

SONOMA

COUNTY OF



SPECIAL ELECTION

TUESDAY, MARCH 5, 2019

County Voter Information Guide

Compiled and Distributed by Sonoma County Registrar of Voters

IMPORTANT: YOUR POLLING PLACE MAY HAVE CHANGED.

The location of your polling place for this election is shown on the back cover.

POLLS ARE OPEN ELECTION DAY FROM 7 A.M. TO 8 P.M.

TO SAVE TIME AT THE POLLS -

- > *Mark your choices in this County Voter Information Guide and take it with you to your polling place.*
- > *If possible, vote during the "non-rush hours," mid-morning and mid-afternoon.*

OR VOTE BY MAIL, APPLICATION ON BACK

**24-HR DRIVE-THRU BALLOT DROP BOXES WILL OPEN
FEBRUARY 4 AT THE FOLLOWING LOCATIONS:**



- > Santa Rosa Veteran's Memorial Building – 1351 Maple Avenue, Santa Rosa
- > Petaluma Veteran's Memorial Building – 1094 Petaluma Blvd. South, Petaluma
- > Registrar of Voters Office – 435 Fiscal Drive, Santa Rosa
(note: this box is open 24/7, year-round)



FOR ELECTION
NIGHT RESULTS ON THE INTERNET:
<https://sonomacounty.ca.gov/vote>



INSTRUCTIONS TO VOTERS

IF YOU VOTE AT A POLLING PLACE: USE ONLY THE MARKING DEVICE PROVIDED. After you have completed voting, return your ballot card along with the marking pen to the precinct officer who shall in your presence remove the stubs, hand them to you, then deposit the voted ballot in the ballot box.

ASSISTANCE AT THE POLLS - DID YOU KNOW? California law allows you to bring up to 2 individuals of your choice with you to the polls to assist you. However, they may not be your employer or an agent of your union.

IF YOU VOTE BY MAIL: After you have completed voting, refold your ballot along original fold lines. Place voted ballots into BLUE ENVELOPE and SIGN AND DATE WHERE INDICATED.

To vote for a candidate whose name appears on the ballot, FILL IN THE OVAL in the square to the left of the candidate's name. Where two or more candidates for the same office are to be elected, FILL IN THE OVAL in the square to the left of the names of all the candidates for the office for whom you desire to vote, not to exceed, the number of candidates to be elected.

To vote on any measure, FILL IN THE OVAL in the square before the word "YES" or before the word "NO."

To vote for a qualified WRITE-IN candidate, write the person's name in the blank space provided for that purpose after the names of the other candidates for the same office and FILL IN THE OVAL in the square to the left of the name you have written in, or your vote will not be counted.

It is important to know what the consequences can be when ballot cards are not marked correctly. Marking more voting spaces than allowed is called an **OVERVOTE**. If the contest heading states "Vote for no more than two," and you mark three voting spaces, your votes for that contest will not be counted. Marking fewer spaces than allowed for a contest is called an **UNDERVOTE**. If the contest heading states "Vote for no more than two," and you mark only one voting space, your vote for the one candidate will be counted, and the ballot counting system will record one **UNDERVOTE**. You are not required to vote on every contest, proposition or measure on the ballot; however, for every contest, proposition or measure on which you choose not to vote, an **UNDERVOTE** will be recorded.

Marking the ballot outside of the designated space to vote for a candidate or measure may compromise the secrecy of the ballot. If you wrongly mark, tear, or deface this ballot, return it to the precinct officer. If you vote by mail, follow the instructions on the BLUE ENVELOPE to request a replacement.

HOW TO VOTE

TO VOTE

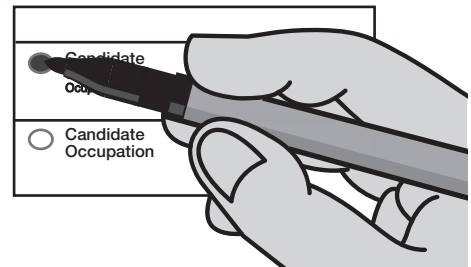
Use a blue or black ink pen.

COMPLETELY FILL IN THE OVAL to the left of your choice.

