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**MEASURE SUBMITTED TO THE VOTERS**

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**SCHOOL**

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**SAN RAFAEL HIGH SCHOOL DISTRICT  
BOND ELECTION  
MEASURE A**

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**A** To enhance the quality of education through facility improvements; ensure student safety; upgrade, construct, acquire and equip school libraries, classrooms, science labs, arts facilities; modernize plumbing, bathroom, and locker facilities; upgrade technology infrastructure; install energy efficient heating/cooling systems; and remove hazardous conditions, shall San Rafael High School District issue \$49,500,000 of bonds at legal interest rates, create a Citizens Oversight Committee, and perform audits to guarantee that funds are spent only on school improvements?

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**SAN RAFAEL HIGH SCHOOL DISTRICT  
BOND ELECTION  
FULL TEXT OF MEASURE A**

The following is the full proposition presented to the voters by the San Rafael High School District.

"To enhance the quality of education through facility improvements; ensure student safety; upgrade, construct, acquire and equip school libraries, classrooms, science labs, arts facilities; modernize plumbing, bathroom, and locker facilities; upgrade technology infrastructure; install energy efficient heating/cooling systems; and remove hazardous conditions, shall San Rafael High School District issue \$49,500,000 of bonds at legal interest rates, create a Citizens Oversight Committee, and perform audits to guarantee that funds are spent only on school improvements?"

The Board of Trustees of the San Rafael High School District has evaluated safety, class size reduction, and information technology needs in developing the scope of school facility projects to be funded, including the following projects:

**PROJECTS**

- **Madrone**
  - Update existing classrooms to enhance educational programs.
  - Complete upgrade of aging plumbing, and bathroom facilities.
  - Replace remaining outdated heating and ventilation systems.
  - Abate hazardous conditions.
  - Finish upgrade of electrical wiring and equipment.
  - Reduce earthquake collapse hazard.
  - Improve air quality to eliminate conditions that breed mold and germs.
- **San Rafael High School**
  - Update existing facilities to enhance educational programs.
  - Modernize science, art, and vocational arts buildings (e.g. drafting, ceramics, auto, wood and metal shops), Hayes Theater, and athletic facilities.
  - Complete upgrade of aging plumbing, lockers, and bathroom facilities.
  - Replace remaining outdated heating and ventilation systems.
  - Abate hazardous conditions.
  - Finish upgrade of electrical wiring and equipment.
  - Reduce earthquake collapse hazard.

- **San Rafael High School** (continued)
  - Improve air quality to eliminate conditions that breed mold and germs.
  - Improve parking and traffic circulation.
- **Terra Linda High School**
  - Update existing facilities to enhance educational programs.
  - Modernize remaining classroom wings, library building, new performing arts theater, vocational arts buildings (e.g. wood, auto, and applied technology shops), student and food service buildings to include culinary arts and food court, and athletic facilities.
  - Complete upgrade of aging plumbing, lockers, and bathroom facilities.
  - Replace remaining outdated heating and ventilation systems.
  - Abate hazardous conditions.
  - Finish upgrade of electrical wiring and equipment.
  - Reduce earthquake collapse hazard.
  - Improve air quality to eliminate conditions that breed mold and germs.

Listed repairs, rehabilitation projects and upgrades will be completed as needed at a particular site. Each project is assumed to include its share of costs of the architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed.

The expenditure of bond money on these projects is subject to tough financial accountability requirements. Performance and financial audits will be performed annually, and all bond expenditures will be monitored by an independent Citizens Oversight Committee to ensure that funds are spent as promised and specified.

**Funds for School Improvement Only:** Proceeds from the sale of the bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of high school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher and administrator salaries and other operating expenses. By law, all funds can only be spent on repair and improvement projects specified.

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**MEASURE A CONTINUED ON NEXT PAGE**

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
MEASURE A**

If this Measure is approved by a fifty-five percent (55%) vote, the SAN RAFAEL HIGH SCHOOL DISTRICT will be authorized to incur bonded indebtedness of Forty Nine Million Five Hundred Thousand Dollars (\$49,500,000) at legal interest rates. The proceeds of the proposed bonds may be used for the purposes set forth in the Measure to acquire, construct, renovate and equip school buildings, improvements and facilities in the District. The Measure creates a Citizens Oversight Committee to monitor spending of the proceeds of the bonds.

