

**WEST HILLS COMMUNITY COLLEGE DISTRICT
SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 1 (NORTHERN AREA)
BOND MEASURE Q
FULL TEXT OF MEASURE**

BOND AUTHORIZATION

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the District will be authorized to issue and sell bonds of up to \$11,800,000 in aggregated principal at interest rates below the legal limit and to provide financing for the specific facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

Independent Citizens' Oversight Committee. The Board of Trustees shall establish an Independent Citizens' Oversight Committee under Education Code Section 15278 and following to ensure bond proceeds are expended only on the school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board of Trustees.

Performance Audits. The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the facilities projects listed below.

Financial Audits. The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the facilities projects listed below.

FURTHER SPECIFICATIONS

No Administrator Salaries. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction and/or rehabilitation of facilities including the furnishing and equipping of facilities or acquisition or lease of real property for facilities and not for any other purpose, including teacher and administrator salaries and other District operating expenses.

BOND PROJECT LIST

The Bond Project List shown below is a part of the ballot proposition and must be reproduced in any official document required to contain the full statement of the bond proposition.

Evaluation of Needs. As required by Article XIII A of the California Constitution, the Board of Trustees of the District has certified that it has evaluated safety, and information technology needs in developing the list of facilities projects shown below.

Projects Subject to Available Funding. The following list of projects is subject to the availability of adequate funding to the District. Approval of the bond measure does not guarantee that the proposed projects in the District that are the subject of bonds under the measure will be funded beyond the local revenues generated by the bond measure. The District's proposal for the projects does assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Partners and additional funding sources will be sought to leverage additional facility funds.

Scope of Projects. Bond proceeds will be expended to modernize, replace, renovate, construct, equip, furnish and otherwise improve District facilities as described below. The specific facilities projects which are described below include all related and incidental costs, including costs of design, engineering, architect and other professional services, site preparation, utilities, landscaping and other incidental costs, and construction management. Bond proceeds may also be expended to acquire and install furniture, fixtures and equipment at any classrooms and other facilities of the District. The District may alter the scope and nature of any of the specific projects, which are described below as required by conditions that arise during the course of design and construction, including unforeseen conditions such as dry rot, mold and faulty engineering.

RENOVATION AND REPAIR OF EXISTING FACILITIES

Bond proceeds will be expended to modernize, replace, renovate, equip, rebuild and furnish the District's educational and joint-use facilities. Such projects may consist of the following:

- Renovate existing classrooms, restrooms, teaching labs, and student support facilities, including repairing roofs, upgrading plumbing and sewer systems, and replacing HVAC systems
- Upgrade joint-use community sport fields and recreation areas for student and community use
- Install instructional technology infrastructure to improve student access to computers and modern technology
- Improve energy efficiency throughout, including but not limited to, installation of solar panels to reduce utility costs and be more environmentally responsible
- Make security and safety upgrades, including increased lighting systems and video surveillance equipment to ensure adequate security
- Maintenance and infrastructure improvements to classrooms and campus facilities, including but not limited to, bicycle and pedestrian pathways, and parking

ACQUISITION AND CONSTRUCTION OF NEW FACILITIES

Bond proceeds will also be expended to construct new classrooms, restrooms, teaching labs, and other educational and joint-use facilities, including site improvements, acquisition of land, furniture and equipment, and technology upgrades.

Facility replacement and new construction shall include, but not be limited to:

- Construct and/or establish learning centers in communities adjacent to the Improvement District in order to increase accessibility to educational facilities and decrease student travel
- Construct a joint-use library facility for use by students and the community

IMPARTIAL ANALYSIS BY COUNTY COUNSEL

Voter approval of this measure will authorize the governing board of the School Facilities Improvement District No. 1 (Northern Area) of the West Hills Community College District to issue and sell bonds in the amount of Eleven Million Eight Hundred Thousand Dollars (\$11,800,000), bearing interest at legal rates, with citizen oversight, guaranteed financial audits, and no money for administrator salaries. The bond proceeds will be used to improve the quality of education, construct classrooms and a

library; renovate existing classrooms and facilities; acquire land; improve energy efficiency; upgrade electrical systems to improve access to computers and technology; and make the District eligible for State matching funds.

s/ Dennis A. Marshall
County Counsel

TAX RATE STATEMENT

An election will be held in School Facilities Improvement District No. 1 (Northern Area) of the West Hills Community College District (the "District") on June 3, 2008 to authorize the sale of \$11,800,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required 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 \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2008-09.
2. The best estimate of the tax rate that would be required 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 \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2013-14.
3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation.
4. The best estimate of the average tax rate required to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$.01900 per \$100 (\$19.00 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: March 6, 2008

s/ Ken Stoppenbrink
Vice Chancellor of Business Services
West Hills Community College District

ARGUMENT IN FAVOR

Quality education has a positive impact on communities. Your YES vote on Measure Q means better West Hills College facilities for Firebaugh, Mendota, San Joaquin and Tranquillity. Measure Q will provide facilities, improve educational opportunities and benefit local communities.

