



# FINAL ENGINEER'S REPORT FOR GREENWICH VILLAGE NORTH UNDERGROUND UTILITIES ASSESSMENT DISTRICT

PREPARED UNDER THE PROVISIONS OF THE MUNICIPAL IMPROVEMENT ACT OF 1913

## CITY OF HERMOSA BEACH



October 13, 2020

Attachment 3



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AGENCY: CITY OF HERMOSA BEACH

PROJECT: GREENWICH VILLAGE NORTH UNDERGROUND UTILITIES ASSESSMENT DISTRICT

TO: CITY COUNCIL

ENGINEER'S "REPORT" PURSUANT TO THE  
PROVISIONS OF SECTIONS 2961 AND 10204  
OF THE STREETS AND HIGHWAYS CODE

The purpose of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area known as Greenwich Village North Underground Utilities Assessment District. The proposed underground utility improvements will provide conversion to an upgraded utility system and will enhance neighborhood aesthetics, safety and reliability.

The construction of these improvements will conform to existing City of Hermosa Beach, Southern California Edison, Crown Castle and Frontier standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted on July 23, 2019 by the City Council of the CITY OF HERMOSA BEACH, State of California, in connection with the proceedings for Greenwich Village North Underground Utilities Assessment District (hereinafter referred to as the "Assessment District"), I, Jeffrey M. Cooper, P.E., a Registered Professional Engineer and authorized representative of NV5, Inc., the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated below.

#### PART I

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Director of Public Works, who is acting as the Superintendent of Streets (the "Superintendent of Streets").

#### PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed

## PART III

improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.

- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

## PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF HERMOSA BEACH, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

## PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.





PART VI

This part shall consist of the following information:

- A. Description of facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on October 13, 2020



NV5, INC.

A handwritten signature in blue ink, appearing to read "Jeffrey M. Cooper", written over a horizontal line.

JEFFREY M. COOPER, P.E.  
R.C.E. No. 31572  
ENGINEER OF WORK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA



Preliminary approval by the CITY COUNCIL of the CITY OF HERMOSA BEACH, CALIFORNIA,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF HERMOSA BEACH, CALIFORNIA,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA



## Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Greenwich Village North Underground Utilities Assessment District describe the general nature, location and extent of the improvements for the Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Said Plans and Specifications for the improvements are shown on the assessment diagram. Final plans and specifications will be prepared by the City in conjunction with the utility companies and will be on file in the office of the Superintendent of Streets when completed.



Part II  
Cost Estimate

<u>Greenwich Village North Undergrounding Utilities District</u>				Estimated Costs	
				Preliminary	Final
<u>Utility Engineering &amp; Construction</u>					
Southern California Edison				\$1,330,000 <sup>[1]</sup>	\$1,330,000 <sup>[1]</sup>
Frontier				\$999,000	\$999,000
Crown Castle				\$90,000	\$90,000
				\$2,419,000	\$2,419,000
Contingency 40%				\$967,600	\$967,600
<b>TOTAL CONSTRUCTION</b>				<b>\$3,386,600</b>	<b>\$3,386,600</b>
<u>INCIDENTAL EXPENSES</u>					
Assessment Engineering				\$35,000	\$35,000
Design Oversight & City Inspection				\$250,000	\$250,000
City Administration				\$100,000	\$100,000
Financial Advisor				\$30,000	\$30,000
Bond Counsel				\$30,000	\$30,000
Printing, Advertising, Notices				\$5,000	\$5,000
Miscellaneous				\$10,000	\$10,000
Subtotal Incidental Expenses				\$460,000	\$460,000
Construction				\$3,386,600	\$3,386,600
<b>Subtotal Incidental Expenses &amp; Construction</b>				<b>\$3,846,600</b>	<b>\$3,846,600</b>
<u>FINANCIAL COSTS</u>					
Paying Agent				\$5,000	\$5,000
Bond Reserve				2.5%	\$100,000
Capitalized Interest				2.0%	\$80,000
Subtotal & Financial Costs				<b>\$185,000</b>	<b>\$185,000</b>
<b>TOTAL ESTIMATE</b>				<b>\$4,031,600</b>	<b>\$4,031,600</b>
<sup>[1]</sup> Net cost, includes contribution for existing facilities - poles and wires removed					