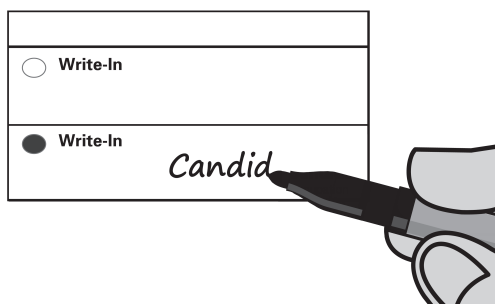
IMPORTANT:

1. Check each side of the ballot card for voting positions.
2. Do not use pencil, magic marker or red or light colored ink.

TO MARK YOUR VOTE



WRITE-IN VOTES



TO VOTE FOR A WRITE-IN CANDIDATE:

Write the person's name in the space provided for each office. Then use a blue or black ink pen to completely fill in the oval to the left of your choice.

To vote on any measure, FILL IN THE OVAL to the left before the word "YES" or the word "NO".



SONOMA COUNTY DEBUTS NEW VOTING SYSTEM IN 2019

Your Official Ballot Has A New Look!

After a thorough and lengthy bid process to evaluate modern voting systems, Sonoma County selected Dominion Voting Systems Inc. to provide a comprehensive, modern voting system to replace the county's aging and outdated multi-card ballot and tallying system. The new system, known as "Democracy Suite," will be used by voters beginning in 2019.

New System — Old Priorities

Democracy Suite was selected in part because it met criteria desired by Sonoma County voters and elections officials: uses a paper ballot; able to review ballot before casting; modern security; increased audit capability; includes disabled-accessible features; user-friendly design; Vote by Mail ballots fit in familiar white and blue mailing envelopes.

New System Brings New Benefits

Democracy Suite is a modern voting system that allows elections officials to eliminate time-consuming and expensive tasks like "hand-stuffing" over 200,000 envelopes for mailing, or manually duplicating thousands of damaged or defective ballot cards. The new system will eliminate costs, and reduce supply and paper waste.

How Do I Vote With My New Ballot?

If you vote by mail: instructions will be mailed with your Official Ballot about 29 days before Election Day (*watch for the usual white envelope!*). Read and follow all instructions carefully to learn how to properly mark and return your ballot.

If you vote at a polling place: poll workers will provide a pen and explain or demonstrate how to properly mark then cast your ballot.

Questions? Call the Sonoma County Registrar of Voters Office at (707) 565-6800 or 800-750-VOTE.

LANGUAGE ASSISTANCE - California law requires elections officials to provide translated copies of Official Ballots (called "Facsimile Ballots") to voters in certain precincts where a minimum number of voters who speak languages other than English reside. A Facsimile Ballot is NOT an Official Ballot; it is used to assist voters in marking their choices. DO NOT vote the Facsimile Ballot. Vote and return only your Official Ballot. If you vote at a polling place, a Facsimile Ballot in the required languages for that precinct will be at the polling place on Election Day. However, if you would like to request a Vote by Mail ballot instead of voting at the polls, you may also request a Facsimile Ballot in one of the languages (required for your precinct) using the application on the back of the cover of this Voter Information Guide. If you vote by mail, and reside in a precinct with required languages, you may request a Facsimile Ballot in one of those languages be sent to you. To request a Facsimile Ballot in Spanish, Tagalog, Khmer, or Vietnamese:

- Call (707) 565-6800 or 800-750-VOTE **or**
- Tear off and complete the Vote by Mail application on the back of this County Voter Information Guide, check the box of the language you prefer, and return it either by:
 - Mail – Sonoma County Registrar of Voters Office, P.O. Box 11485, Santa Rosa, CA 95406-1485 (*don't forget to add postage*)
 - Email – ROV-absentee@sonoma-county.org
 - Fax – (707) 565-6862

REQUEST FOR FACSIMILE BALLOTS MUST BE RECEIVED BY FEBRUARY 23, 2019.

POLLING PLACES WITH LANGUAGE ASSISTANCE - visit <https://sonomacounty.ca.gov/vote> after February 19, 2019, to see a list of polling places that offer language assistance with Facsimile Ballots.