Dated: August 22, 2002

PATRICK K. FAULKNER  
County Counsel

**TAX RATE STATEMENT  
MEASURE A**

An election will be held in the San Rafael City High School District (the "High School District") on November 5, 2002, to authorize the sale of up to \$49,500,000 in bonds of the High School District to finance school facilities as described in the proposition. If the bonds are approved, the High School District expects to sell the bonds in series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the High School District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02222 per \$100 (\$22.22 per \$100,000) of assessed valuation in fiscal year 2003-04.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.02238 per \$100 (\$22.38 per \$100,000) of assessed valuation in fiscal year 2006-07.
3. The best estimate of the highest tax rate which 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 \$0.02258 per \$100 (\$22.58 per \$100,000) of assessed valuation in fiscal year 2029-30.

Based on these estimated tax rates, the average annual tax over the life of the bonds would be \$22.38 for \$100,000 of assessed valuation.

Voters should note that these estimated tax rates are based on the *assessed value* of taxable property in the High School District as shown on the County's official tax rolls, *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 tax rate than described above. Certain taxpayers may also be eligible to postpone the 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 actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The estimates are based upon the High School District's projections and are not binding upon the High School District. The dates of sale and the amount of bonds sold at any given time will be determined by the High School District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the High School District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: August 1, 2002

s/ Laura Alvarenga, Ed. D.  
Superintendent  
San Rafael City High School District

MEASURE A CONTINUED ON NEXT PAGE



## ARGUMENT IN FAVOR OF MEASURE A

Join us and vote YES on Measure A!

Our local high schools continue to show their age and physical limitations. Many schools have gone more than 40 years without major renovation. The current environment hinders our teachers from providing the best possible education.

Measure A will enable the San Rafael High School District to completely renovate and modernize our local high schools. Upon completion, schools will provide students a safe, modern learning environment that will last for many years.

A comprehensive modernization plan is in place and work has started. Approval of Measure A will allow the district to qualify for additional state and federal matching funds, keep the momentum and complete modernization.

Measure A will provide the San Rafael High School District funds to fully modernize and update San Rafael, Terra Linda and Madrone High Schools. Bond funds will be used to:

- Construct or renovate science labs, libraries and computer labs
- Improve technology infrastructure to support student learning
- Upgrade plumbing and bathroom facilities
- Replace outdated heating and ventilation systems
- Reduce earthquake collapse hazards and install reliable fire alarms
- Improve safety of playgrounds and equipment
- Upgrade electrical wiring and equipment at schools
- Improve traffic circulation and parking to keep children safe and reduce neighborhood traffic
- Qualify for state and federal matching funds

The San Rafael High School District has a strong history of fiscal responsibility. The bond costs have been minimized and are tax deductible - homeowners will pay only \$1.87 per month for each \$100,000 of assessed (not market) valuation. A Citizen's Oversight Committee will review bond expenditures using performance and financial audits. No funds will go to district salaries.

Measure A is essential to providing the highest quality education for our children. Join our coalition. Vote Yes on Measure A.

s/ Gary Phillips, Councilmember,  
City of San Rafael

s/ Sue L. Beittel, Former Trustee  
San Rafael City Schools & Community  
Volunteer

s/ Mark Garwood, Chairman of the Board  
San Rafael Chamber of Commerce

s/ Patty Garbarino, Chair, Marin County Planning  
Commission & Former Teacher

s/ Bruce Mac Phail, Chair  
Independent Bond Oversight Committee

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

False sound bites in favor of Measure A are deceptive and were so intended.

"Quality education" depends upon good teachers working with attentive students, with disruptive students ousted. It is not dependent upon increasing spending to reduce student-teacher ratios.

More classrooms don't insure smaller classes. Only more teachers do that. This measure prohibits expenditures for teachers. Studies, especially of high schools, have shown that smaller class sizes have had little or no impact on improving educational achievement.

