

EXHIBIT A

BALLOT MEASURE FULL TEXT OF MEASURE

“To improve the ambulance station/ healthcare facility; replace 65-year-old building with modern one meeting current County codes and standards; and improve safety/ security for residents and visitors; shall Cambria Community Healthcare District’s measure be adopted authorizing \$8,500,000 of bonds at legal rates, generating on average \$560,000 annually while bonds are outstanding at a rate of approximately 1.0 cent per \$100 assessed value, with annual audits, independent citizens’ oversight committee, NO money for salaries and all funds spent locally?”

BOND AUTHORIZATION

By approval of this proposition by at least two-thirds of the registered voters voting on the proposition, the Cambria Community Healthcare District (the “District”) shall be authorized to issue and sell bonds of up to \$8.5 million in aggregate principal amount to provide financing for the facilities projects listed in the Bond Project List below, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the District’s voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District.

Independent Citizens’ Oversight Committee. The Board of Directors shall establish an independent Citizens’ Oversight Committee, to ensure bond proceeds are spent only for the projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Directors shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Administrator of the District (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31 of the year in which bonds are first issued, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Specific Purposes. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Rate of Interest. The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

Term of Bonds. The number of years the whole or any part of the bonds are to run shall not exceed the legal limit, though this shall not preclude bonds from being sold which mature prior to the legal limit.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the Cambria Community Healthcare District proposes to finance with proceeds of the bonds. Listed projects will be completed as needed according to Board-established priorities, and the order in which such projects appear on the Bond 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. Until all project costs and funding sources are known, the Board of Directors cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of certain projects may be subject to further government approvals or appropriation by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed.

- Replace existing 65-year-old ambulance station with a modern facility that meets current County codes and standards.
- Make safety and security improvements for ambulance crews and medication storage facilities.
- Provide housing for two 24-hour ambulance crews to improve 911 ambulance response times.
- Provide whole-facility solar energy with battery and emergency generator back-up.
- Provide central heating to ambulance bays that can double as evacuation collection points for people in the event of disasters such as wildfires, earthquakes or floods.
- House ambulances indoors to extend their useful lives.
- Provide on-site, above ground fuel storage to reduce ambulance fueling costs.

Each project is assumed to include its share of architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary relocation of dislocated District activities caused by construction projects. 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 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. Necessary site preparation/restoration may occur in connection with new construction, including ingress, egress, curb, gutter and sidewalk if required, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects and the costs of issuing the bonds. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

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.