Part III  
Assessment Roll and Method of Assessment Spread

WHEREAS, on July 23, 2019 the City Council of the CITY OF HERMOSA BEACH, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913 ", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. 19-7203, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith (the "improvements"), in a special assessment district known and designated as Greenwich Village North Underground Utilities Assessment District (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by Law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans and Specifications
- b. A general description of works or appliances already installed and any other property necessary or convenient for the operation of the improvement, if the works, appliances, or property are to be acquired as part of the improvement.
- c. Cost Estimates
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, JEFFREY M. COOPER, P.E., the authorized representative of NV5 Inc, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of Law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said



District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.

3. The subdivisions and parcels of land the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS (expected twenty years) from the 2<sup>nd</sup> day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.
5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	As Preliminary Approved	As Confirmed
Estimated Cost of Design, Construction and Contingency	\$3,386,600	\$3,386,600
Estimated Incidental Expenses:	\$460,000	\$460,000
Estimated Bond Costs:	\$185,000	\$185,000
Estimated Total to Assessment:	\$4,031,600	\$4,031,600

For particulars as to the individual assessments and their descriptions, reference is made to Table 1 (Assessment Roll) attached hereto.

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit I), which is attached hereto, referenced and so incorporated.



Table 1  
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
1	4181-034-002	\$ 710,656.00	-	\$ 41,319.79	\$ 41,319.79	17
2	4181-034-001	\$ 6,500,200.00	-	\$ 28,371.86	\$ 28,371.86	229
3	4181-034-007	\$ 6,710,580.00	-	\$ 24,133.56	\$ 24,133.56	278
4	4181-034-008	\$ 1,415,619.00	-	\$ 34,241.39	\$ 34,241.39	41
5	4181-034-009	\$ 10,500,000.00	-	\$ 30,338.08	\$ 30,338.08	346
6	4181-035-001	\$ 8,687,340.00	-	\$ 31,226.52	\$ 31,226.52	278
7	4181-035-002	\$ 2,694,919.00	-	\$ 31,707.15	\$ 31,707.15	85
8	4181-035-003	\$ 4,827,952.00	-	\$ 32,362.56	\$ 32,362.56	149
9	4181-035-004	\$ 6,639,815.00	-	\$ 66,764.16	\$ 66,764.16	99
