by preventing painful teacher layoffs and devastating classroom cuts.**

Despite long-standing academic success, Moraga’s elementary and intermediate schools are among the lowest funded in all of California. In fact, Moraga School District ranks 902<sup>nd</sup> out of 905 school districts in state per-pupil funding!

Here’s what that means for Moraga’s schools:

- Moraga loses teachers to neighboring districts that offer better compensation
- Moraga school funding is not keeping pace with funding in Lafayette and Orinda
- Over \$1 million in school funding cuts have already occurred, and \$1 million more will happen over the next two years unless voters step in to prevent them

Measure I is the only option available to prevent these planned cuts and ensure local students continue to receive the top-tier education they deserve. And it’s the only option that guarantees 100% local control of school funding. We can’t rely on the state to fund our schools — we need a local solution like Measure I.

**Vote Yes on I — The Local Solution to Protect Moraga Schools**

- Attract and retain highly qualified teachers
- Continue funding for effective science, technology, engineering, arts, music, math, and reading programs
- Maintain manageable class sizes

**Mandatory Fiscal Accountability**

- **100% Local Control:** Every penny stays in Moraga and cannot be taken by the State
- **Transparency:** Annual independent audits and citizens’ oversight are required
- **7-Year Sunset:** Measure I is temporary and cannot be renewed without voter approval

**Seniors 65 and older and low-income residents are eligible for an exemption from Measure I, ensuring cost is never a barrier for supporting local schools.**

Many of us moved to Moraga for the excellent local schools. Let’s not jeopardize what makes this town special and protects our strong local property values.

**Vote Yes on I — protect Moraga’s academic legacy!**

Sam Sperry, 47-year Moraga Resident & 2018 Moraga Citizen of the Year

Amanda Lorie, Longtime Moraga Teacher & 2017 MSD Teacher of the Year

Stefanie Galizia, Moraga School District Citizens’ Oversight Committee Member

Yuki Ku, Local Business Owner & Moraga Education Foundation Board Member

Larry Jacobs, Moraga Realtor & Lifelong Moraga Resident

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE I**

Proponents call Measure I “the only option available.” It is not, and the math doesn’t support the alarm.

MSD has permanent existing parcel taxes totaling \$541 per year. Measure I adds \$295 more, a 55% increase, bringing the total to \$836 per parcel with inflation adjustments, for seven years. That is a substantial and prolonged commitment on top of taxes that never expire.

The promised \$1.7 million annually sounds significant, but MSD’s total budget is approximately \$30 million. This parcel tax represents about 6% of district spending, which is hardly the difference between thriving schools and devastation.

Proponents warn of teacher layoffs and classroom cuts. But state data show that MSD already has the lowest cost per student of the four Lamorinda districts. The district is managing efficiently. A 55% parcel tax hike is not a rescue; it is an overreach.

Proponents tout “annual independent audits and citizens’ oversight.” But the Citizens’ Oversight Committee is appointed by the same school board that controls spending. That is not independence.

Like other Lamorinda public schools, MSD has wellness centers and teaches SEL (Social Emotional Learning). These programs are quickly becoming a necessary part of public schooling in the area. Academic excellence should come first.

Moraga’s schools are good. The question is whether property owners should absorb a permanent \$541 base plus seven more years at \$295 with inflation, when the data show that it is among the most cost-efficient in the region.

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
David Berti, Retired Engineer

**ARGUMENT AGAINST  
MEASURE I**

Measure I on the June 2026 ballot is for a parcel tax increase of \$295 for seven years for the Moraga School District (MSD), a TK-8 elementary school that feeds into the Acalanes Union High School District (AUHSD). MSD claims that the tax will provide \$1.7 million annually for its approximate budget of \$30 million for the schoolyear 2024–25, with a corresponding Average Daily Attendance (ADA) of 1762. MSD is a relatively small school.

The proposed measure has a senior exemption for those who apply and a reasonable inflation adjustment.

Latest data published by the state for 2024-25 shows that MSD has the lowest unit cost per student ADA (Average Daily Attendance) of the four Lamorinda schools. Its unit cost is 15% less than the state average for elementary schools and has been relatively constant for the last four years. MSD has made cuts due to the financial difficulties that many public schools are now facing.

MSD collects an existing parcel tax of \$541 from Moraga property owners from two permanent measures for \$315 plus \$216 (originally \$192); it is lower than Lafayette or Orinda, but more than the high school district. Proposed Measure I would add 55% to the existing parcel taxes for a new total of \$836, with inflation adjustments. This increase is too large and for too long.

Vote no on Measure I.

Contra Costa Taxpayers Association, Denise Kalm, President Pro-Tem  
David Berti, Retired Engineer

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE I**

**Measure I's lone opponents are asking Moraga to accept the underfunding of our schools. We respectfully disagree - and the facts are on our side.**

Consider these numbers:

- 901: The number of school districts receiving more per-pupil funding from the state than Moraga School District. We are in the bottom 0.5% in California.
- #2: Moraga's ranking amongst all Bay Area communities for quality of education. Our educators have built something extraordinary under impossible conditions. They deserve better.
- \$2,000,000: The funding Moraga School District has already cut to reduce costs. Without new sustained funding, further cuts are planned.
- 26: The number of teachers, counselors, and school staff facing layoffs.

**Maintaining school excellence isn't optional. That's why we must vote Yes on Measure I.**

We're all proud to have called Moraga home for decades, and we know that supporting local schools is non-negotiable.

**Here's why we're voting Yes on I:**

- By law, Measure I can only be spent in Moraga's elementary and middle schools supporting teachers and academic programs. Nothing can be taken by the state or federal government.
- Measure I offers an exemption for seniors and low-income residents.
- Our District has already cut costs to save taxpayer dollars. The harsh reality is that, without Measure I, further cuts and layoffs are coming.

Moraga's schools are the heart of our town. They give our community an identity, they improve the value of our homes, and they enhance our quality of life. We cannot take that for granted.

**Choose great schools. Choose academic excellence. Choose Moraga. Vote Yes on I.**

Meghan Donnelly Hetke, President, Moraga Education Foundation  
Board of Directors  
Brian Sullivan, Longtime Moraga Educator  
Kathleen Sproul, 40-Year Moraga Resident  
Ana Moon, Moraga Education Foundation Executive Director &  
Longtime Resident  
Michael White, CPA & Longtime Resident

FULL TEXT OF  
MEASURE I

MORAGA SCHOOL DISTRICT

TEACHER RETENTION AND ACADEMIC PRESERVATION  
MEASURE

This measure may be known and referred to as the “Moraga School District Teacher Retention and Academic Preservation Measure.” or as “Measure I”.

FINDINGS

Moraga School District (“District”) is known for its highly qualified teachers and award-winning academic programs that help prepare students for success in high school, college and the world ahead. Despite the District’s continued academic successes, the District is actually one of the lowest-funded school districts in the Bay Area, receiving some of the lowest levels of state funding in all of California. Teacher compensation lags behind that of neighboring districts, and per-pupil funding ranks near the bottom of all California school districts.

The District has planned cuts and layoffs by the end of the school year if an additional source of funding cannot be identified. If approved by local voters, funding from the education parcel tax could be used to attract and retain highly qualified teachers, counselors and educators, maintain reading writing and language programs, continue funding for effective science, technology, engineering, arts, music, math and reading programs, and maintain manageable class sizes.