North District Center, Firebaugh serves the northern area of the District. The current building, which is over 60 years old, is in need of renovation and modernization to

provide students with a 21st century education, adequate library facilities and up-to-date technology.

As enrollment increases, additional classrooms and facilities are needed. To increase access to educational and vocational training opportunities and to decrease student travel, college learning centers will be established in Mendota, San Joaquin and Tranquillity.

Measure Q will improve North District Center's classrooms and facilities by:

- Partnering with other state and local agencies to construct and modernize classrooms, restrooms, teaching labs and learning centers;
- Upgrading electrical systems to improve student access to computers and modern technology;
- Repairing and replacing outdated plumbing, sewer, heating, ventilation and air-conditioning systems;
- Improving student safety by adding parking and installing additional lighting systems and video surveillance equipment;
- Repairing and replacing deteriorating roofs.

Measure Q makes financial sense and, by law, has taxpayer protections:

- Passing Measure Q will qualify the northern area to receive up to \$15.7 million in matching state funds;
- All spending will be annually audited and reviewed by an independent citizens' oversight committee;
- Funds can only be spent to improve and construct college facilities in the northern area. Measure Q funds cannot be used for salaries.

Measure Q deserves our support. It will keep our tax dollars local and improve the quality of our college, our communities, and our property values. **Please join us and VOTE YES ON MEASURE Q!**

s/ Marcia Sablan, MD
Physician-Firebaugh

s/ Jose A. Ramirez
City Manager-Firebaugh

s/ Amarpreet S. Dhaliwal
Mayor-San Joaquin

s/ William C. Pucheu
Vice President-Pucheu Bros. Ranch, Inc.

s/ Miguel Arias
President-Mendota School Board

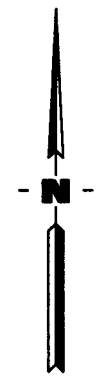
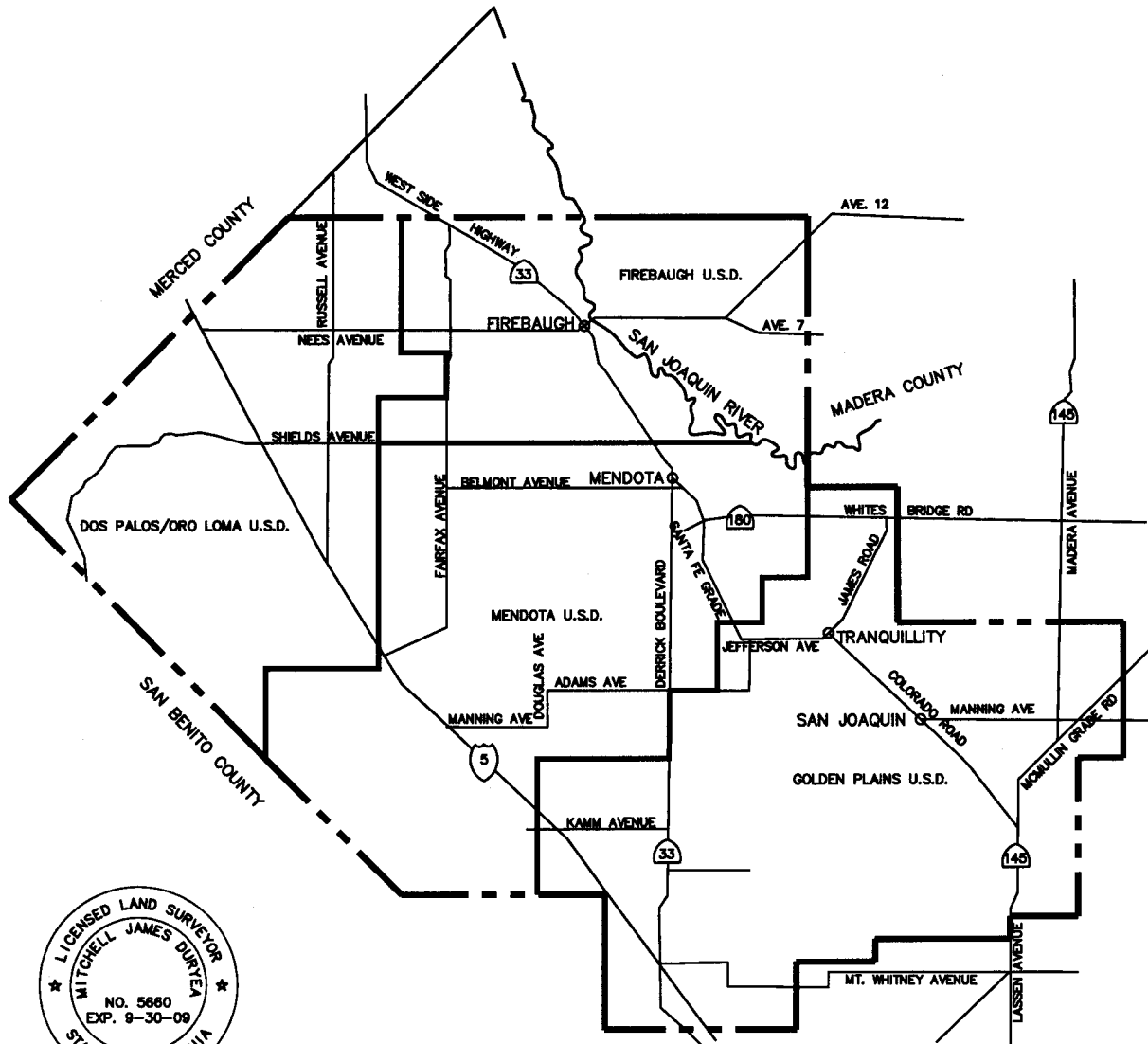
NO ARGUMENT AGAINST THIS MEASURE WAS FILED

