

OFFICIAL ASSESSMENT BALLOT

CITY OF SUISUN CITY

MONTEBELLO VISTA MAINTENANCE ASSESSMENT DISTRICT

Name and Address of Owner of Record:	Parcel Identification:
HAMPTON WILLIAM L & J C 1702 VENTURA WAY SUISUN CITY, CA 94585-3083	Assessor's Parcel Number: 0174-254-160 Total Benefit Points: 2.00 Proposed Maximum Assessment Rate per Benefit Point: \$61.75 Proposed Total 2015/16 Maximum Assessment (*): \$123.50

The City annually levies an assessment on all properties within the Montebello Vista Maintenance Assessment District (the "District") for the purpose of maintaining the Montebello Vista Park, landscaping, and lighting improvements located in the public rights-of-way and dedicated public easements. The amount of the assessments levied within the District has not been increased since prior to the implementation of Proposition 218 in 1996. The City's costs of maintaining these improvements, however, have increased and the current amount of the assessments are not sufficient to maintain them at their current level. The City is proposing an increase in assessment, inclusion of additional properties, and authorization for annual increases for inflation in order to maintain the improvements. **If approved, the increase in assessment would replace the existing District assessment. If the proposed increase is not approved, the existing District will remain in place and the City will continue to levy the existing assessments.**

***Proposed Maximum Assessment and Cost of Living Inflater:** Each fiscal year, beginning Fiscal Year 2016/17, the maximum allowable assessment rate per benefit point may be increased by the percentage change in the Annual Construction Cost Index (CCI) for San Francisco, California as published in the April issue of the Engineering News Record (ENR) magazine. The annual assessment shall not exceed the maximum assessment, unless the appropriate assessment ballot protest proceedings are conducted by the City to authorize an increase beyond the maximum assessment amount.

PLEASE REFER TO THE ENCLOSED INSTRUCTIONS FOR COMPLETING AND RETURNING THIS ASSESSMENT BALLOT. You must follow these instructions to ensure that your ballot will be accepted and tabulated. Ballots must be completed in ink and signed. To complete your ballot below, mark an (X) in the square next to the word "YES" or next to the word "NO" to indicate your support for or opposition to the proposed increase in assessments. Check only one box.

PROPERTY OWNER ASSESSMENT BALLOT

Please mark one box, sign and print name below.
This ballot will be void if any markings are in both boxes or if not signed.

The person completing and submitting this assessment ballot must be the owner of record of the property identified above or the representative of the owner of record of such property who is legally authorized to complete and submit this ballot for and on behalf of the owner of record, including a recent purchaser of such property; **otherwise this ballot will not be tabulated.**

YES, I SUPPORT the proposed maximum annual assessment for Fiscal Year 2015/16 of \$123.50 and the proposed annual cost of living increase as described above beginning Fiscal Year 2016/17.

NO, I OPPOSE the proposed maximum annual assessment for Fiscal Year 2015/16 of \$123.50 and the proposed annual cost of living increase as described above beginning Fiscal Year 2016/17.

CERTIFICATE OF ENTITLEMENT
The undersigned certifies under penalty of perjury that he/she is entitled to complete and submit this assessment ballot.

Signature of Property Owner or Representative	Printed Name	Date
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Please fold and insert the completed ballot into the enclosed return envelope, seal and mail or deliver to: City Clerk, 701 Civic Center Boulevard, Suisun City, CA 94585. Please refer to the enclosed instructions for further details. **Ballot must be received prior to the conclusion of the Public Hearing on July 7, 2015.**

NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT PROCEDURE

CITY OF SUISUN CITY MONTEBELLO VISTA MAINTENANCE ASSESSMENT DISTRICT

NOTICE OF PUBLIC HEARING

This notice informs you, as the owner of record of property within the Montebello Vista Maintenance Assessment District, that the City of Suisun City will be conducting a Public Hearing pursuant to the provisions of the Landscaping and Lighting Act of 1972, Article XIII D of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act.

The Public Hearing is hereby scheduled to be held **at the City of Suisun City, Council Chambers**, at 701 Civic Center Boulevard, Suisun City, CA 94585 on:

July 7, 2015, at 7:00 p.m.

or as soon thereafter as the matter may be heard. All interested persons are invited to attend and express opinions on the matter of the increase in assessments and inclusion of additional properties to the District.