ASSISTANCE AT THE POLLS – DID YOU KNOW? California law allows you to bring up to two individuals of your choice with you to the polls to assist you. However, they may not be your employer or an agent of your union.

ASISTENCIA DE IDIOMA

La ley del estado de California requiere que los funcionarios electorales proporcionen copias traducidas de las boletas electorales oficiales (llamadas "copias de la boleta electoral") a los votantes en ciertos recintos electorales donde reside un número mínimo de votantes que hablan otros idiomas diferentes al inglés. Una copia de la boleta electoral NO es una boleta electoral oficial; se utiliza para ayudar a los electores a marcar su decisión. NO vote en la copia de la boleta electoral. **Vote y entregue solo su boleta electoral oficial.**

Si vota en un lugar de votación, el día de las elecciones encontrará en el lugar de votación una copia de la boleta electoral en todos los idiomas requeridos en ese recinto electoral. Sin embargo, si desea solicitar una boleta electoral para voto por correo en lugar de votar en los lugares de votación, también puede solicitar una copia de la boleta electoral en uno de los idiomas (requeridos en su recinto electoral) mediante la solicitud en la contraportada de esta Guía oficial de información para el votante.

Si vota por correo y vive en un recinto electoral para el que se requieran ciertos idiomas, puede solicitar que se le envíe una copia de la boleta electoral en uno de esos idiomas. Para solicitar una copia de la boleta electoral:

■ Llame al (707) 565-6800 o al 800-750-VOTE

O

■ Desprenda la solicitud de voto por correo en la contraportada de esta Guía, marque la casilla del idioma de su preferencia y envíela por correo electrónico, fax o correo postal a: Sonoma County Registrar of Voters Office

P.O. Box 11485

Santa Rosa, CA 95406-1485

(¡No olvide la estampilla postal!)

FAX:

(707) 565-6832

Correo electrónico:

ROV-Absentee@sonoma-county.org

LAS SOLICITUDES DE COPIAS DE LA BOLETA ELECTORAL SE DEBEN RECIBIR A MÁS TARDAR EL 23 DE FEBRERO DE 2019.

LUGARES DE VOTACIÓN CON ASISTENCIA DE IDIOMAS

Visite <https://sonomacounty.ca.gov/vote> después del 19 de febrero de 2019 para ver la lista de los lugares de votación en el condado de Sonoma que ofrecen asistencia de idiomas con copias de la boleta electoral.

OTRA ASISTENCIA

¿Sabía que la ley de California le permite llevar hasta 2 personas de su elección para ayudarle en los lugares de votación? Sin embargo, no pueden ser ni su empleador ni un representante de su sindicato.

ជំនួយភាសា

ច្បាប់រដ្ឋ California

តម្រូវឱ្យមន្ត្រីបោះឆ្នោតផ្តល់ជូននូវច្បាប់ចម្លងដែលមានបកប្រែនៃសន្លឹកឆ្នោតជាផ្លូវការ (ដែលហៅថា "សន្លឹកឆ្នោតគំរូ") ទៅឱ្យអ្នកបោះឆ្នោតក្នុងមណ្ឌលបោះឆ្នោតមួយចំនួនដែលមានអ្នកបោះឆ្នោតតិចតួចដែលនិយាយភាសាព្រៅពីភាសាអង់គ្លេស។ សន្លឹកឆ្នោតគំរូមិនមែនជាសន្លឹកឆ្នោតផ្លូវការឡើយ។ វាត្រូវបានប្រើដើម្បីជួយអ្នកបោះឆ្នោតសម្រាប់ធ្វើការសម្គាល់ដល់ព្រឹត្តិការណ៍បោះឆ្នោត។ កុំបោះឆ្នោតលើសន្លឹកឆ្នោតគំរូ។ បោះឆ្នោតហើយប្រគល់មកតែសន្លឹកឆ្នោតផ្លូវការរបស់អ្នកប៉ុណ្ណោះ។

ប្រសិនបើអ្នកបោះឆ្នោតនៅកន្លែងបោះឆ្នោត

សន្លឹកឆ្នោតគំរូជាភាសាដែលបានតម្រូវសម្រាប់មណ្ឌលបោះឆ្នោតនោះនឹងមាននៅកន្លែងបោះឆ្នោតនៅថ្ងៃបោះឆ្នោត។