10	4181-035-005	\$ 3,542,756.00	-	\$ 34,154.01	\$ 34,154.01	104
11	4181-035-006	\$ 1,777,094.00	-	\$ 35,013.32	\$ 35,013.32	51
12	4181-035-007	\$ 8,300,319.00	-	\$ 35,581.34	\$ 35,581.34	233
13	4181-035-008	\$ 1,897,007.00	-	\$ 36,061.97	\$ 36,061.97	53
14	4181-035-009	\$ 237,755.00	-	\$ 36,804.76	\$ 36,804.76	6
15	4181-035-010	\$ 6,402,655.00	-	\$ 37,285.40	\$ 37,285.40	172
16	4181-035-011	\$ 2,009,679.00	-	\$ 38,348.61	\$ 38,348.61	52
17	4181-035-025	\$ 7,722,997.00	-	\$ 39,076.84	\$ 39,076.84	198
18	4181-035-014	\$ 9,695,440.00	-	\$ 39,673.99	\$ 39,673.99	244
19	4181-035-015	\$ 2,562,041.00	-	\$ 40,285.71	\$ 40,285.71	64
20	4181-035-016	\$ 275,566.00	-	\$ 40,970.24	\$ 40,970.24	7
21	4181-035-017	\$ 1,168,379.00	-	\$ 41,450.87	\$ 41,450.87	28
22	4181-035-018	\$ 245,450.00	-	\$ 42,048.02	\$ 42,048.02	6
23	4181-035-019	\$ 9,340,797.00	-	\$ 42,761.69	\$ 42,761.69	218
24	4181-035-020	\$ 422,165.00	-	\$ 65,322.27	\$ 65,322.27	6
25	4181-035-021	\$ 7,218,977.00	-	\$ 66,793.29	\$ 66,793.29	108
26	4181-035-022	\$ 769,068.00	-	\$ 45,193.98	\$ 45,193.98	17
27	4181-035-030	\$ 12,481,473.00	-	\$ 58,243.87	\$ 58,243.87	214
28	4181-035-029	\$ 10,989,173.00	-	\$ 57,690.41	\$ 57,690.41	190
29	4181-035-024	\$ 1,403,914.00	-	\$ 71,366.58	\$ 71,366.58	20
30	4181-036-001	\$ 7,350,403.00	-	\$ 51,879.13	\$ 51,879.13	142
31	4181-036-002	\$ 14,074,805.00	-	\$ 96,053.59	\$ 96,053.59	147
32	4181-036-015	\$ 992,654.00	-	\$ 50,612.01	\$ 50,612.01	20
33	4181-036-005	\$ 5,623,298.00	-	\$ 51,500.45	\$ 51,500.45	109
34	4181-036-006	\$ 965,072.00	-	\$ 51,733.49	\$ 51,733.49	19
35	4181-036-007	\$ 14,471,153.00	-	\$ 67,259.36	\$ 67,259.36	215
36	4181-036-008	\$ 1,013,706.00	-	\$ 65,977.67	\$ 65,977.67	15
37	4181-036-009	\$ 8,384,126.00	-	\$ 77,440.02	\$ 77,440.02	108
38	4181-036-010	\$ 339,530.00	-	\$ 52,680.19	\$ 52,680.19	6
39	4181-036-011	\$ 9,620,335.00	-	\$ 79,406.24	\$ 79,406.24	121
40	4181-036-013	\$ 12,723,989.00	-	\$ 79,435.37	\$ 79,435.37	160
41	4181-036-014	\$ 422,457.00	-	\$ 83,513.46	\$ 83,513.46	5
42	4181-037-010	\$ 16,263,977.00	-	\$ 63,792.98	\$ 63,792.98	255
43	4181-037-009	\$ 9,384,000.00	-	\$ 37,824.29	\$ 37,824.29	248
44	4181-037-008	\$ 1,045,566.00	-	\$ 38,334.05	\$ 38,334.05	27
45	4181-037-007	\$ 1,416,902.00	-	\$ 39,105.97	\$ 39,105.97	36
46	4181-037-006	\$ 6,800,000.00	-	\$ 39,877.90	\$ 39,877.90	171
47	4181-037-005	\$ 7,118,404.00	-	\$ 40,416.79	\$ 40,416.79	176
48	4181-037-004	\$ 329,520.00	-	\$ 41,130.45	\$ 41,130.45	8
49	4181-037-003	\$ 10,539,620.00	-	\$ 41,814.99	\$ 41,814.99	252
50	4181-037-002	\$ 377,110.00	-	\$ 42,747.12	\$ 42,747.12	9