The proposed parcel tax would ensure mandatory fiscal accountability requirements, including all money raised would be controlled locally, could only be used in local elementary and intermediate schools, and could not be taken away by the State. Annual financial audits and an independent Citizens’ Oversight Committee would be required. Homeowners aged 65 and older as well as those receiving Supplemental Security Income for a disability and those receiving Social Security Disability Insurance benefits would be eligible for an exemption from the cost of the measure.

**A. Introduction and Purpose**

Proceeds of the Moraga School District Teacher Retention and Academic Preservation Measure (“Measure”) shall be authorized to be used to provide financial support to school programs to protect high quality education in local schools, to the extent funds are available, as follows:

1. Attract and retain the best qualified teachers;
2. Continue effective science, technology, engineering, math, arts, music and reading programs;
3. Maintain manageable class sizes; and,
4. prevent academic cuts and teacher and educator layoffs.

Proceeds shall not be used for District office administrators’ salaries or benefits.

**B. Amount and Basis of Tax**

Upon approval of two-thirds of those voting on this Measure, the District shall be authorized to levy an annual qualified special tax of

\$295 on all Parcels of Taxable Real Property beginning July 1, 2026, and continuing for a period of seven (7) years.

“Parcel of Taxable Real Property” is defined as any unit of real property in the District that receives a separate tax bill for *ad valorem* property taxes from the Contra Costa County Department of Tax and Collections. All property that is otherwise exempt from or upon which no *ad valorem* property taxes are levied in any year shall also be exempt from the qualified special tax in such year.

This qualified special tax is estimated to raise \$1.7 million in annual local funding for District schools. The amount of annual local funding raised by this qualified special tax may vary from year-to-year due to changes in the number of parcels exempt from the levy and annual adjustments.

To account for changes in the cost of delivering the classroom programs and student services supported by the qualified special tax, the tax rate shall be adjusted annually pursuant to this provision. Each year, beginning with the 2027-2028 tax year, the tax rate shall be adjusted to account for inflation by the average of the reported periodic annual percentage changes in the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-Hayward area (Series CUURA422SA0) over the prior twelve months, as of April of each year, as published by the U.S. Bureau of Labor Statistics; provided, however that the annual adjustment in the tax shall not exceed 3% per year, but in no case be less than 0% per year. Any adjustment shall be rounded to the nearest dollar. In the event the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-Hayward area (Series CUURA422SA0) is no longer published, the Board shall adopt a comparable index of general price levels as it shall determine.

This Measure shall not impact the continued levy of any existing qualified special tax adopted by District voters.

**C. Exemptions**

Pursuant to any procedures adopted by the District, an exemption from payment of the qualified special tax may be granted on any parcel owned by one or more persons who is/are :

1. An individual 65 years of age or older and occupies that parcel (“Senior Citizen Exemption”);
2. Receiving Supplemental Security Income for a disability, regardless of age, and occupies said parcel (“SSI Exemption”); or
3. Receiving Social Security Disability Insurance benefits, regardless of age, whose yearly income does not exceed 250 percent of the 2012 federal poverty guidelines issued by the United States Department of Health and Human Services, and occupies said parcel (“SSDI Exemption”).

Exemptions may be granted based on a one-time application and exemptions granted under prior qualified special taxes levied by the District will not require re-approval, subject to the District’s right to verify a property owner’s continuing qualification for exemption.

**D. Claims / Exemption Procedures**

With respect to all general property tax matters within its jurisdiction, the County Tax Collector or other appropriate County tax official shall make all final determinations of tax exemption or relief for any reason, and that decision shall be final and binding. With respect to matters specific to the levy of the qualified special tax including the Senior Citizen Exemption, the SSI Exemption, SSDI Exemption, the application of the definition of "Parcel of Taxable Real Property" to any parcel(s), the legality or validity of the qualified special tax, or any other disputed matter specific to the application of the qualified special tax, the decisions of the District shall be final and binding. The procedures described herein, and any additional procedures established by the Board shall be the exclusive claims procedure for claimants seeking an exemption, refund, reduction, or re-computation of the qualified special tax. Whether any particular claim is to be resolved by the District or by the County shall be determined by the District, in coordination with the County as necessary.

**E. Appropriations Limit**

Pursuant to California Constitution Article XIII B and applicable laws, the appropriations limit for the District will be adjusted periodically by the aggregate sum collected by levy of this qualified special tax.

**F. Mandatory Accountability Protections**

1. *Specific Purposes.* All of the purposes named in the measure shall constitute the specific purposes of the qualified special tax, and proceeds thereof shall be applied only for such purposes. The proceeds of the special tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the District.
2. *Annual Reports.* Upon the levy and collection of the Measure, the Governing Board shall cause an account to be established for the deposit of the proceeds, pursuant to Government Code Section 50075.1. For so long as any proceeds remain unexpended, the Superintendent or Chief Business Official of the District shall cause a report to be filed with the Governing Board no later than December 31 of each year, stating (1) the amount collected and expended in such year, and (2) the status of any projects or description of any programs funded. The report may relate to the calendar year, fiscal year, or other appropriate annual period, as said officer shall determine, and may be incorporated into or filed with the annual budget, audit, or other appropriate routine report to the Governing Board.
3. *Independent Citizens' Oversight Committee.* The Board shall provide for the existing independent oversight committee to continue to ensure that moneys raised under this Measure are spent only for the purposes described in this Measure. The Committee shall continue to operate pursuant to its current requirements regarding the composition, duties, funding and other necessary information regarding the Committee's formation and operation, subject to revision by the Board.

**G. Protection of Funding**

Current law forbids any decrease in State or federal funding to the District resulting from the adoption of qualified special tax. However, if any such funding is reduced or affected because of the adoption of this local funding Measure, then the Board may reduce the amount of the qualified special taxes levied as necessary in order to restore such State or federal funding and/or maximize the District's fiscal position for the benefit of the educational program. As a result, whether directly or indirectly, no funding from this measure may be taken away by the State or federal governments.

**H. Severability**

The Board hereby declares, and the voters by approving this Measure concur, that every section and part of this Measure has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this Measure by the voters, should any part of the Measure or taxing formula be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts of the Measure or taxing formula hereof shall remain in full force and effect to the fullest extent allowed by law.

**MEASURE J**  
**OAKLEY UNION ELEMENTARY SCHOOL DISTRICT**

**Oakley Union Elementary School District Student Safety/ Security Measure.** To provide safe elementary/ middle schools by upgrading to current earthquake/ building safety codes; improving school security, classroom locks, fencing, lighting, emergency communications, and cameras; and upgrading fire safety, alarms, smoke detectors, sprinklers, and evacuation routes; shall Oakley Union Elementary School District's measure be adopted authorizing \$59,000,000 in bonds at legal rates, levying \$28 per \$100,000 of assessed value (\$4,000,000 annually) while bonds are outstanding, requiring independent oversight, audits, and all funds locally controlled?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE J**

The California Constitution provides that school districts may issue bonds 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, with the approval of 55% of the voters voting at an election for that purpose.

The Oakley Union Elementary School District is proposing two companion bond measures: this measure focused on improving school safety and security and a second measure focused on repairs and upgrades.

By resolution, the Oakley Union Elementary School District has proposed to issue bonds in an amount up to \$59,000,000. The measure provides that proceeds from the sale of the bonds will be used to "provide safe elementary/middle schools by upgrading to current earthquake/building safety codes; improving school security, classroom locks, fencing, lighting, emergency communications, and cameras; and upgrading fire safety, alarms, smoke detectors, sprinklers, and evacuation routes." The specific projects are set forth in the bond project list included in the measure. The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended and that annual performance and financial audits will be conducted. The measure further provides that bond proceeds will only be used for the purposes specified in the measure; and not for any other purpose.