ទោះជាយ៉ាងណាក៏ដោយ

ប្រសិនបើអ្នកចង់ស្នើសុំសន្លឹកឆ្នោតបោះឆ្នោតដោយផ្ទាល់មាត់បុត្រ

ជំនួសឱ្យការបោះឆ្នោតនៅមណ្ឌលបោះឆ្នោត

អ្នកក៏អាចស្នើសុំឱ្យមានសន្លឹកឆ្នោតគំរូជាភាសាណាមួយ (ដែលតម្រូវសម្រាប់មណ្ឌលបោះឆ្នោតរបស់អ្នក)

ដោយប្រើការស្នើសុំនៅលើក្របខណ្ឌបោះឆ្នោតនៅក្នុងតុឡូសកែតម្រូវអ្នកបោះឆ្នោតនេះ។

ប្រសិនបើអ្នកបោះឆ្នោតតាមសំបុត្រហើយរស់នៅក្នុងមណ្ឌល

បោះឆ្នោតដែលមានភាសាដែលត្រូវការ អ្នកអាចស្នើសុំសន្លឹកឆ្នោតគំរូជាភាសាណាមួយក្នុងចំណោមភាសាទាំងនោះឱ្យធ្វើទៅអ្នក។ ដើម្បីស្នើសុំសន្លឹកឆ្នោតគំរូ៖

■ ទូរស័ព្ទ (707) 565-6800 ឬ 800-750-VOTE

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■ ហៅកម្មវត្តមានសុំការបោះឆ្នោតតាមសំបុត្រនៅខាងក្រោយក្របខណ្ឌបោះឆ្នោតនេះ។

គូសក្នុងប្រអប់ភាសាដែលអ្នកចង់បាន

ហើយផ្ញើត្រឡប់តាមអ៊ីមែល តាមទូរសារ ឬសំបុត្រទៅ៖

ការិយាល័យចុះឈ្មោះអ្នកបោះឆ្នោតខាងលិះ Sonoma

P.O. Box 11485

Santa Rosa, CA 95406-1485

(សូមកុំភ្លេចបិទតែម្យ៉ាង!)

ទូរសារ៖

(707) 565-6832

អ៊ីមែល៖

ROV-Absentee@sonoma-county.org

ការស្នើសុំសន្លឹកឆ្នោតគំរូ ត្រូវបានទទួលរួចរាល់ថ្ងៃទី 23 ខែកុម្ភៈ ឆ្នាំ 2019។

កន្លែងបោះឆ្នោតមានជំនួយភាសា

សូមចូលមើល <https://sonomacounty.ca.gov/vote>

ក្រោយថ្ងៃទី 19 ខែកុម្ភៈ ឆ្នាំ 2019

ដើម្បីមើលបញ្ជីនៃទីកន្លែងបោះឆ្នោតនៅខាងលិះ Sonoma

ដែលផ្តល់ជូនជំនួយផ្នែកភាសាជាមួយសន្លឹកឆ្នោតគំរូ។

ជំនួយក្នុងការបោះឆ្នោត

តើអ្នកដឹងទេ? ច្បាប់រដ្ឋ California

អនុញ្ញាតឱ្យអ្នកយកបុគ្គលិករបស់អ្នក 2

នាក់តាមដានលើសរបស់អ្នកជាមួយអ្នកទៅកន្លែងបោះឆ្នោតដើម្បីជួយអ្នក។ ទោះជាយ៉ាងណាក៏ដោយ

ពួកគេអាចមិនមែនជានិយោជក

ឬជាភ្នាក់ងារនៃសហជីពរបស់អ្នក។

TULONG SA WIKA

Ang batas ng California ay nag-aatas sa mga opisyal ng halalan na magkaloob ng mga isinaling kopya ng Mga Opisyal na Balota (tinatawag na "Mga Pagksimileng Balota") sa mga botante sa mga partikular na presinto kung saan ang isang pinakamababang bilang ng mga botante na nagsasalita ng mga wikang iba sa Ingles ay naninirahan. Ang isang Paksimileng balota ay HINDI isang Opisyal na Balota; ito ay ginagamit upang tulungan ang mga botante sa pagmarka sa kanilang mga pinili. HUWAG botohan ang Paksimileng Balota. **Botohan at ibalik ang iyong Opisyal na Balota lamang.**