Table 1  
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value To Lien Ratio
51	4181-037-001	\$ 314,524.00	-	\$ 87,271.13	\$ 87,271.13	4
52	4181-025-013	\$ 227,367.00	-	\$ 36,338.70	\$ 36,338.70	6
53	4181-025-022	\$ 295,260.00	-	\$ 8,971.80	\$ 8,971.80	33
54	4181-025-023	\$ 959,650.00	-	\$ 8,971.80	\$ 8,971.80	107
55	4181-025-024	\$ 420,189.00	-	\$ 8,971.80	\$ 8,971.80	47
56	4181-025-025	\$ 558,848.00	-	\$ 8,971.80	\$ 8,971.80	62
57	4181-025-026	\$ 837,522.00	-	\$ 4,485.90	\$ 4,485.90	187
58	4181-025-027	\$ 293,389.00	-	\$ 8,971.80	\$ 8,971.80	33
59	4181-025-028	\$ 739,724.00	-	\$ 8,971.80	\$ 8,971.80	82
60	4181-025-003	\$ 147,824.00	-	\$ 29,245.73	\$ 29,245.73	5
61	Not Used	-	-	\$ -	\$ -	N/A
62	4181-025-001	\$ 2,541,591.00	-	\$ 16,924.07	\$ 16,924.07	150
63	Not Used	-	-	\$ -	\$ -	N/A
64	4181-026-018	\$ 549,062.00	-	\$ 9,838.39	\$ 9,838.39	56
65	4181-026-005	\$ 190,720.00	-	\$ 37,139.75	\$ 37,139.75	5
66	4181-026-004	\$ 3,697,529.00	-	\$ 37,285.40	\$ 37,285.40	99
67	4181-026-003	\$ 4,449,750.00	-	\$ 37,168.88	\$ 37,168.88	120
68	4181-026-002	\$ 359,513.00	-	\$ 37,168.88	\$ 37,168.88	10
69	4181-026-001	\$ 1,038,541.00	-	\$ 37,256.27	\$ 37,256.27	28
70	4181-027-006	\$ 4,880,494.00	-	\$ 37,081.49	\$ 37,081.49	132
71	4181-027-005	\$ 4,059,162.00	-	\$ 37,299.96	\$ 37,299.96	109
72	4181-027-004	\$ 1,183,432.00	-	\$ 37,110.62	\$ 37,110.62	32
73	4181-027-003	\$ 7,191,000.00	-	\$ 37,256.27	\$ 37,256.27	193
74	4181-027-002	\$ 401,702.00	-	\$ 37,183.44	\$ 37,183.44	11
75	4181-027-001	\$ 4,475,518.00	-	\$ 37,270.83	\$ 37,270.83	120
76	4181-028-005	\$ 2,234,851.00	-	\$ 43,417.10	\$ 43,417.10	51
77	4181-028-004	\$ 1,398,458.00	-	\$ 43,242.32	\$ 43,242.32	32
78	4181-028-003	\$ 144,106.00	-	\$ 43,460.79	\$ 43,460.79	3
79	4181-028-002	\$ 3,608,107.00	-	\$ 43,417.10	\$ 43,417.10	83
80	4181-028-017	\$ 2,633,888.00	-	\$ 11,156.49	\$ 11,156.49	236
81	4181-028-018	\$ 2,900,000.00	-	\$ 11,156.49	\$ 11,156.49	260
82	4181-029-005	\$ 3,772,562.00	-	\$ 17,361.01	\$ 17,361.01	217
83	4181-029-004	\$ 3,616,215.00	-	\$ 35,013.32	\$ 35,013.32	103
84	4181-029-003	\$ 1,526,547.00	-	\$ 35,071.58	\$ 35,071.58	44
85	4181-029-002	\$ 1,094,672.00	-	\$ 35,027.88	\$ 35,027.88	31
86	4181-029-001	\$ 4,425,509.00	-	\$ 34,896.80	\$ 34,896.80	127
87	4181-030-005	\$ 1,236,946.00	-	\$ 34,969.62	\$ 34,969.62	35
88	4181-030-004	\$ 851,725.00	-	\$ 35,086.14	\$ 35,086.14	24
89	4181-030-003	\$ 1,529,462.00	-	\$ 34,969.62	\$ 34,969.62	44
90	4181-030-002	\$ 2,090,484.00	-	\$ 35,100.71	\$ 35,100.71	60
91	4181-030-001	\$ 4,744,443.00	-	\$ 34,794.85	\$ 34,794.85	136
92	4181-031-005	\$ 143,685.00	-	\$ 18,533.46	\$ 18,533.46	8
93	4181-031-004	\$ 3,040,480.00	-	\$ 37,168.88	\$ 37,168.88	82
94	4181-031-003	\$ 5,814,000.00	-	\$ 37,183.44	\$ 37,183.44	156
95	4181-031-002	\$ 8,275,260.00	-	\$ 61,855.89	\$ 61,855.89	134
96	4181-031-001	\$ 1,091,906.00	-	\$ 49,519.67	\$ 49,519.67	22
97	4181-032-005	\$ 196,668.00	-	\$ 43,169.50	\$ 43,169.50	5
98	4181-032-004	\$ 2,688,306.00	-	\$ 37,198.01	\$ 37,198.01	72
99	4181-032-003	\$ 5,091,464.00	-	\$ 37,198.01	\$ 37,198.01	137
100	4181-032-016	\$ 2,032,785.00	-	\$ 80,382.07	\$ 80,382.07	25
101	4181-033-019	\$ 3,979,530.00	-	\$ 36,964.98	\$ 36,964.98	108

