

Please Complete Your Ballot and Mail It Back Promptly

Public Hearing

A public hearing will be held Monday, March 5, 2018, at 7 p.m. at the City Council Chambers, City of San Mateo, 330 West 20th Avenue, San Mateo, California, 94403. You are invited to attend the public hearing.

Tabulation of the returned ballots will commence after the close of the public input portion of the hearing. The results of the tabulation are expected to be announced at the City of San Mateo City Council Meeting on Monday, March 19, 2018.

Method of Voting

To complete the enclosed ballot, mark the oval next to either "Yes" or "No," sign the ballot, place it in the provided postage-paid return envelope and mail or hand deliver it to:

City Clerk's Office
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Only official ballots that are signed and marked with the property owner's support or opposition, and are received before the end of the public input portion of the public hearing on Monday, March 5, 2018, will be counted.

Ballots are weighted by the amount of the proposed assessment and will be tabulated accordingly. The assessment shall not be imposed if, upon conclusion of the public hearing, weighted ballots submitted in opposition of the assessment exceed the weighted ballots submitted in favor of the assessment. If a majority of weighted ballots returned are in support, the assessment may be levied for fiscal year 2018-19, and would be continued in future years to fund repayment of capital costs of the North Shoreview levee and flood control facilities improvements.

If you lose your ballot, require a replacement ballot, or want to change your vote, call (650) 522-7367 for another ballot. See the enclosed ballot for additional instructions.

All Ballots Must Be Received On or Before March 5, 2018, To Be Counted



Public Accountability Safeguards

If approved by property owners, the funds from this assessment can only be used for levee and flood control improvements that benefit properties in the assessment area. The funds cannot be used for other purposes. The revenues and expenditures will be regularly audited by an independent auditor and the results presented annually at a public meeting.

Additional Information

For additional information concerning the proposed assessment, please contact:

Chris Passarelli
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7367
NSAD@cityofsanmateo.org



Official Notice And Ballot Information Guide City of San Mateo North Shoreview Levee and Flood Control Facilities Improvement Assessment

Why Did You Receive This Ballot?

Property owners in the most northern communities of the City of San Mateo, with parcels subject to local flooding, are being asked to vote on a ballot measure to fund a small portion of the proposed North Shoreview Levee Improvements. The North Shoreview Levee Improvements would provide significantly improved flood control protection for these communities. Please read the following information and then complete the enclosed ballot.

Your vote on this matter is important because only returned ballots will be counted. Your ballot is your opportunity to participate in deciding whether local funding should be approved to fund a portion of the proposed North Shoreview Levee Improvements.

Flood Control in San Mateo

The City of San Mateo is working to improve our flood control system. This system protects local properties from flooding caused by major storm surges and high tides along the San Francisco Bay shoreline.

Since 2003, the City of San Mateo and CalTrans have funded and completed almost \$17 million worth of flood control improvements to protect the City. Even with the recent investment in local flood control, there are still critical flood control improvements that are needed to address tidal and residual flooding in northern San Mateo.

Environmental Concerns

The City is responsible for carefully monitoring the many streams and creeks in San Mateo, as well as controlling the water level and other environmental factors along the Bay Trail. The proposed North Shore Levee Improvements are being specifically designed to ensure water quality, environmental and wildlife protection, and flood control.

What is the Special Flood Hazard Area?

A Special Flood Hazard Area is defined by FEMA as a high-risk area in which land would be inundated by a flood having a 1-percent chance of occurring in any given year. Owners of properties within a Special Flood Hazard Area are 1.) Required to purchase flood insurance if they have federally-backed mortgages, and 2.) Required to make significant improvements to their properties prior to any development or major renovation, including raising the elevation of the property to above the base flood level.

FEMA is responsible for creating and updating maps which indicate Special Flood Hazard Areas within flood-prone communities throughout the United States. The current maps adopted in July 2015 for San Mateo indicate that over 2,800 parcels fall within a Special Flood Hazard Area.