Kung bumoto ka sa isang lugar ng botohan.

ang isang Paksimileng Balota sa mga iniaatas na wika para sa presintong iyon ay matatagpuan sa lugar ng botohan sa Araw ng Halalan. Gayunman, kung gusto mong humiling ng isang balota ng Pagboto sa Pamamagitan ng Koreo sa halip na bumoto sa mga botohan, maaari ka ring humiling ng isang Paksimileng Balota sa isa sa mga wika (na iniaatas para sa iyong presinto) gamit ang aplikasyon sa panlikod na pabalat nitong Patnubay na Impormasyon para sa Botante.

Kung ikaw ay Bumoto sa Pamamagitan ng Koreo

at naninirahan sa isang presintong may mga iniaatas na wika, maaari kang humiling na ipadala sa iyo ang isang Paksimileng Balota sa isa sa mga wikang iyon. Upang humiling ng isang Paksimileng Balota:

■ Tumawag sa (707) 565-6800 o 800-750-VOTE

O

■ Tanggalin ang aplikasyon para sa Pagboto sa Pamamagitan ng Koreo sa panlikod na pabalat ng Patnubay na ito; lagyan ng tsek ang kahon ng wikang gusto mo, at ibalik sa pamamagitan ng koreo, fax o koreo sa:

Sonoma County Registrar of Voters Office

P.O. Box 11485

Santa Rosa, CA 95406-1485

(Huwag kalimutang maglagay ng selyo!)

FAX: (707) 565-6832

Email: ROV-Absentee@sonoma-county.org

ANG MGA KAHILINGAN PARA SA MGA PAKSIMILENG BALOTA AY DAPAT MATANGGAP BAGO LUMAMPAS ANG PEBRERO 23, 2019.

MGA LUGAR NG BOTOHAN NA MAY TULONG SA WIKA

Bisitahin ang <https://sonomacounty.ca.gov/vote> pagkaraan ng Pebrero 19, 2019, upang makita ang isang listahan ng mga lugar ng botohan ng County ng Sonoma na nag-aalay ng tulong sa wika na may Mga Paksimileng Balota.

IBANG TULONG

Alam mo ba? Ang batas ng California ay nagpapahintulot sa iyo na magsama sa mga botohan ng hanggang 2 taong pinili mo upang tulungan ka. Gayunman, sila ay hindi maaaring ang iyong pinagtatrabahuhan o isang ahente ng iyong unyon.

HÖ TRỢ NGÔN NGỮ

Luật pháp California đòi hỏi các viên chức bầu cử cung cấp các bản sao đã được dịch của Lá Phiếu Chính Thức (gọi là "Bản Sao Lá Phiếu") cho các cử tri ở một số khu vực tuyển cử trong trường hợp một số lượng tối thiểu các cử tri cư trú nói các ngôn ngữ khác ngoài tiếng Anh. Một Bản Sao Lá phiếu KHÔNG phải là một Lá Phiếu Chính Thức; nó được sử dụng để hỗ trợ các cử tri trong việc đánh dấu các lựa chọn của họ. KHÔNG bỏ phiếu Bản Sao Lá Phiếu. **Chỉ bỏ phiếu và gửi lại Lá Phiếu Chính Thức của quý vị.**

Nếu quý vị bỏ phiếu tại một nơi bỏ phiếu

sẽ có Bản Sao Lá Phiếu bằng ngôn ngữ theo yêu cầu cho khu vực tuyển cử đó tại nơi bỏ phiếu vào Ngày Bầu Cử. Tuy nhiên, nếu quý vị muốn yêu cầu một lá phiếu Bỏ Phiếu Bằng Thư thay vì bỏ phiếu tại nơi bỏ phiếu, quý vị cũng có thể yêu cầu một Bản Sao Lá Phiếu bằng một trong những ngôn ngữ (theo yêu cầu cho khu vực tuyển cử của quý vị) bằng cách sử dụng đơn xin trên bìa sau của tập Hướng Dẫn Thông Tin cho Cử Tri này.