Table 2  
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT (Not including city owned parcels)	\$4,031,600.00
B. UNPAID SPECIAL ASSESSMENTS	\$0
TOTAL A& B	\$4,031,600.00
C. TRUE VALUE OF PARCELS (Not including city owned parcels)	\$376,380,783.00
AVERAGE VALUE TO LIEN RATIO	93:1

\* Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than in the instant proceedings.

\*\* True Value of Parcels means the total value of the land and improvements as estimated and shown on the last equalized roll of the County or as otherwise reasonably calculated.

This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.


**CERTIFICATION**

I, the undersigned Assessment Engineer, do hereby certify that (i) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, do not exceed one-half (1/2) the total true value of the parcels proposed to be assessed, and (ii) the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel.

EXECUTED ON October 13, 2020



NV5, INC.

  
 \_\_\_\_\_  
 JEFFREY M. COOPER, P.E.  
 R.C.E. No. 31572  
 ENGINEER OF WORK  
 CITY OF HERMOSA BEACH  
 STATE OF CALIFORNIA



## Exhibit 1

### Method and Formula of Assessment Spread

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the special benefit that the properties receive from the works of improvement. In addition, Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also provides that parcels within a district that are owned or used by any public agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

#### SPECIAL BENEFITS

In further making the analysis, it is necessary that the properties receive a special benefit distinguished from general benefits conferred on real property located in the District or to the public at large.



The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities as well as rehabilitate the affected portions of streets and alleys within the District. These facilities are the direct source of service to approximately 50% of the properties within the Assessment District.

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities and removal of the existing utility poles and the overhead wires will provide a special benefit to the parcels connected to and adjacent to, or in near proximity to, the facilities as follows:

- Aesthetics Benefit. This benefit relates to the improved aesthetics of the streetscape due to the removal of overhead wires and utility poles. For the purposes of this report, a street is defined as either a street or alley. The removal of guy wires and other support structures related to the overhead facilities are included in the definition of improved aesthetics. Properties that are directly adjacent to, or in proximity to, overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel. All parcels in the District receive this special benefit.
- Safety Benefit. This benefit relates to the additional safety of having the overhead distribution wires placed underground and having the power poles removed, which eliminates the threat of downed utility lines and poles due to wind, rain and other unforeseeable events. Falling facilities can lead to personal injuries and damage to structures, including fire. Furthermore, in compact communities like Hermosa Beach, the negative effects of falling lines and poles are more widespread including blocked driveways and alleys, and property damage due to impact. Properties that are adjacent to, or in proximity to, overhead facilities receive a safety benefit. This benefit is based on the area of the parcel. Only the parcels on the west side of the District receive this special benefit (Assessment Nos. 1-51)
- Reliability Benefit. This benefit relates to the enhanced reliability of service from the utilities being underground, due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. When compared to overhead systems, fewer outages occur due to various acts of nature, reduced likelihood of corrosion, traffic collisions and obstructions. Properties that are connected to, or have the ability to connect to, the facilities proposed to be undergrounded receive a reliability benefit. This benefit is based upon connecting for each property. This benefit is based on the area of the parcel. Only the parcels on the west side of the District receive this special benefit (Assessment Nos. 1-51).

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties



within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

The following is a summary of each property with special consideration. Assessment Nos. 64, 80, 81, 82 and 92: the poles, wires, and guy wires to be undergrounded will benefit these properties, but the benefit is reduced by the poles, wires, and guy wires that will remain near the properties. Therefore, these properties will receive a half benefit. Assessment No. 57: the poles, wires, and guy wires to be undergrounded will benefit this property, but the benefit is reduced, as the property is in the back of the unit but gains access to the property from the front of the unit. Therefore, this property will receive a half benefit.

#### GENERAL BENEFITS

Section 4 of Article XIIID requires that the general benefits imparted by the utility undergrounding project be separated from the special benefits and that only the special benefit portion of the costs of the project be assessed against those parcels which are identified as receiving special benefits. Separating the general from the special benefits requires an examination of the facts and circumstances of the project and the property being assessed.

In this particular assessment district, the streets and alleys along which the existing overhead utility facilities are being undergrounded function as local and collector streets. No other roadways are designated as an arterial, a major arterial or a scenic corridor in the Transportation Element of the City's General Plan. Furthermore, the City has an established network of arterial streets which appear to function as intended to provide for the movement of traffic around and through the community at large without the need to utilize local collector streets for such purposes. Under these circumstances, any use of the streets within the assessment district as "through" streets is incidental.