Approval of this measure authorizes levy upon taxable property in the district to repay the bonded indebtedness, both principal and interest, in each year that the bonds are outstanding. The Oakley Union Elementary School District has prepared a Tax Information Statement, which represents the District's best estimates of the property tax rates required to service the bonds. The estimated highest annual tax rate required to be levied to fund the bonds is expected to be \$28.00 per \$100,000 of assessed valuation.

Based on information from the Auditor-Controller's Office, there are two existing bond measures for the District with bonds outstanding. One measure has a rate of \$13.30 per \$100,000, ending on August 1, 2030, and the other has a rate of \$17.80 per \$100,000, ending on August 1, 2047.

Approval of the measure does not guarantee that the proposed project or projects in the District that are the subject of the bonds under the measure will be funded beyond the local revenues generated by

the measure. The proposed project or projects may assume receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Of those voting on the measure, 55% must approve the measure for it to pass.

A "yes" vote is in favor of authorizing the bonded indebtedness.

A "no" vote is against authorizing the bonded indebtedness.

**TAX RATE STATEMENT FOR  
MEASURE J**

**TAX RATE STATEMENT**

**OAKLEY UNION ELEMENTARY SCHOOL DISTRICT -  
General Obligation Bond Election of June 2, 2026**

**MEASURE J  
(STUDENT SAFETY/SECURITY MEASURE)**

As shown in the attached official ballot, an election is being held in the Oakley Union Elementary School District ("District") on June 2, 2026, for the purpose of submitting to the registered voters within the District the question of whether the District shall issue and sell bonds in an amount not to exceed \$59,000,000 for the purpose of providing funds for the specified school facilities and school projects as set forth in the resolution of the District calling such bond election. This measure will authorize a tax sufficient for payment of interest on, and redemption 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 fixed or variable 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 District, payable from the proceeds of *ad valorem* property taxes on taxable real property located within the District.

The following information is submitted in compliance with California Elections Code Sections 9401 through 9405 based on estimates of assessed valuations available at the time of filing of this statement:

- (a) The best estimate from official sources of the average annual tax rate that would be required to be levied to fund the bond issue during the entire duration of the bond debt service (repayment of the bonds) based on estimated assessed valuations available at the time of filing of this statement, which is a projection based on experience within the same jurisdiction or other demonstrable factors, is \$0.0280 per \$100 (\$28.00 per \$100,000) of assessed valuation. The final fiscal year in which such tax is anticipated to be collected is 2056-2057.
- (b) The best estimate from official sources of the highest tax rate which would be required to be levied to fund such bond issue(s) based on estimated assessed valuations available at the time of filing of this statement, which is a projection based on experience within the same jurisdiction or other demonstrable factors, is \$0.0280 per \$100 (\$28.00 per \$100,000) of assessed valuation. It is estimated that this tax rate would apply in the 2026-2027 tax/fiscal year.
- (c) 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 \$118,678,689.

Voters should note that these estimated tax rates are based on

the assessed *value* of taxable property within the District as shown on the official rolls of Contra Costa 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 Contra Costa 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 currently available and 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, the maturities of the bonds issued and 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 figures provided above are estimations based on the factors noted herein and are not maximum limitations. The timing of the bond sales and the amount of bonds sold at any given time will be governed by the needs of the District. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each such sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the Contra Costa County Assessor in the annual assessment and the equalization process.

Dated: February 18, 2026

\_\_\_\_\_  
/s/ Jeff Palmquist  
Superintendent, Oakley Union Elementary School District

**ARGUMENT IN FAVOR OF  
MEASURE J**

**Vote Yes on J & K to repair and upgrade Oakley schools to keep our students safe and support quality academic instruction.**

Our local elementary and middle schools in Oakley provide a quality education that prepares students for success in high school, college, and the workforce. However, **some schools are over 85 years old** and need urgent repairs and upgrades to **protect student safety and support quality education.**

Measure J – the **Oakley Union Elementary School District Student Safety/ Security Measure** – will improve student safety and school security by relieving overcrowding and ensuring local schools meet current fire, earthquake, and school security standards.

Measure K – the **Oakley Union Elementary School District Classroom Repair/ Upgrade Measure** – will make critical repairs and upgrades to local classrooms, labs, and school facilities to support quality teaching and academic programs.

**Together, Measures J & K will:**

- Fix deteriorating roofs, plumbing, heating, ventilation, and electrical systems
- Remove lead, asbestos, and other hazardous materials from schools
- Upgrade schools to meet current fire, earthquake, and building safety codes
- Improve fire safety and school security systems, including alarms, smoke detectors, classroom locks, emergency communications, and security cameras
- Repair and update aging classrooms and labs to support math, science, technology, reading, writing, arts, and music instruction

**Mandatory Fiscal Accountability**

- Every penny will benefit local elementary and middle schools, be controlled locally, and cannot be taken away by the state or federal governments
- No funds can be used for administrators' salaries or benefits
- Independent oversight, audits, and public spending disclosure ensure funds are used as promised

Voting Yes on J & K allows our schools to **qualify for millions in state matching funds** that will otherwise go to other school districts.

**Join local parents, teachers, business and community leaders, and vote Yes on J & K for safe and up-to-date Oakley schools.**

Robert Taylor, Local Business Owner  
Michelle Price, Teacher, Delta Vista Middle School  
Paul DiDonato, Board Member, Oakley Union Elementary School  
District Board of Trustees  
Michael Dupray, Community Advocate and Longtime Oakley Resident  
Monica Hurney, Assistant Principal, Gehringer Elementary School

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE J**

The proponents don't tell you the real price tag.

For every dollar **Measure J** borrows, it funnels more than another dollar to Wall Street. **More than half of the money goes to the Big Banks and their client investors.**

See for yourself. It's here in the Voter Guide's Tax Rate Statement way down in letter (c).

**\$59,000,000 is estimated to cost us \$118,678,689!**

"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 \$118,678,689."

Our local economy would be sending more than 100% of the proceeds out of the District!

That money should stay at home and be used to make improvements locally.

They paid thousands of dollars to consulting firm(s) just to put this on the ballot and design their campaign materials (they call them FAQ's or fact-sheets).

They already have a budget approaching \$100,000,000 annually!

Why don't they prioritize school maintenance and upkeep? What are they using it for?

**Vote "No."**

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**ARGUMENT AGAINST  
MEASURE J**

We pay Federal, State, and parcel taxes to Oakley Union Elementary School District: approximately **\$90,000,000** for education, food service, construction and maintenance of school facilities, and repayment of debt plus interest—every single year.

**Measure J** reveals:

- The district hasn't been maintaining school facilities for so long that the safety of students is now "critical." Did they forget? Or spend it on something else, instead?

**Measure J** is named "Oakley Union Elementary School District Student Safety/ Security Measure." But the **nature** of the work consists of deferred maintenance and updates to meet building codes. If that's true, then attempting to acquire more yes-votes by calling it "student safety," is prohibited, because everyone loves safety.

"Prejudicial language" belongs in the voter guide and campaign materials as an argument made by individuals in favor or against. It should never appear in the ballot question.

**California Elections Code, Section 13119**, requires that the ballot question "shall be in language that is neither argumentative nor likely to create prejudice for or against the measure."

Nevertheless, **Measure J** is promoted for "Student Safety."

- What about teacher safety? Custodians? Staff and parents? Don't they care about the safety of everyone? Why only "students"?