RIGHT TO SUBMIT ASSESSMENT BALLOT

Property owners of record who desire to submit an assessment ballot must mail or personally deliver a completed assessment ballot to the office of the City Clerk or at the Public Hearing. Provided, however, all assessment ballots must be received by the City prior to the close of the Public Hearing to be counted. An assessment ballot and return envelope are enclosed with this Notice.

All assessment ballots must be received by the City Clerk before the conclusion of the Public Hearing shown above. The delivery address is: Office of the City Clerk, 701 Civic Center Boulevard, Suisun City, CA 94585

ASSESSMENT INFORMATION

Boundaries of the District: The District is located in the City of Suisun City. The boundaries of the District are generally described as that area located on the east side of the City, north of State Route 12, south of Bella Vista Drive, east of Walters Road and to the City limits, also known as the Montebello Vista Subdivision. The District is designated by the name of "Montebello Vista Maintenance Assessment District".

Total Proposed Fiscal Year 2015/16 Maximum Assessment for the Entire District: \$84,600.00.

Your Proposed Maximum Assessment for Fiscal Year 2015/16: \$123.50. The proposed maximum Fiscal Year 2015/16 annual assessment for the property identified above is also shown on the enclosed assessment ballot.

Duration of Proposed Assessment: The proposed assessment for the District will be levied in perpetuity.

Cost of Living Inflation: Each fiscal year, beginning Fiscal Year 2016/17, the maximum allowable assessment rate per benefit point may be increased by the percentage change in the Annual Construction Cost Index (CCI) for San Francisco, California as published in the April issue of the Engineering News Record (ENR) magazine. If for any reason the percentage change is negative, the maximum allowable assessment rate would not be decreased by reason of such negative percentage change and would remain at the amount as computed on the previous fiscal year regardless of any ENR CCI adjustment. If costs are such that the maximum assessment amount is not needed, the City would levy only what is needed for that year.

Reasons for the Proposed Assessment: The City annually levies an assessment on properties within the District for the purpose of maintaining the Montebello Vista Park, landscaping, and lighting improvements located in the public rights-of-way and dedicated public easements. The amount of the assessments levied within the District has not been increased since prior to the implementation of Proposition 218 in 1996. The City's costs of maintaining these improvements, however, have increased and the current amount of the assessments are not sufficient to maintain them at their current level. Consequently, the District has been operating at a deficit in recent years. The City is proposing an increase in assessment, inclusion of additional properties from the improvements, and authorization of annual increases for inflation in order to maintain the improvements and fully recover the costs of maintaining and servicing the improvements.

Basis of Proposed Assessment: Article XIII D, Section 4(a) of the California Constitution limits the amount of any assessment that may be imposed on a parcel of property to the proportional special benefits conferred on the property. The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218, approved by the voters in November 1996, requires the City to separate general benefits from special benefits, where only special benefits may be assessed.

Each year the City estimates how much it will cost to maintain and service the improvements within the District. This total cost, minus any improvement costs that are determined to be of general benefit to properties located in the District or to the public at large, will result in a net special benefit budget for the District (the "Net Costs to be Assessed"). The special benefits a property within the District may derive from the improvements include improved aesthetics and increased safety. To ensure that each parcel is charged its fair share of the costs of maintaining and servicing the improvements, each parcel is assigned a certain number of special benefit points (referred to as "Benefit Points"). The Benefit Points are calculated to reflect the proportionate special benefit that each parcel receives from the maintenance, and servicing of the improvements in the District. The Benefit Points assigned to each parcel take into consideration various factors, including, but not limited to, proximity to the improvements, the land use classification of the property, and nature of the improvements.

The formula below shows the total special benefit points calculation for each parcel within the District:

Parcel's Total Special Benefit Points	=	Parcel's Aesthetic Benefit Points	+	Parcel's Safety Benefit Points
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The annual assessment rate is calculated as follows: **Net Total to be Assessed / Total District Benefit Points = Assessment per Benefit Unit.** The proposed 2015/16 Assessment per Benefit Unit = \$61.75.

Maximum Assessment Per Benefit Point	=	Net Total Costs to be Assessed	+	District's Total Benefit Points
\$61.75	=	\$84,600.00	/	1,370

The maximum assessment is subject to an annual cost of living inflator as described above. A complete description of the method of assessment is described in the Engineer's Report, a copy of which is available at the office of the City Clerk.