Nếu quý vị Bỏ Phiếu Bằng Thư

và cư trú trong khu vực tuyển cử với các ngôn ngữ theo yêu cầu, quý vị có thể yêu cầu được gửi đến Bản Sao Lá Phiếu bằng một trong những ngôn ngữ đó. Để yêu cầu một Bản Sao Lá Phiếu:

■ Hãy gọi (707) 565-6800 hoặc 800-750-VOTE

HOẶC

■ Tách rời đơn xin Bỏ Phiếu Bằng Thư trên bìa sau của tập Hướng Dẫn này; đánh dấu vào ô ngôn ngữ mà quý vị muốn, và gửi lại qua email, fax hoặc qua đường bưu điện đến:

Sonoma County Registrar of Voters Office

P.O. Box 11485

Santa Rosa, CA 95406-1485

(Đừng quên dán tem!)

FAX: (707) 565-6832

Email: ROV-Absentee@sonoma-county.org

YÊU CẦU BẢN SAO LÁ PHIẾU PHẢI NHẬN ĐƯỢC CHÀM NHẬT VÀO NGÀY 23 THÁNG HAI, 2019.

NƠI BỎ PHIẾU CÓ HỖ TRỢ NGÔN NGỮ

Truy cập <https://sonomacounty.ca.gov/vote> sau ngày 19 tháng Hai, 2019 để xem danh sách những nơi bỏ phiếu của Quận Sonoma có hỗ trợ ngôn ngữ với Bản Sao Lá Phiếu.

HỖ TRỢ KHÁC

Quý vị có đã biết? Luật California cho phép quý vị dẫn theo tối đa 2 người mà quý vị chọn đến nơi bỏ phiếu để hỗ trợ quý vị. Tuy nhiên, họ không thể là chủ hãng của quý vị hoặc người đại diện cho nghiệp đoàn của quý vị.

SAMPLE BALLOT

OFFICIAL BALLOT

Special Election
Sonoma County, California
Tuesday, March 5, 2019

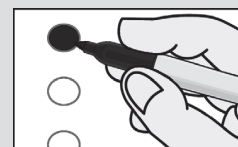
2016 - MB Precinct

BT 1

Instructions to Voters:

To vote, completely fill in the oval to the left of your choice. Use a blue or black ink pen to mark your ballot. NO RED INK OR PENCILS.

If you make a mistake, ask for a new ballot.



MEASURE SUBMITTED TO THE VOTERS

DISTRICT

PALM DRIVE HEALTH CARE DISTRICT

A To provide continuing access to healthcare services at the hospital facilities located at 501 Petaluma Ave., Sebastopol, CA 95472, shall Palm Drive Health Care District Resolution 18-10 recommending the lease, with an option to purchase, of said hospital facilities and other specified District assets for fair market value as determined by an independent appraiser, with no cost liability to taxpayers, to AAMG for the purpose of providing healthcare to the local community, be approved?

☐ YES

☐ NO



MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

PALM DRIVE HEALTH CARE DISTRICT MEASURE A

A To provide continuing access to healthcare services at the hospital facilities located at 501 Petaluma Ave., Sebastopol, CA 95472, shall Palm Drive Health Care District Resolution 18-10 recommending the lease, with an option to purchase, of said hospital facilities and other specified District assets for fair market value as determined by an independent appraiser, with no cost liability to taxpayers, to AAMG for the purpose of providing healthcare to the local community, be approved?

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE A

The Board of Directors (Board) of the Palm Drive Health Care District (District) has called a special election to seek voter approval to lease substantially all of District's assets to American Advanced Management Group, Inc. (American) with an option to purchase. Said transfer of District's assets is for the purposes of providing continuing access to health care services to the community at District's facilities located at 501 Petaluma Avenue, Sebastopol (Facilities).