The Elections Code requires the ballot question to say how long the debt will take to pay off. That information is completely missing in favor of more campaigning language.

The ballot question is to appear in this form:

**"Shall the measure (stating the nature thereof) be adopted?"**

followed by "Yes" or "No." Without scare-tactics.

This one should be stated as:

"Shall **Measure J**, authorizing the issuance of \$59,000,000 in bonds levying \$28 per \$100,000 of assessed value (\$4,000,000 annually) for \_\_\_\_\_? years, be adopted?"

The answer should be "**No.**"

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE J**

The lone opponent doesn't live in Oakley, hasn't visited our schools, and doesn't understand the needs of Our students. **Don't be misled! Learn the Truth:**

**Fact:** Independent experts recently **assessed every school** and recommended a **comprehensive plan to keep schools safe, functioning, and able to support quality education.** ([www.ouesd.k12.ca.us/page/facility-master-plan](http://www.ouesd.k12.ca.us/page/facility-master-plan))

**Fact:** Many Oakley schools are **50 - 85 years old**. Across 9 campuses, OEUSD maintains ~700,000 square feet of school buildings and ~110 acres of grounds. Over **5,000 students use our schools every day** and enrollment is growing.

**Fact:** The **state doesn't fund school repairs and upgrades**. OEUSD maintains aging schools but budgets are tight and must also support teaching and academic programs. The only state school repairs funding is matching funds requiring local bonds like Measures J & K. **Voting Yes means Oakley schools qualify for millions in state matching funds** that otherwise goes to other school districts.

**Fact:** **Student safety and school security are real concerns.** Older schools have **lead pipes, asbestos, and hazardous materials**. Aging **safety and security systems, including alarms, smoke detectors, classroom locks, and security cameras** need upgrades. Aging buildings need upgrades to **current fire, earthquake, and building safety codes**. This isn't maintenance, but periodic upgrades all schools need.

Measures J & K were written by legal experts and meet all requirements. The opponent's unfounded accusations are misinformation designed to distract from the real issue: **do we want safe and up-to-date schools for our Oakley students?**

**Oakley leaders and residents agree: Yes on J & K.**

Michelle Hansen, Director of Fiscal Services, Oakley Union Elementary School District  
Craig Pearson, Board Member, Oakley Union Elementary School District Board of Trustees

FULL TEXT OF  
MEASURE J

TEXT OF BOND MEASURE  
(STUDENT SAFETY/SECURITY MEASURE)

"In order to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at the existing school site of the Oakley Union Elementary School District, and in so doing increase health, safety, welfare and educational effectiveness of classrooms for students, shall the Oakley Union Elementary School District be authorized to issue Bonds in an amount not to exceed \$59,000,000, 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, which is currently twenty-five (25) years in the case of bonds issued under the authority of the Education Code and forty (40) years in the case of bonds issued under the authority of the Government Code, 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 Trustees 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 Trustees 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 Trustees 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 Trustees 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.

**Repayment Projections:** The tax levied to repay the Bonds is estimated to average \$4,000,000 annually anticipated to be collected through 2057 at a rate of approximately \$0.028 per \$100 / \$28 per \$100,000 of assessed value as further set out in the Tax Rate Statement provided to voters with this bond measure.

**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 Trustees 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."

**ATTACHMENT "1"**

**OAKLEY UNION ELEMENTARY SCHOOL DISTRICT**  
**SAFE, SECURE, AND STRONG SCHOOL BUILDINGS AND**  
**GROUNDS**  
**SCHOOL FACILITIES PROJECTS**

The general obligation bonds of the Oakley Union Elementary School District ("District") would be used to finance the design, acquisition, installation, restoration and construction of public schools and school facilities and providing facilities improvements and upgrades, and related facilities costs, including, but not limited to, financing the following: modernizing, repairing and rehabilitating existing school facilities and adding certain new school facilities to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District. Project costs for expansion of existing facilities may include, but are not limited to, some or all of the following: site preparation, infrastructure and related expenses; and construction, acquisition or lease of temporary, portable or permanent classrooms, instructional support and ancillary facilities. Project costs for furniture and equipment may include, but are not limited to, some or all of the following: desks and tables; window and floor covering; computer, media recording and presentation equipment; kitchen equipment, improvements and furnishings; science laboratory equipment; and other electronic equipment.

The following School District education facilities and educational support facilities are identified as the sites and facilities on which the bond funds may be expended:

**MIDDLE SCHOOLS**

Delta Vista Middle School  
O'hara Park Middle School

**ELEMENTARY SCHOOLS**

Almond Grove Elementary School  
Gehringer Elementary School  
Laurel Elementary School  
Iron House Elementary School  
Oakley Elementary School  
Summer Lake Elementary  
Vintage Parkway Elementary

- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards and improve outside instructional areas
- Renovate, modernize, upgrade and construct student and staff bathrooms

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

- Remove and mitigate hazardous materials (e.g. asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Improve contingencies 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, modernized 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.
- 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 ways to property.
- If the Board of Trustees determines that replacement is more economical than rehabilitation, improvement, 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.
- The costs to demolish/remove facilities when no longer needed and the costs to restore site and utility systems after removal.
- Modernization upgrade or replacement of structures includes permanent, portable or modular structures.

**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, storage and casework, school furniture; window, wall, and durable 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,

District operations, transportation and education administration facilities and sites.

**School and Educational Support Facility Project List.** The items presented on the following list provide are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized are:

- Install shade structures on both the interior and exterior of school campuses
- Repair or replace deteriorating plumbing and sewer systems
- Upgrade inadequate electrical systems
- Upgrade technology infrastructure to improve student access to learning technology to help meet academic standards
- Replace outdated heating, ventilation and air-conditioning systems
- Modernize and update kitchens
- Make security improvements (including security fencing and safety and security systems), including improving pedestrian access, lighting and fencing
- Improve playgrounds and playfields for school and community use
- Improve parking lots and ingress and egress of school campus
- Make energy efficiency improvements, including installing solar panels
- Replace outdated and energy inefficient windows
- Increase water conservation by making landscaping and irrigation improvements
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including site access, parking, staff and student restrooms, relocation of some existing electrical devices, drinking fountains, playground equipment, etc.
- Abate and remove hazardous materials identified prior to or during construction

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, audit costs, 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.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and accomplishment of the projects. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed. 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 Trustees 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 environmental review, and to input from the public. For these reasons, inclusion of a project on the School Facilities Projects List is not a guarantee that any specific project listed herein will be funded, constructed or completed by a specific date.

**In preparing the foregoing School Facilities Project List, the Board of Trustees of the Oakley Union Elementary School District has evaluated safety, class size and information technology needs.**

Pursuant to California Education Code Section 15272, the following statement is provided:

If this bond measure is approved, the Oakley Union Elementary School District Board of Trustees 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.

**MEASURE K  
OAKLEY UNION ELEMENTARY SCHOOL DISTRICT**

**Oakley Union Elementary School District Classroom Repair/ Upgrade Measure.** To repair local elementary/ middle schools by fixing deteriorating plumbing, roofs, heating, ventilation, and electrical systems; removing lead/asbestos/hazardous materials; and upgrading aging classrooms/ labs supporting student achievement in math, science, technology, reading, writing, arts/ music; shall Oakley Union Elementary School District's measure be adopted authorizing \$64,000,000 in bonds at legal rates, levying \$30 per \$100,000 of assessed value (\$4,400,000 annually) while bonds are outstanding, requiring independent oversight and all funds locally controlled?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE K**

The California Constitution provides that school districts may issue bonds 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, with the approval of 55% of the voters voting at an election for that purpose.