Six decades ago, classes of 30 to 35 students were more competent in grammar, reading and writing, geography, history and math, than today's students. Their textbooks were not "dumbed down" to lower levels. College graduates hired today often need remedial reading and writing courses.

Why are the schools only now installing "reliable fire alarms"?

Measure A won't improve property values, will raise taxes and housing prices, further diminishing hopes for affordable workforce housing. Teachers, others are largely priced out of today's housing market.

Much school crowding comes from the influx of illegal aliens, yet School Districts and County refuse to determine illegal immigration's impact on school, housing, medical and other costs. We cannot get reimbursement for costs of unquantified illegal aliens. Failure to investigate the problem only encourages more illegal immigration to Marin.

Citizens Oversight Committees do not control spending or insure performance.

Vote a resounding NO on Measure A.

s/ Fielding L. Greaves, Secretary  
MUTA & San Rafael Resident

MEASURE A CONTINUED ON NEXT PAGE



## ARGUMENT AGAINST MEASURE A

It is clear that the School District is never loath to reach out for more money at every opportunity, even though it already has adequate funding and is expecting more from other sources. The extensive project list indicates mismanagement in prolonged deferred maintenance.

- This latest \$49.5 million bond issue is **over three times** the amount of the \$13 million bond issue enacted in December 1999.
- The High School District has only recently completed sale of that 1999 \$13 million bond issue.
- The five-year Parcel tax enacted in 1998, amounting to \$67 per parcel, still has another year to run, times 16,757 parcels equals \$1.12 million available soon.
- In addition, there is Proposition 47 on the statewide ballot, a bond issue in the amount of **\$13.05 billion**, a portion of which proceeds would go to the San Rafael School system.

This endless and increasing tax burden is laid upon us at both state and local level at a time when the economy is in a slump, companies are laying off workers, some firms are going bankrupt, and many individuals have suffered catastrophe with their life savings gravely depleted and their pensions in jeopardy in the abysmal stock market decline.

This Measure A bond issue will cost taxpayers roughly \$75 millions in payment of interest and principle over the years to maturity, a continuing burden of taxation, especially when combined with the Measure B bond issue and the statewide Prop. 47.

This Measure A bond issue in the amount of \$49.5 millions is taxation piled upon taxation, and many taxpayers are crying for relief, feeling both tapped out and taxed out.

s/ Fielding L. Greaves, Secretary  
MUTA & San Rafael Resident

## REBUTTAL TO ARGUMENT AGAINST MEASURE A

Measure A funds will result in very specific and necessary physical improvements to our local high schools that benefit the educational experience for San Rafael children. Costs have been carefully considered and minimized. Most homeowners will pay less than \$ 4.25 per month – less than a single movie ticket.

These repairs are absolutely necessary. This bond will provide the funds to finish school upgrades already underway. The District will be able to modernize the schools for many future generations, and a comprehensive maintenance plan has been established to maintain the modernized facilities.

Bond funds will be used for:

- Science labs, libraries and computer labs
- Technology infrastructure
- Plumbing and bathrooms
- Heating and ventilation
- Reducing earthquake hazards
- Fire alarms
- Playground safety and equipment
- Electrical wiring
- Improving traffic circulation and parking

The San Rafael High School District is committed to minimizing bond costs to residents. By aggressively seeking state and federal matching funds and leveraging the district's AAA bond rating for favorable lending rates, the district will maximize your tax dollars.

A Bond Oversight Committee is required to ensure the projects promised are the projects delivered.

This community cares about what happens in our schools, and the physical condition of our schools should reflect this value. A band-aid approach to modernization will only result in costlier repairs in the future. Let's do the job once, and let's do the job right!

Please join local residents, local homeowners, and local business people in voting YES on Measure A!

s/ Paula Freschi Kamena  
District Attorney, Marin County

s/ Margaret Jones, President  
The League of Women Voters of Marin County

s/ Maynard H. Willms  
Former San Rafael City Council Member  
Community Volunteer

s/ Mike Elgie, Member, Bond Oversight Committee  
Former Trustee, Dixie School District

s/ Judith Colton, Principal  
San Rafael High School

END OF MEASURE A