The Proposed North Shoreview Levee Improvements

There are three critical projects that are being proposed that will revise the local flood maps and reclassify specific San Mateo properties out of the Special Flood Hazard Area. These projects, collectively known as the North Shoreview Levee Improvements, are spread along over one mile of shoreline and include:

- Coyote Point Levee Improvements and Accreditation
- Coyote Point Pump Station Replacement
- Poplar Avenue Pump Station Replacement

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North Shoreview Levee and Flood Control Facilities Improvement Assessment

How was the Assessment Determined?

The total annual cost of the improvements to be funded by the assessment is allocated to each property based on the estimated special benefit received. The proposed assessment area was divided into two zones, with properties subject to flooding < 3' deep designated as Zone 1 and properties subject to flooding \geq 3' deep designated as Zone 2. Properties in Zone 2 have been determined to receive more special benefit from the proposed improvements, and therefore their assessment rates are slightly higher. The benefit to each parcel of property was estimated based on the property type, the size of the property and the zone in which the property is located.

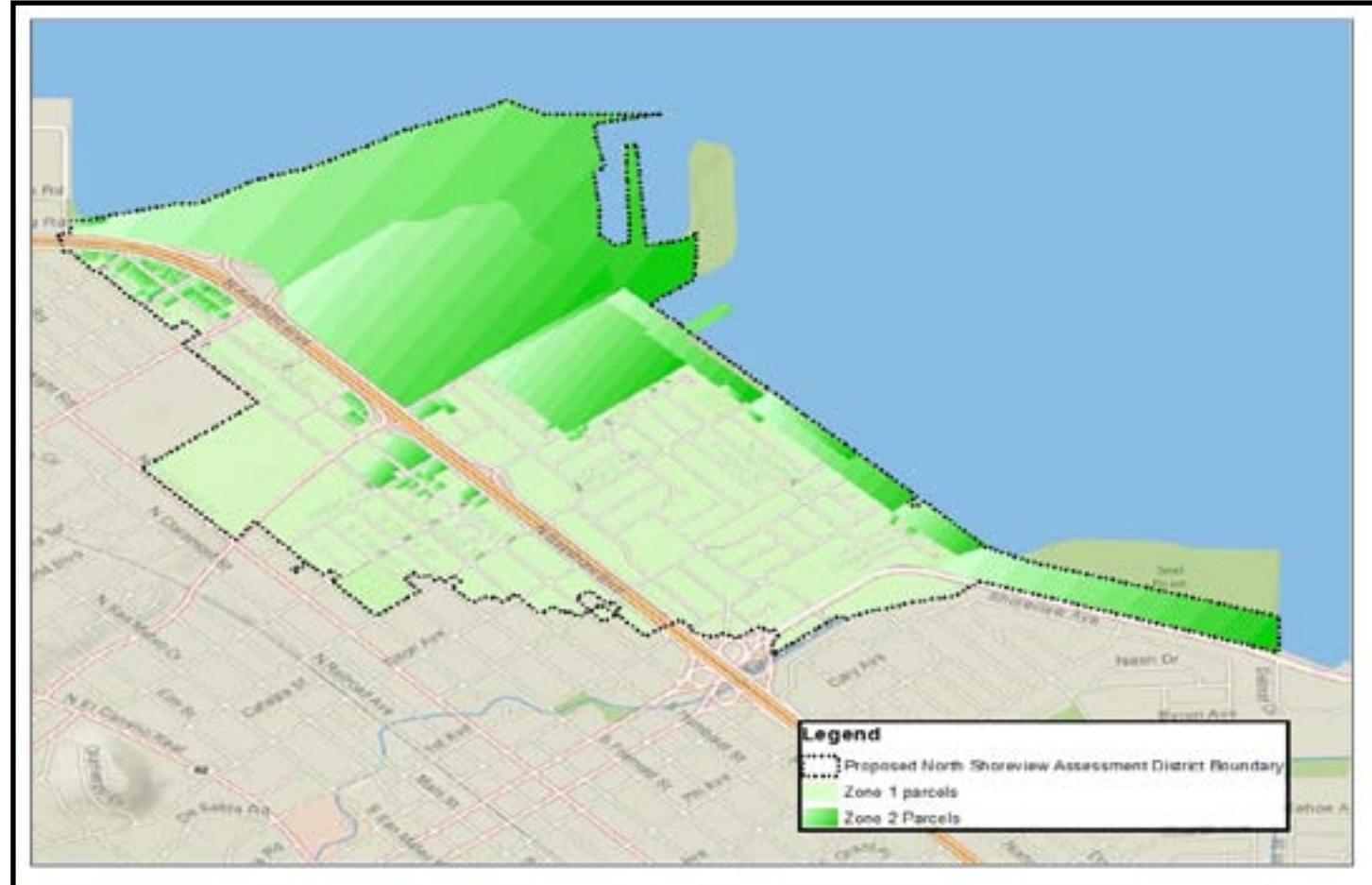
An Engineer's Report describing the proposed improvements, method of assessment, budgets, total assessment duration, and the proposed assessment for each parcel is available for review from the Director of Public Works of the City of San Mateo, 330 West 20th Avenue, San Mateo, CA 94403.