The Oakley Union Elementary School District is proposing two companion bond measures: this measure focused on repairs and upgrades and a second measure focused on improving school safety and security.

By resolution, the Oakley Union Elementary School District has proposed to issue bonds in an amount up to \$64,000,000. The measure provides that proceeds from the sale of the bonds will be used to "repair local elementary/middle schools by fixing deteriorating plumbing, roofs, heating, ventilation, and electrical systems; removing lead/asbestos/hazardous materials; and upgrading aging classrooms/ labs supporting students in math, science, technology, reading, writing, arts/music." The specific projects are set forth in the bond project list included as an attachment to the measure. The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended and that annual performance and financial audits will be conducted. The measure further provides that bond proceeds will only be used for the purposes specified in the measure; and not for any other purpose.

Approval of this measure authorizes levy upon taxable property in the district to repay the bonded indebtedness, both principal and interest, in each year that the bonds are outstanding. The Oakley Union Elementary School District has prepared a Tax Rate Statement, which represents the District's best estimates of the property tax rates required to service the bonds. The estimated highest annual tax rate required to be levied to fund the bonds is expected to be \$30.00 per \$100,000 of assessed valuation.

Based on information from the Auditor-Controller's Office, there are two existing bond measures for the District with bonds outstanding. One measure has a rate of \$13.30 per \$100,000, ending on August 1, 2030, and the other has a rate of \$17.80 per \$100,000, ending on August 1, 2047.

Approval of the measure does not guarantee that the proposed project or projects in the District that are the subject of the bonds under the measure will be funded beyond the local revenues generated by

the measure. The proposed project or projects may assume receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Of those voting on the measure, 55% must approve the measure for it to pass.

A "yes" vote is in favor of authorizing the bonded indebtedness.

A "no" vote is against authorizing the bonded indebtedness.

**TAX RATE STATEMENT FOR  
MEASURE K**

**OAKLEY UNION ELEMENTARY SCHOOL DISTRICT -  
General Obligation Bond Election of June 2, 2026**

**MEASURE K  
(CLASSROOM REPAIR/UPGRADE MEASURE)**

As shown in the attached official ballot, an election is being held in the Oakley Union Elementary School District ("District") on June 2, 2026, for the purpose of submitting to the registered voters within the District the question of whether the District shall issue and sell bonds in an amount not to exceed \$64,000,000 for the purpose of providing funds for the specified school facilities and school projects as set forth in the resolution of the District calling such bond election. This measure will authorize a tax sufficient for payment of interest on, and redemption 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 fixed or variable 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 District, payable from the proceeds of *ad valorem* property taxes on taxable real property located within the District.

The following information is submitted in compliance with California Elections Code Sections 9401 through 9405 based on estimates of assessed valuations available at the time of filing of this statement:

- (a) The best estimate from official sources of the average annual tax rate that would be required to be levied to fund the bond issue during the entire duration of the bond debt service (repayment of the bonds) based on estimated assessed valuations available at the time of filing of this statement, which is 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. The final fiscal year in which such tax is anticipated to be collected is 2056-2057.
- (b) The best estimate from official sources of the highest tax rate which would be required to be levied to fund such bond issue(s) based on estimated assessed valuations available at the time of filing of this statement, which is 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 2026-2027 tax/fiscal year.
- (c) 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 \$128,914,199.

Voters should note that these estimated tax rates are based on the *assessed value* of taxable property within the District as shown on the official rolls of Contra Costa 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 Contra Costa 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 currently available and 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, the maturities of the bonds issued and 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 figures provided above are estimations based on the factors noted herein and are not maximum limitations. The timing of the bond sales and the amount of bonds sold at any given time will be governed by the needs of the District. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each such sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the Contra Costa County Assessor in the annual assessment and the equalization process.

Dated: February 18, 2026

\_\_\_\_\_  
/s/ Jeff Palmquist  
Superintendent, Oakley Union Elementary School District

**ARGUMENT IN FAVOR OF  
MEASURE K**

**Vote Yes on J & K to repair and upgrade Oakley schools to keep our students safe and support quality academic instruction.**

**A lot has changed since our aging schools were built**, some more than **85 years ago**. Measure K is focused on repairing and updating local classrooms, labs, and school facilities to meet current educational standards. Together with its companion Measure J, voting Yes on J & K ensures **all students attend schools that are safe, secure, and able to support quality teaching and learning**.

For example, **some local schools are overcrowded**. Studies show that overcrowded schools are more likely to have low test scores, student behavioral problems, and violence. **Voting Yes on J & K will help relieve student overcrowding in our schools.**

**Together, Measures J & K will:**

- Fix deteriorating roofs, plumbing, heating, ventilation, and electrical systems
- Remove lead, asbestos, and other hazardous materials from schools
- Upgrade schools to meet current fire, earthquake, and building safety codes
- Improve fire safety and school security systems, including alarms, smoke detectors, classroom locks, emergency communications, and security cameras
- Repair and update aging classrooms and labs to support math, science, technology, reading, writing, arts, and music instruction

**Mandatory Fiscal Accountability**

- Every penny will benefit local elementary and middle schools, be controlled locally, and cannot be taken away by the state or federal governments
- No funds can be used for administrators' salaries or benefits
- Independent oversight, audits, and public spending disclosure ensure funds are used as promised

Voting Yes on J & K allows our schools to **qualify for millions in state matching funds** that will otherwise go to other school districts.

**Join local parents, teachers, business and community leaders, and vote Yes on J & K for safe and up-to-date Oakley schools.**

Sherry Seat, Board Member, Oakley Union Elementary School District Board of Trustees

Tom Seeno, Local Business Owner

Kathy Reinders, Teacher, Vintage Parkway Elementary School

Jennifer Hays, Principal, Gehring Elementary School

Jose "Leo" Ibarra, Maintenance and Operations Director, Oakley Union Elementary School District

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE K**

The District paid thousands of dollars to consulting firm(s) to put **J & K** on this ballot. Do you think they got a discount for two?

Consultants designed their campaign materials (they call them FAQ's or fact-sheets). You can see one on the school district website.

It is not fair (or legal) to use public funds to take sides in ballot elections.

It sets a bad example for students to see how to manipulate one's employers into voting more money—just because you can do so with the public's own money. And the consultants probably told them they can get away with it.

For **Measure K**, \$64,000,000 is going to cost taxpayers **\$128,914,199**. Yes, just over 100% is for paying Big Bank interest. It's in the Tax Rate Statement of this Voter Guide.

Remember when the 85-year-old schools were only 75 years old, and Voters were asked to authorize taking on debt of \$31 million? (Not counting interest.) It was to add classrooms and school facilities to prevent overcrowding; provide classroom instructional technology; repair, construct, replace, and update classrooms. Remember that? Voters passed it.

The District still didn't prioritize building maintenance, or lead and asbestos abatement they promised. They had 10 years.

On a budget approaching \$100,000,000! Per year.

Where is the money going? This isn't a money problem.

**Vote "No."**

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**ARGUMENT AGAINST  
MEASURE K**

Seeking approval for **\$123,000,000** when students' parents, grandparents, and neighbors are struggling with inflation is like teenagers maxing out their Federal, State, and parcel tax credit cards, and asking mom and dad for two new cards. **Measure J** and **Measure K** add **\$123 million** to the card balance. Oakley Union Elementary School District wants mom and dad to pay the bills.