ASSESSMENT BALLOTING PROCEDURES

Upon completion, please fold and insert the assessment ballot into the return envelope and seal the envelope. Make sure that you sign and mark your assessment ballot. Mail or deliver the ballot to the address shown on the return envelope pursuant to the enclosed instructions regarding submission of assessment ballot.

The City Council will consider approving the assessment increase and inclusion of additional properties, and to impose the annual assessment as described above and on the enclosed assessment ballot if there is no majority protest. A majority protest exists if the assessments represented by ballots submitted in opposition exceed those submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel.

THE PROPOSED ANNUAL ASSESSMENT AS DESCRIBED IN THIS NOTICE, IF APPROVED, WILL APPEAR ON YOUR PROPERTY TAX BILL. IF THE PROPOSED ASSESSMENT COVERED BY THIS BALLOT IS NOT APPROVED BY THE PROPERTY OWNERS, THE EXISTING DISTRICT WILL REMAIN IN PLACE AND THE CITY WILL CONTINUE TO LEVY THE EXISTING DISTRICT ASSESSMENTS.

QUESTIONS REGARDING THESE PROCEEDINGS

For information relating to these proceedings, public hearing and the ballot procedure, or to request a replacement ballot, please contact:

AMANDA DUM
CITY OF SUISUN CITY
TELEPHONE: 707-421-7345
EMAIL: ADUM@SUISUN.COM

SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of record of the property described on the enclosed ballot, or an authorized representative of the owner of record, you may submit the enclosed ballot to the City to indicate either your support for or opposition to the proposed increase in assessment. Please follow the instructions below to complete and return your ballot. Your ballot may be disqualified if it is not completed and returned pursuant to these instructions.

1. Register your support for or opposition to the proposed assessment in the enclosed ballot by placing an "X" in the square next to the word "YES" to support, or next to the word "NO" for opposition to.
2. **Mark, sign and date your ballot in pen.** Assessment ballots received without a signature will not be counted. Do not use pencil. By signing this assessment ballot you are certifying that you are either (a) the owner of record of the identified property, or (b) a representative of such owner legally authorized to complete this assessment ballot on behalf of such owner. This assessment ballot will be disqualified if it is not signed.
3. Please make sure to re-fold and insert this ballot in the enclosed envelope to mail your ballot. Postage has been provided, no stamp is necessary.
4. Seal and mail or deliver your assessment ballot to the City Clerk, City of Suisun City, 701 Civic Center Boulevard, Suisun City, CA 94585. The City Clerk **must receive all ballots by the close of the Public Hearing, which will occur when the public testimony on the proposed increase in assessments is concluded.** If mailing your ballot, allow sufficient time to ensure that your ballot is received prior to the close of the Public Hearing. **Please note that an assessment ballot received after the close of the Public Hearing will not be tabulated even if the postmark on the envelope transmitting the assessment ballot is dated on or before July 7, 2015.**

You may also deliver your assessment ballot to the City Clerk at the following address:

OFFICE OF THE CITY CLERK
CITY OF SUISUN CITY
701 CIVIC CENTER BOULEVARD
SUISUN CITY, CA 94585

After 7:00 p.m. on July 7, 2015 and at any time prior to the conclusion of the Public Hearing, you may deliver your assessment ballot to the City Clerk at the location of the Public Hearing given in the Notice of Public Hearing and Assessment Ballot Procedure.

5. Ballots will be tabulated after the close of the public hearing. Only ballots that are received will be tabulated. The assessment may be imposed if there is no majority protest. A majority protest exists if the assessments represented by ballots submitted in opposition exceed those submitted in favor of the assessment. All returned ballots are tabulated and weighted according to the financial obligation of each particular parcel.
6. This is a replacement of the existing District assessments. If approved, the increase in assessment would replace the existing District assessment. If the proposed increase is not approved, the existing District will remain in place and the City will continue to levy the existing assessments.

LOST, SPOILED OR DAMAGED BALLOTS:

If you have lost, spoiled or damaged your assessment ballot, or wish to change or withdraw your assessment ballot, please call the telephone number set forth below for information on how you may obtain a replacement assessment ballot.

IF YOU HAVE ANY QUESTIONS REGARDING THESE INSTRUCTIONS OR THE ASSESSMENT BALLOT PROCEDURE, PLEASE CONTACT:

AMANDA DUM
CITY OF SUISUN CITY
TELEPHONE: 707-421-7345
EMAIL: ADUM@SUISUN.COM