LEGAL DESCRIPTION

Being all of the Firebaugh Unified School District, Mendota Unified School District, the Golden Plains Unified School District, and that portion of the Dos Palos-Oro Loma Unified School District within the limits of the West Hills Community College District, and being more particularly described as follows:

BEGINNING at the West corner of the Dos Palos-Oro Loma Unified School District, said point being the intersection of the County limits lines for Fresno, Merced and San Benito County, said point being within Section 6, Township 14 South, Range 10 East, M.D.B. & M;

1. thence from said point of beginning, Northeasterly along the boundary between Fresno and Merced Counties to the North line Township 12 South, Range 12 East M.D.B. & M, said line being the North line of the West Hills Community College District;
2. thence along said North line, East 23 miles, more or less, to the Northeast corner of Section 1, Township 12 South, Range 15 East, M.D.B. & M, said point being the Northeast corner of the Firebaugh Unified School District; thence along the East line of the Firebaugh Unified School District the following three courses and distances:
3. South 6 miles to the Southeast corner of Section 36, Township 12 South, Range 15 East M.D.B. & M,
4. thence West to the Northeast corner of Section 1, Township 13 South, Range 15 East, M.D.B. & M,
5. thence South 4 1/2 miles more or less to the Northeast corner of the Mendota Unified School District;
6. thence South 1 1/2 miles, more or less to the Northwest corner of Section 6, Township 14 South, Range 16 East, M.D.B. & M, said point being the Northwest corner of the Golden Plains Unified School District; thence along the Northerly, Easterly and Southerly limits of the Golden Plains Unified School district the following seventeen (17) courses and distances:
7. East 4 miles to the Northeast corner of Section 3, Township 14 South, Range 16 East, M.D.B. & M,
8. thence South 6 miles to the Northwest corner of Section 2, Township 15 South, Range 17 East, M.D.B. & M,
9. thence East 10 miles to the Northeast corner of Section 5, Township 15 South, Range 18 East, M.D.B. & M,
10. thence South 6 miles to the Southeast corner of Section 32, Township 15 South, Range 18 East, M.D.B. & M,
11. thence West 2 miles to the Southeast corner of Section 36, Township 15 South, Range 17 East, M.D.B. & M,
12. thence South 6 miles to the Southeast corner of Section 36, Township 16 South, Range 17 East, M.D.B. & M,
13. thence West to the Northeast corner of Section 1, Township 17 South, Range 17 East, M.D.B. & M,
14. thence South 1 mile to the Southeast corner of Section 1, Township 17 South, Range 17 East, M.D.B. & M,
15. thence West 3 miles to the Northeast corner of Section 9, Township 17 South, Range 17 East, M.D.B. & M,
16. thence South 1 mile to the Southeast corner of Section 9, Township 17 South, Range 17 East, M.D.B. & M,
17. thence West 6 miles to the Northeast corner of Section 16, Township 17 South, Range 16 East, M.D.B. & M,
18. thence South 1 mile to the Southeast corner of Section 16, Township 17 South, Range 16 East, M.D.B. & M,
19. thence West 3 1/2 miles to the North 1/4 corner of Section 14, Township 17 South, Range 15 East, M.D.B. & M,
20. thence South 3 miles to the South 1/4 of Section 36, Township 17 South, Range 15 East, M.D.B. & M,
21. thence West 8 1/2 miles to the Southwest corner of Section 34, Township 17 South, Range 14 East, M.D.B. & M,
22. thence North 6 miles to the Northwest corner of Section 3, Township 17 South, Range 14 East, M.D.B. & M,
23. thence West to the Southeast corner of Section 36, Township 16 South, Range 13 East, M.D.B. & M, said point being the Southeast corner of the Mendota Unified School District;
24. thence along the South and West lines of the Mendota Unified School District the following two courses and distances:
25. West 6 miles to the boundary between Fresno and San Benito Counties;
26. thence Northwesterly along the boundary between Fresno and San Benito Counties to the West line of Township 16 South, Range 12 East, M.D.B. & M, said point being the South corner of the Dos Palos-Oro Loma Unified School District;
27. thence Northwesterly along the Southwesterly line of said Dos-Palos-Oro Loma Unified School District, being the boundary between Fresno and San Benito



1" = 5 MILES

**S.F.I.D. #1
 (NORTHERN AREA)
 OF THE
 WEST HILLS COMMUNITY
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 FRESNO COUNTY, CA
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