The district won't get out of debt if voters keep giving them more credit.

Surely, an approximately **\$90,000,000** annual budget is enough; maintaining roofs, plumbing, heating, ventilation, and electrical systems are routine budget items.

These systems predictably depreciate. Failure to complete ongoing maintenance through the operating budget is a management problem.

Yet, how many of us in the community would be glad to help with funds or expertise and labor rather than wasting millions of dollars every year on interest?

The campaign materials posted on the Oakley Union Elementary School District website also put the district at risk of legal penalties: **The Constitution of the State of California prohibits public entities spending the public's funds taking sides on ballot measures that the voters have not yet decided.**

This is also why "prejudicial language" is prohibited in the ballot question.

Campaigning is for school supporters, not for the spenders and taxpayers. Nobody wants the district to spend money defending their violations.

The district should be honest (not manipulative), respecting taxpayers and voters. Scary routine maintenance failures can be prevented. Just tell us the real plan.

A "no" vote lets the district know that voters aren't going to keep falling for the same old tricks. Everyone benefits, including students, when the district gets residents out of debt, funding repairs from the millions of dollars in revenues we already pay them.

**Vote "No" on Measure K.**

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE K**

Again, the lone opponent doesn't live in Oakley, hasn't visited our schools, and doesn't understand the needs of Our students. **Here are the Facts:**

**Fact:** OUESD has done its homework and worked with experts to prepare a comprehensive plan to **protect student safety and quality education**. Read it yourself:

[www.ouesd.k12.ca.us/page/facility-master-plan](http://www.ouesd.k12.ca.us/page/facility-master-plan)

**Fact:** Across 9 elementary and middle school campuses, many of which are **50 - 85 years old**, repairs and upgrades are needed that aren't maintenance issues. Like your home, **aging roofs, plumbing, heating, and cooling systems can only be repaired so many times and then need to be replaced**. The same is true for schools and voting **Yes on J & K** completes these needed upgrades.

**Fact:** Classrooms and labs built decades ago need repairs and upgrades to meet current standards for **math, science, technology, reading, and writing instruction**. Deteriorating portable classrooms beyond their expected life need to be replaced.

**Fact:** Student enrollment is growing and some **classrooms are overcrowded**, which impacts learning and safety.

**Fact:** **Every penny will benefit our Oakley elementary and middle schools and cannot be taken away**. Funds cannot be used for administrators' salaries or benefits. An **independent oversight committee, annual audits, and public spending disclosure** are required.

**Fact:** Voting Yes on J & K means **Oakley schools qualify for millions in state matching funds**. Without Measures J & K, **our state tax dollars go to improve schools in other communities**.

**Don't be misled! Join Oakley leaders and residents and vote Yes on J & K.**

Ann Corridon, Board Member, Oakley Union Elementary School  
District Board of Trustees  
Ashley DeJong, Community Member

FULL TEXT OF  
MEASURE K

TEXT OF BOND MEASURE

**(CLASSROOM REPAIR/UPGRADE MEASURE)**

"In order to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at the existing school site of the Oakley Union Elementary School District, and in so doing increase health, safety, welfare and educational effectiveness of classrooms for students, shall the Oakley Union Elementary School District be authorized to issue Bonds in an amount not to exceed \$64,000,000, 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, which is currently twenty-five (25) years in the case of bonds issued under the authority of the Education Code and forty (40) years in the case of bonds issued under the authority of the Government Code, 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 Trustees 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 Trustees 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 Trustees 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 Trustees 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.

**Repayment Projections:** The tax levied to repay the Bonds is estimated to average \$4,400,000 annually anticipated to be collected through 2057 at a rate of approximately \$0.030 per \$100 / \$30 per \$100,000 of assessed value as further set out in the Tax Rate Statement provided to voters with this bond measure.

**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 Trustees 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."

**ATTACHMENT "1"**

**IMPROVING AND ENHANCING CLASSROOMS AND SCHOOL LEARNING SPACES SCHOOL FACILITIES PROJECTS**

The general obligation bonds of the Oakley Union Elementary School District ("District") would be used to finance the design, acquisition, installation, restoration and construction of public schools and school facilities and providing facilities improvements and upgrades, and related facilities costs, including, but not limited to, financing the following: modernizing, repairing and rehabilitating existing school facilities and adding certain new school facilities to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District. Project costs for expansion of existing facilities may include, but are not limited to, some or all of the following: site preparation, infrastructure and related expenses; and construction, acquisition or lease of temporary, portable or permanent classrooms, instructional support and ancillary facilities. Project costs for furniture and equipment may include, but are not limited to, some or all of the following: desks and tables; window and floor covering; computer, media recording and presentation equipment; kitchen equipment, improvements and furnishings; science laboratory equipment; and other electronic equipment.

The following School District education facilities and educational support facilities are identified as the sites and facilities on which the bond funds may be expended:

MIDDLE SCHOOLS
Delta Vista Middle School O'hara Park Middle School
ELEMENTARY SCHOOLS
Almond Grove Elementary School Gehring Elementary School Laurel Elementary School Iron House Elementary School Oakley Elementary School Summer Lake Elementary Vintage Parkway Elementary

District operations, transportation and education administration facilities and sites.

**School and Educational Support Facility Project List.** The items presented on the following list provide are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized are:

- Modernizing and upgrade classrooms, libraries, and other learning support spaces to include:
  - new paint
  - flooring
  - wall finishes
  - cabinets
  - storage
  - furniture
- Construct and upgrade specialty classrooms for art, music, technology, and science
- Construct and upgrade transitional kindergarten and kindergarten classrooms to support increase in student population and age-based needs
- Modernize and upgrade Special Education support classrooms/spaces
- Construct and improve gardens and other outdoor learning spaces
- Upgrade technology infrastructure to improve student access to learning technology to help meet academic standards
- Modernize and upgrade outdated classrooms
- Replace portable classrooms
- Repair, renovate and upgrade Multi-Purpose Rooms
- Repair, renovate, upgrade and construct gymnasium buildings, structures and supporting facilities
- Improve playgrounds and playfields for school and community use
- Renovate, modernize, upgrade and construct physical education facilities

- Renovate, modernize, upgrade and construct outdoor performance spaces

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

- Remove and mitigate hazardous materials (e.g. asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Improve contingencies 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, modernized 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.
- 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 ways to property.
- If the Board of Trustees determines that replacement is more economical than rehabilitation, improvement, 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.
- The costs to demolish/remove facilities when no longer needed and the costs to restore site and utility systems after removal.
- Modernization upgrade or replacement of structures includes permanent, portable or modular structures.

**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, storage and casework, school furniture; window, wall, and durable 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, audit costs, 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.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and accomplishment of the projects. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. In addition, authorized projects include reimbursements for paid project costs and paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and including payment and prepayment of lease payments relating to projects and/or equipment previously financed. 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 Trustees 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 environmental review, and to input from the public. For these reasons, inclusion of a project on the School Facilities Projects List is not a guarantee that any specific project listed herein will be funded, constructed or completed by a specific date.

**In preparing the foregoing School Facilities Project List, the Board of Trustees of the Oakley Union Elementary School District has evaluated safety, class size and information technology needs.**

Pursuant to California Education Code Section 15272, the following statement is provided:

If this bond measure is approved, the Oakley Union Elementary School District Board of Trustees 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.