The properties situated within the assessment district are used almost exclusively as residential. Under this circumstance, the impacts, both visual and safety, are largely isolated to those properties (and the persons who inhabit them) which front on these local streets and alleys, with only incidental impacts on those who visit homes within the assessment district or who pass through the assessment district on trips originating outside the boundary and having a destination outside the boundary.

Based on these facts and circumstances, any general benefits to the property within the Assessment District in general, to the surrounding community and to the public at large from the project of undergrounding these local overhead utility facilities on the local streets and alleys, such as to the general public visiting in cars, on bikes or on foot, are incidental and do not exceed five percent (5%) of the estimated project costs. This general benefit portion of the cost is more than offset by the approximate 20% percent utility company contribution. Therefore, the remainder of the project design and construction costs represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of \$4,031,600.00 is apportioned to the parcels within the District,



no parcel is assessed more than its proportional share of the special benefits from the improvements.

Federal Income Tax Component of Contribution Tax (ITCC) has not been included. The ITCC is a tax assessed whenever private party contributions in aid of construction (CIAC) are made. To date, underground utility districts have not been assessed this tax as underground utility districts are viewed as providing public benefit by increasing community aesthetics and public safety.

The benefits from undergrounding are clearly stated in engineering articles and studies and they are primarily Safety, Aesthetics, and Reliability.

## METHODOLOGY

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is the conversion from an overhead to an underground utility system resulting in additional safety, enhanced reliability, and improved aesthetics to the adjacent properties.

Based on these conditions, it is our conclusion that the improvements specially benefit all assessed properties in the Assessment District.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The more a property is developed, the more it benefits from the proposed improvements. Most of properties within this Assessment District are zoned residential and some have one or two dwelling units on them. There is a direct correlation between the size of a property and the extent to which a property may develop. Because parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums.

The special benefits from the undergrounding of overhead utilities are categorized into the three (3) distinct benefits identified above. All parcels have an aesthetics benefit. Parcels on the east side of Hermosa Avenue receive a greater aesthetics benefit than the parcels on the west side of Hermosa Avenue by observation in the field and because the removal of overhead wires and utilities impacts these parcels in a greater positive amount as they front these parcels. Parcels on the west side receive an aesthetics benefit as described earlier, as the poles, wires, and guy wires are located adjacent and in proximity to the entrances of these properties. The parcels on the west side receive a safety benefit and a

reliability benefit, because overhead wires and utility poles are adjacent to, or are in close proximity to, these parcels and because they also connect to the new system. The east side parcels do not receive a safety benefit, as the poles, wires, and guy wires are not adjacent or in close proximity to the east side properties. The eastside parcels do not receive a reliability benefit, as they do not connect to the facilities to be undergrounded.

**Benefit Factor Table**

Benefit	West Side <sup>[1]</sup>	East Side <sup>[2]</sup>	Parcels with special consideration on the East Side <sup>[3]</sup>
Aesthetics	1	3	1.5
Safety	1	0	0
Reliability*	1	0	0
Sum	3	3	1.5

<sup>[1]</sup> Assessment Nos. 1-51

<sup>[2]</sup> Assessment Nos. 52-101 (Nos. 61 and 63 not used)

<sup>[3]</sup> Assessment Nos. 57, 64, 80, 81, 82, and 92

\* Undergrounding design has not been completed. It is anticipated that only the west side parcels will connect.



*West Side of the District*



*East Side of the District*

It is the opinion of the Assessment Engineer that the benefits on the west side and the east side of Hermosa Avenue are approximately equal in total, as shown in the Benefit Factor Table above. The assessed benefit area for each parcel in the district is equal to the sum of the area for each parcel multiplied by the benefit factor for each benefit, and then divided by 3. The assessment for each parcel is determined by the ratio of the individual assessed benefit area to the total assessed benefit area multiplied by the total assessment for the district.



ASSESSMENT APPORTIONMENT

Each parcel will be apportioned its fair share of the construction costs based on the Assessed Benefit Area calculated for each property.

Incidental Expenses and Financial Costs have been assessed to the entire Assessment District on a *prorata* basis relative to the total construction cost allocations.