District is a local public health care district organized under the Health Care District Law, found at Health and Safety Code section 32000 and following (Health Care District Law). Section 32121(p)(1) of said law authorizes District to "transfer, at fair market value, any part of its assets to one or more corporations to operate and maintain the assets." For the purposes of the law, "fair market value" must be determined by a qualified independent consultant's appraisal.

The Board, by resolution, must submit a measure to the voters of the District seeking approval of the transfer before District may proceed to transfer 50% or more of its assets to a private party. Measure A implements the requirement to seek voter approval.

According to the Resolution, District's financial condition caused the Board to enter into an agreement with American in August 2018 whereby American agreed to manage the Facilities in exchange for an option to lease or purchase said Facilities. American has operated and maintained the Facilities since September 2018, and District now wishes to lease the Facilities to American with an option to purchase the Facilities, including furniture, fixtures, and equipment. District has had preliminary discussions and negotiations with American with respect to such a lease / option to purchase District's assets. If voters approve Measure A, District will negotiate a sales agreement with American, with the price based upon an appraisal by an independent third party. The Board will review and approve both the appraisal and any definitive transfer agreement at a duly noticed public meeting. Once approved by the Board and District legal counsel, the Board's President or Vice President will be authorized to execute the sales agreement.

A "yes" vote on Measure A will allow District to proceed to transfer substantially all of its assets to American.

A "no" vote on Measure A will prohibit the District from proceeding with the transfer.

BRUCE D. GOLDSTEIN
County Counsel

By: s/ Robert H. Pittman
Assistant County Counsel

The above statement is an impartial analysis of Measure A. If you desire a copy of the ordinance or measure, please contact the district elections official's office at 707-823-3586 and a copy will be mailed at no cost to you.

ARGUMENT IN FAVOR OF MEASURE A

The proposed lease and option to purchase our hospital by American Advanced Management Group (AAMG) at fair market value presents the best opportunity to accomplish the following: (1) Lower taxes: The sale proceeds will be used to pay off GO bonds, which will immediately reduce property taxes; (2) Provide ongoing health services: AAMG will continue operating the hospital as a Long Term Acute Care hospital focused on providing care to patients who would otherwise be sent out of the area; (3) Provide disaster care: In the case of fires, floods, earthquakes, or other disasters, AAMG will be able to provide care to patients; (4) Continue local medical services: AAMG will continue to provide lab, radiology, surgery, acute care, and other services to the community, which will help keep medical care available locally; (5) Preserve high paying jobs in our community: AAMG plans to expand services and maintain a workforce of over 150 people; (6) Relieve taxpayers of potential liability: Once a lease is signed, AAMG will assume all financial liability for the operation of the hospital and be required to maintain and upgrade the hospital building. When the hospital is sold to AAMG at fair market value, the district will have no further liability; (7) Allow the district to exit bankruptcy: By relieving the district of the liability of operating the hospital and paying down bonds, the district will be able to settle its long running bankruptcy and support local healthcare initiatives. AAMG is a trusted operator of Long Term Acute Care Hospitals and has already proven itself by managing our hospital to reduce costs and improve collections. We should not pass up this opportunity to accomplish all of the above.

s/ Dennis Colthurst
President, PDHC District Board

s/ Gail G. Thomas
Treasurer, PDHC District Board

s/ Eira Klich-Heartt
Director, PDHC District Board

s/ Richard E. Powers, MD
Former Director, PDHCD Board

s/ Dr. Susan Moulton
President, Sonoma West Medical Fnd.

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

At the time of this writing, there is no agreement to lease/sell the hospital. The "yes" argument is merely a wish list of what proponents hope the agreement will contain. How do we know these wishes will come true?

The Palm Drive Health Care District plans to lease/sell the hospital to AAMG, a private, for-profit, Modesto-based company. If voters approve this ballot measure, Sebastopol's hospital will change drastically. It won't be open to the public the way it has been in the past. The emergency room will remain closed. The hospital will accept mostly patients referred from other hospitals who need long term acute care. No one knows what other services would be available to our community, or for how long.

Once the sale is final, proponents cannot guarantee AAMG will make needed upgrades or expand services or create jobs or continue existing medical services. AAMG will own the hospital and have the right to make all decisions about it, including selling it for a profit for any use.