**MEASURE L  
WALNUT CREEK SCHOOL DISTRICT**

**Walnut Creek School District Quality Teaching/ Academic Instruction Measure.** Shall Walnut Creek School District's measure providing locally-controlled funding for quality academic programs in math, science, engineering, technology, reading, music/ arts preparing students for high school, college, and careers; attract/ retain qualified teachers; and maintain manageable class sizes by levying a \$98 parcel tax for nine years, with senior exemptions, annual inflation adjustments, independent audits/ oversight, and all funds (approximately \$1,500,000 annually) benefiting local elementary and middle school students, be adopted?

A "yes" vote is in favor of authorizing the parcel tax for a nine-year period.

A "no" vote is against authorizing the parcel tax for a nine-year period.

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**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF  
MEASURE L**

The governing board of the Walnut Creek School District has adopted a resolution proposing a parcel tax (a qualified special tax).

If this measure passes, beginning in fiscal year 2026-2027, there would be a new parcel tax of \$98 annually on parcels of taxable real property within the District for nine years. Based on information from the Auditor-Controller's Office, there is an existing parcel tax of \$82 per parcel. If this measure passes, the total amount of both parcel taxes would be \$180 per parcel. Commencing in the 2027-2028 tax year, the new parcel tax rate will be adjusted annually for inflation based on increases in the Consumer Price Index in an amount not to exceed 3% per year. The proposed tax would expire in fiscal year 2035-2036.

The parcel tax would apply to each parcel of taxable real property in the District. A parcel of taxable real property is any unit of real property in the District that receives a separate tax bill for property taxes from the Contra Costa County Treasurer-Tax Collector's Office.

The ballot measure includes certain exemptions. Upon proper application to the District, the District may exempt any parcel from the parcel tax that is (1) owned and occupied as a principal residence by a person 65 years of age or older; or (2) owned and occupied as a principal residence by a person receiving Supplemental Security Income for a disability, regardless of age.

The ballot measure states that the proceeds of the parcel tax will be used to support "quality academic programs in math, science, engineering, technology, reading music/arts, preparing students for high school, college and careers; attract/retain qualified teachers; maintain manageable class sizes." Proceeds from the parcel tax may be used only for the specific purposes set forth in the ballot measure and according to constitutional and statutory provisions.

State law requires the District's chief fiscal officer to file an annual report with the District's governing board that states the amount of funds received and expended in each year and the status of any projects required or authorized to be funded from the parcel tax proceeds. State law also requires the proceeds from the parcel tax to be deposited into a designated account. The measure also would require the District to have an appointed independent citizens' oversight committee to oversee the use of parcel tax proceeds.

Of those voting on the measure, two-thirds must approve the measure for it to pass.

**ARGUMENT IN FAVOR OF  
MEASURE L**

**Vote Yes on L to protect quality education for local students and keep great teachers in WalnutCreek classrooms.**

Our WalnutCreek schools provide **high-quality educational programs** for local children in elementary and intermediate school that **prepare them for success in high school, college, and the workforce.**

**Having a great teacher in the classroom is critical for providing quality education.** Competition for quality teachers is a challenge for all local school districts. With state and federal education funding unstable and declining, **our Walnut Creek schools rely on local support to retain exceptional teachers and maintain small class sizes** — the foundation of our high-quality academics.

While the cost of providing a quality education has doubled over the past 17 years, funding from WCSD's voter- approved parcel tax has not increased.

Voting Yes on L provides locally controlled funding directly to WalnutCreek's schools to stay financially secure and avoid deep budget cuts to teachers and academic programs. MeasureL will **make our schools less dependent on state and federal funding.**

**Yes on L will:**

- Maintain high-quality math, science, engineering, technology, reading, and writing programs
- Attract and retain highly qualified teachers
- Maintain small class sizes
- Provide a rigorous, collaborative education for local students

**Strict Fiscal Accountability and Local Control is Required**

- All funds must stay local for Walnut Creek schools only and cannot be taken by the state or federal governments
- An independent oversight committee, annual audits, and public spending disclosure are required
- Funds may not be used for administrator salaries
- Senior homeowners age 65 or older are eligible for an exemption

Whether or not you have school-age children, **supporting quality education is a wise investment** that protects our quality of life and property values.

**Vote Yes on L for Walnut Creek schools.**

Cindy Silva, Walnut Creek City Council Member  
Susan Hildreth, Member, WCSD Bond Oversight Committee/  
Rossmoor Resident  
Mikhail Ress-Nathans, Teacher/WCTA President  
Wenlei Johnson, WCSD Board President  
Nik Weinberg-Lynn, WCSD Parent & Graduate

**REBUTTAL TO ARGUMENT IN FAVOR OF  
MEASURE L**

If you were shopping for a new car and heard an argument in favor like the one in favor of Measure L, you would probably go somewhere else. It basically describes the fairytale: everything they think you want to hear. Sounds suspiciously good.

Probably that dream requires more than just raising the cost of living at this point in economic history.

We are all going to be tightening our belts, and this is a time when improvements in education are best met hands-on and in-person, rather than wishful thinking and waving the magic wand of mandating payment of taxes.

A good education is not easily bought. Parent and public participation to sponsor and support schools are what is most needed.

**Vote No on Measure L.**

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**ARGUMENT AGAINST  
MEASURE L**

Walnut Creek is one of the wealthiest communities in Contra Costa County, and the District already benefits from some of the highest per-pupil property tax revenue in the region, with revenues exceeding **\$55 million dollars** paid by residents' State and Federal taxes and the existing parcel tax.

**Measure L** would assess approximately \$1.5 million more annually to fund general academic operations that should be covered by the District's healthy regular budget plus the substantial local philanthropy already active in Walnut Creek schools.

Increasing the tax burden from the existing \$82 parcel tax to \$180, **Measure L** adds up to a 119% increase in parcel tax burden — with an automatic inflation escalator that guarantees the combined total will keep rising every year with no cap and no voter check.

This is not a one-time appropriation. The new \$98 levy runs for nine years, meaning families and property owners are being locked into an escalating tax through 2035 with no mechanism to reduce it even if the District's finances improve.

The parcel tax structure is fundamentally unfair. Every parcel pays the same amount regardless of size, value, or ability to pay.

Renters are not exempt; with landlords already under pressure from depreciation, inflation, and regulatory mandates, those who can't pass this cost through in higher monthly rents, may sell, instead. Already, many landlords who endeavor to keep long-time tenants by accepting lower rents can no longer afford to do so.

The two-thirds supermajority required to pass this measure exists for good reason: ensuring this significant tax on every property owner reflects genuine broad consensus, not just a slim majority.

Before voting to mandate nine more years of rising costs, demand a clear accounting of how existing funds are spent.

**Vote No on Measure L.**

Libertarian Party of Contra Costa County, Sandra Kallander, Chair

**REBUTTAL TO ARGUMENT AGAINST  
MEASURE L**

The lone opponent doesn't live in Walnut Creek, hasn't visited our schools, and doesn't understand the needs of our students. She submitted similar arguments against every school funding measure on the ballot, without regard to the need or specifics. She is spreading false information.

**In an era of misinformation, let's focus on facts:**

**Fact: WCSD's per student funding is not among the highest in the region.** In fact, the roughly \$14,902 per student that WCSD receives is well **below** the \$18,705 average in Contra Costa County. **WCSD receives thousands less per student than most local school districts.** Measure L simply brings our funding closer to the average.

**Fact: WCSD's parcel tax funding has been fixed since 2009.** Over that same 17 year period, the cost of providing quality education has nearly doubled. **Maintaining quality educational programs, keeping good teachers in local classrooms, and preserving small class sizes** requires stable, adequate funding like Measure L provides.