How Much is the Proposed Assessment?

The total proposed assessment for your property for fiscal year 2018-19 is printed on the Official Ballot included with this notice and information guide. For single family homes 1,500 square feet or less on one acre or less, the proposed rates for fiscal year 2018-19 are:

Zone 1	\$107.62
Zone 2	\$125.51

Multi-family, agricultural, commercial, industrial, and other property types are assessed according to their parcel size and property type. If the measure is approved, the total estimated amount that would be raised for fiscal year 2018-19 is approximately \$197,200. For property owners with multiple properties, the proposed assessment for each parcel along with the assessor's parcel number (APN) is shown on the ballot.



Will the Assessment Increase in the Future?

If the assessment is approved by property owners, it can only be increased in future years by the consumer price index, not to exceed 4 percent. The annual adjustment would be based on the US Department of Labor's Consumer Price Index for Northern California (San Francisco Bay Area).

How Long will Assessment last?

This assessment, if approved, would be collected annually for twenty years.

Project Schedule and Costs

The design and specifications of the North Shoreview Levee Improvements are 95% complete. The estimated cost of the project is \$23.5 million. If the proposed assessment is approved, construction is anticipated to begin in 2018 and is scheduled to be completed in 2020-21. The City plans to begin collecting this proposed assessment, if approved, on the 2018-19 property tax bill. However, changes to the FEMA mapping may not take effect until after the projects completion and approval by FEMA.

Properties in the Special Flood Hazard Area

The City of San Mateo has conducted an independent analysis of the flood risk associated with your neighborhood. Upon review and acceptance from FEMA, the local flood maps will be revised and will remove a portion of San Mateo, including your parcel, from the Special Flood Hazard Area. As a result, the flood insurance requirements for these properties will be changed from "required" to "recommended." Also, the conditions placed on major renovation projects would be removed.

The City's primary goal is to protect the public and property from flood damage. In addition, the proposed improvements will result in an annual cost savings for the affected property owners because their owners will no longer be required to purchase flood insurance. However, the City of San Mateo would continue to recommend that property owners in the area purchase flood insurance. Please check the map to identify the location of your parcel, or contact us for more information.

What This Measure Would Provide

If approved by property owners, the proposed assessment would provide funding for construction of the North Shoreview Levee Improvements. Approval of this assessment will:

- Provide a higher level of protection from tidal and storm surge flooding;
- Remove many San Mateo properties from the Special Flood Hazard Area designation by FEMA;
- Eliminate the FEMA flood insurance requirements from many properties;
- Protect San Mateo's important facilities from flood-related disasters.