Remember, the District is in bankruptcy and \$28 million in debt. The hospital, our only asset, is worth at least \$12.5 million, minus an allowance for wear and tear. We need that money to help pay our debts and reduce our property taxes.

Don't trust the promises—get the facts before you vote. Demand a fair price. And if you're not convinced—vote no.

Check for developments at FairPriceForPalmDrive.com. Thank you.

s/ Richard Power
Dir., Palm Drive Health Care Dist.

s/ Jim Horn
Dir., Palm Drive Health Care Dist.

s/ Frank Mayhew
Fmr. Dir., Palm Drive Health Care Dist.

s/ Chris Dawson
Fmr. Dir., Palm Drive Health Care Dist.

MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

ARGUMENT AGAINST MEASURE A

The Palm Drive Health Care District is asking you to approve a lease/purchase agreement for Sebastopol's hospital. But the agreement wasn't yet negotiated as of December 12, 2018, the deadline for submitting this ballot measure. So it doesn't appear in this Voter Guide, as it normally would.

The District has been in bankruptcy for nearly five years. We owe about \$28 million to former employees, vendors and bond holders. We owe it to our community to get a fair market price for leasing/selling the hospital, as the law requires, to help us pay our debts. "Fair market value" is the price the property would sell for on the open market, if the sale wasn't restricted to this particular buyer.

The undersigned current and former District directors urge you to vote "no" on this measure—unless you're convinced the following are true:

You've had the opportunity to read and understand the final agreement before voting. The District intends to make the agreement public as soon as it is final, but no later than February 1, 2019; and

You're convinced the lease payments and sale price are for "fair market value"—fair to our taxpayers, our former employees, and our creditors. A recent appraisal estimated the fair market value of the building, land and equipment at \$12.5 million, minus something for wear and tear. We must ensure that AAMG, the for-profit company acquiring the hospital, pays a fair market price for the District's only asset.

Two current District directors, Richard Power and Jim Horn, pledge to oppose the final agreement unless the District receives a fair market price for the hospital.

We urge you to vote "no" as well—unless our taxpayers and former employees get a fair deal. Thank you. Check for developments at FairPriceForPalmDrive.com.

s/ Richard Power s/ Jim Horn
Dir., Palm Drive Health Care Dist. Dir., Palm Drive Health Care Dist.

s/ Chris Dawson s/ Nancy Dobbs
Fmr. Dir., Palm Drive Health Care Dist. Fmr. Dir., Palm Drive Health Care Dist.

s/ Frank Mayhew
Fmr. Dir., Palm Drive Health Care Dist.

REBUTTAL TO ARGUMENT AGAINST MEASURE A

A Yes vote to lease, then sell, the hospital in Sebastopol to AAMG at fair market value, will preserve vital medical services for our community, reduce taxpayer debt, eliminate the District's financial risk, to focus on ending the bankruptcy. A No vote will serve to close the hospital forever costing taxpayers millions of dollars in the process, with no guarantee of a higher sale.

The following are corrections to the argument against the lease/sale of the hospital:

(1) AAMG is the only company that responded to the District's widely distributed RFP to sell or lease the hospital. There were no other interested parties!

(2) In order to sell to another buyer, if one could be found in the future, the district would lose AAMG and have to close the hospital, a process that cost the district over \$2M in 2014. Taxpayers would continue to pay the debt with no West County hospital.

3) The appraisal cited by the opponents is seriously flawed; it assumed 90% occupancy, which has never been sustained, and did not consider the building's serious requirements for lengthy repairs, or the costly environmental issues triggered by tearing it down. A thorough, independent bank appraisal recently valued the land at \$4M and gave the building zero value after considering these realistic liabilities.

(4) Sonoma County has struggled for years to sell the former Sutter Hospital and has spent millions of dollars in the process. Our District taxpayers could end up in the same boat. For updated information: <https://www.sonomaindependent.org/>

s/ Dennis Colthurst s/ Gail G. Thomas
President, PDHC District Board Treasurer, PDHC District Board

s/ Richard E Powers, MD s/ Dr. Susan Moulton
Former Director, PDHC Dist. Board President, Sonoma West Medical Fnd.