**Fact: WCSD's current parcel tax is just \$82 per year, which is less than 20% of what Moraga, Orinda, and Lafayette school districts receive.** If we want our students to have the same opportunities, we need Measure L. Seniors and low-income people with disabilities are eligible for an exemption.

**Fact: WCSD's current spending is carefully accounted for, audited annually, and disclosed in publicly adopted budgets and audits.** These reports consistently show funds are spent properly and as promised.

**We know what is best for our community. Walnut Creek leaders agree: Vote Yes on L to protect quality education in Walnut Creek classrooms.**

Kiroun Saluja, Executive Director, WCEF

Robert Stankus, Local Business Owner, Soccer & Education Volunteer

FULL TEXT OF  
MEASURE L

EXHIBIT A

FULL TEXT OF MEASURE

**Walnut Creek School District Quality Teaching/ Academic Instruction Measure.** Shall Walnut Creek School District's measure providing locally-controlled funding for quality academic programs in math, science, engineering, technology, reading, music/ arts preparing students for high school, college, and careers; attract/ retain qualified teachers; and maintain manageable class sizes by levying a \$98 parcel tax for nine years, with senior exemptions, annual inflation adjustments, independent audits/ oversight, and all funds (approximately \$1,500,000 annually) benefiting local elementary and middle school students, be adopted?

**PARCEL TAX AUTHORIZATION**

By approval of this proposition by at least two-thirds of the registered voters voting on the proposition, the District will be authorized to levy an education parcel tax of \$98 per parcel for nine years, with annual inflation adjustments, to maintain a high-quality education in District high schools, subject to the accountability requirements specified below.

**PURPOSES**

To provide local revenue that cannot be taken by the State and to aid in preserving and improving academic programs in our schools, the Walnut Creek School District proposes to levy and collect a qualified special parcel tax for a period of nine years, beginning in fiscal year 2026-27, in the amount of \$98 per parcel and to implement accountability measures to provide oversight and accountability to ensure that funds are used to:

- Attract and retain highly qualified teachers and school employees;
- Provide high-quality programs in reading, writing, and language arts;
- Provide high-quality programs in math, science, engineering, and technology;
- Provide high-quality programs in music and the arts;
- Provide advanced, high-quality academic programs;
- Provide programs in arts;
- Keep technology updated;
- Provide instructional equipment, materials and supplies to support the District's programs;
- Maintain manageable class sizes;
- Keep school facilities safe, clean, and well-maintained; and
- Reduce the impact of possible State budget cuts by providing a stable local funding source that cannot be taken away by the State or other school districts.

The Governing Board will utilize parcel tax proceeds for the purposes listed above, unless the Governing Board determines in any given year that changes in student population, fiscal constraints, or other changes in state or federal funding make doing so infeasible or inadvisable. In any event, the parcel tax revenues will be used only for

lawful educational purposes.

**EDUCATION PARCEL TAX AND PROCEDURES**

*Amount of Education Parcel Tax.* Subject to two-thirds approval of the voters, the education parcel tax of \$98 per parcel (except exempt parcels, as described below) shall become effective commencing with fiscal year 2026-27 and be collected by the Contra Costa County Tax Collector at the same time as and along with, and shall be subject to the same penalties as general *ad valorem* taxes collected by said tax collector.

This Measure shall not impact the continued levy of any existing special tax previously adopted by District voters.

*Annual Adjustments.* The education parcel tax is estimated to raise approximately \$1,500,000 in annual local funding for District schools. The amount of annual local funding raised by this special tax may vary from year to year due to changes in the number of parcels exempt from the levy and annual inflation adjustments, which will increase the special tax each year.

To account for the impact of inflation on the cost of delivering the classroom programs and student services supported by the special tax, the tax rate shall be increased annually to account for inflation pursuant to this provision. Each year, beginning with the 2027-2028 tax year, the tax rate shall be increased to account for inflation by the average of the reported periodic annual percentage changes in the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-Hayward area (Series CUURA422SA0) over the prior twelve months, as of April of each year, as published by the U.S. Bureau of Labor Statistics; provided, however that the annual increase in the tax shall not exceed 3% per year, but in no case be less than 0% per year. Any increase shall be rounded to the nearest dollar. In the event the Consumer Price Index-All Urban Consumers, San Francisco-Oakland-Hayward area (Series CUURA422SA0) is no longer published, the Board shall adopt a comparable index of general price levels as it shall determine.

*Definition of Parcel.* A "parcel" shall be defined as any unit of land in the District that receives a separate tax bill from the Contra Costa County Tax Collector.

*Exemptions.* The following exemptions shall apply to the levy of the qualified special tax.

- Otherwise Exempt Property. All property that would otherwise be exempt from property taxes shall also be exempt from the education parcel tax.
- Senior Citizen Exemption. An exemption shall be available to persons who are 65 years or older and own and occupy as a principal residence a parcel subject to the education parcel tax.
- Supplemental Security Income Exemption. An exemption shall be available to persons who receive Supplemental Security Income ("SSI") for a disability, regardless of age, and own and occupy as a principal residence a parcel subject to the education parcel tax.

Property owners seeking the Senior Citizen, SSI or SSDI exemption must apply to the District for such exemption under procedures established by the District or otherwise as required by law or by the Contra Costa County Tax Collector.

*Exclusive Procedures.* The procedures described herein with respect to the levy and collection of the education parcel tax and exemptions, and any additional procedures established by the Governing Board of the District, shall be the exclusive claims procedure for claimants seeking an exemption, refund, reduction, or re-computation of the qualified special tax. Whether any particular claim is to be resolved by the District or by Contra Costa County shall be determined by the District, in coordination with Contra Costa County as necessary. The District's Governing Board may adopt such additional or supplemental procedures as it deems necessary or convenient for the administration of the education parcel tax.

### **ACCOUNTABILITY MEASURES**

*Government Code Accountability.* In accordance with the requirements of California Government Code sections 50075.1 and 50075.3, the following accountability measures, among others, shall apply to the qualified special taxes levied in accordance with this Measure:

- the specific purposes of the education parcel tax shall be those purposes identified above under the heading "PURPOSES,"
- the proceeds of the education parcel tax shall be applied only to those specific purposes identified above under the heading "PURPOSES,"
- a separate, special account shall be created into which the proceeds of the education parcel tax must be deposited; and
- the chief fiscal officer of the District shall file an annual written report with the Governing Board of the District showing (1) the amount of funds collected and expended from the proceeds of the education parcel tax and (2) the status of any projects, programs, or purposes identified above under the heading "PURPOSES."

*Citizens' Oversight Committee.* In addition to the accountability measures required by the Government Code, an independent Citizens' Oversight Committee shall be appointed by the Governing Board to advise the Board on the expenditures funded by the measure in order to ensure that said funds are spent for the purposes approved by the voters. The Citizens' Oversight Committee will monitor the expenditures of these funds by the District and will report on an annual basis to the Board and community on how these funds have been spent.

### **PROTECTION OF FUNDING**

Current law forbids any decrease in State or Federal funding to the District because of the District's adoption of an education parcel tax. However, if any such funds are reduced because of the adoption of this education parcel tax, then the amount of the education parcel tax will be reduced annually as necessary in order to restore such State or Federal funding.

### **SEVERABILITY**

The Governing Board of the District hereby declares, and the voters by approving this measure concur, that every section, paragraph, sentence and clause of this measure has independent value, and the Governing Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law.

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