The individual assessment calculations are provided in Appendix A. For particulars to the Assessment Roll, reference is made to Table 1 in Part III of this report.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the special benefits that each parcel receives from the works of improvement.

Dated: October 13, 2020



NV5, INC.

JEFFREY M. COOPER, P.E.  
R.C.E. No. 31572  
ENGINEER OF WORK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA



I, \_\_\_\_\_ as CITY CLERK of the CITY OF HERMOSA BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
CITY CLERK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_ as CITY CLERK of the CITY OF HERMOSA BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF HERMOSA BEACH, CALIFORNIA, on \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_ as CITY CLERK of the CITY OF HERMOSA BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of the CITY OF HERMOSA BEACH, CALIFORNIA, on \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

I, \_\_\_\_\_ as SUPERINTENDENT OF STREETS of the CITY OF HERMOSA BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA





Part IV  
Annual Administrative Assessment

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF HERMOSA BEACH, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. The maximum assessment is authorized pursuant to the provisions of Section 10204(£) of the Streets and Highways Code and shall not exceed 100 dollars (\$100) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The exact amount of the administration charge will be established each year by the Superintendent of Streets.

This administration assessment is separate from, and in addition to, (a) the per-parcel collection fee that may be added to each annual assessment under California Streets and Highways Code Sections 8682 (to cover expenses of collection) and 8682.1 (to cover bond administration costs), and (b) any fees payable to the City in connection with Assessment prepayments after the issuance of Bonds, apportionment of Assessments to reflect parcels splits or parcel mergers, and late charges and penalties for delinquent Assessment installments.

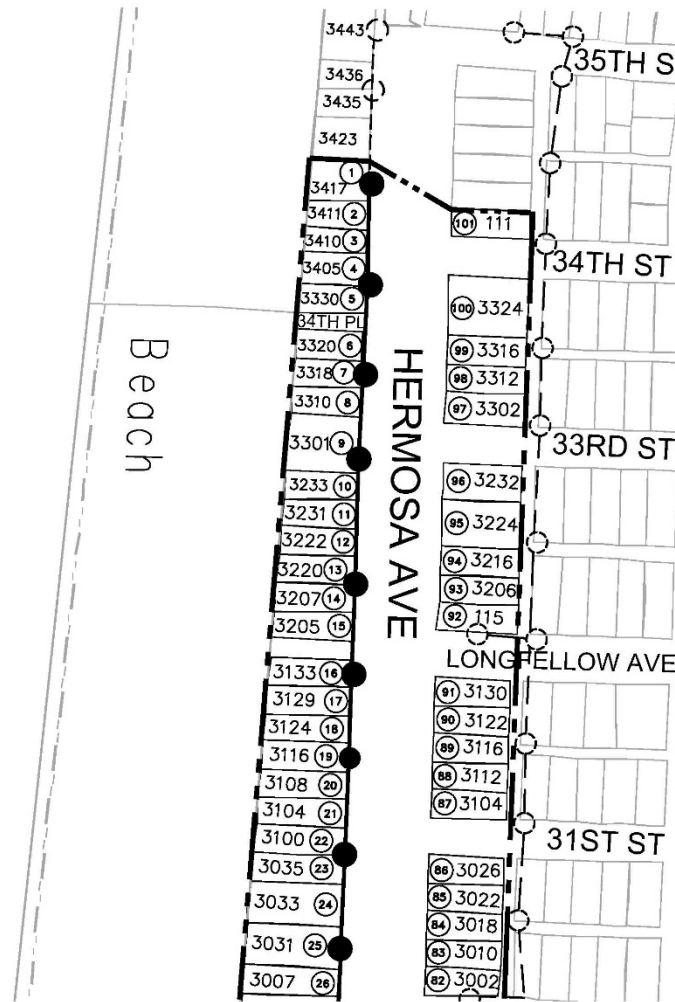
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.



Part V  
Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Hermosa Beach.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table I. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Los Angeles for the boundaries and dimensions of each parcel of land.



N.T.S.  
8/3/2020

PARCELS: 99  
TRENCHING IN STREET: 3,000 LF  
POWER POLES TO BE REMOVED: 18

### CITY OF HERMOSA BEACH

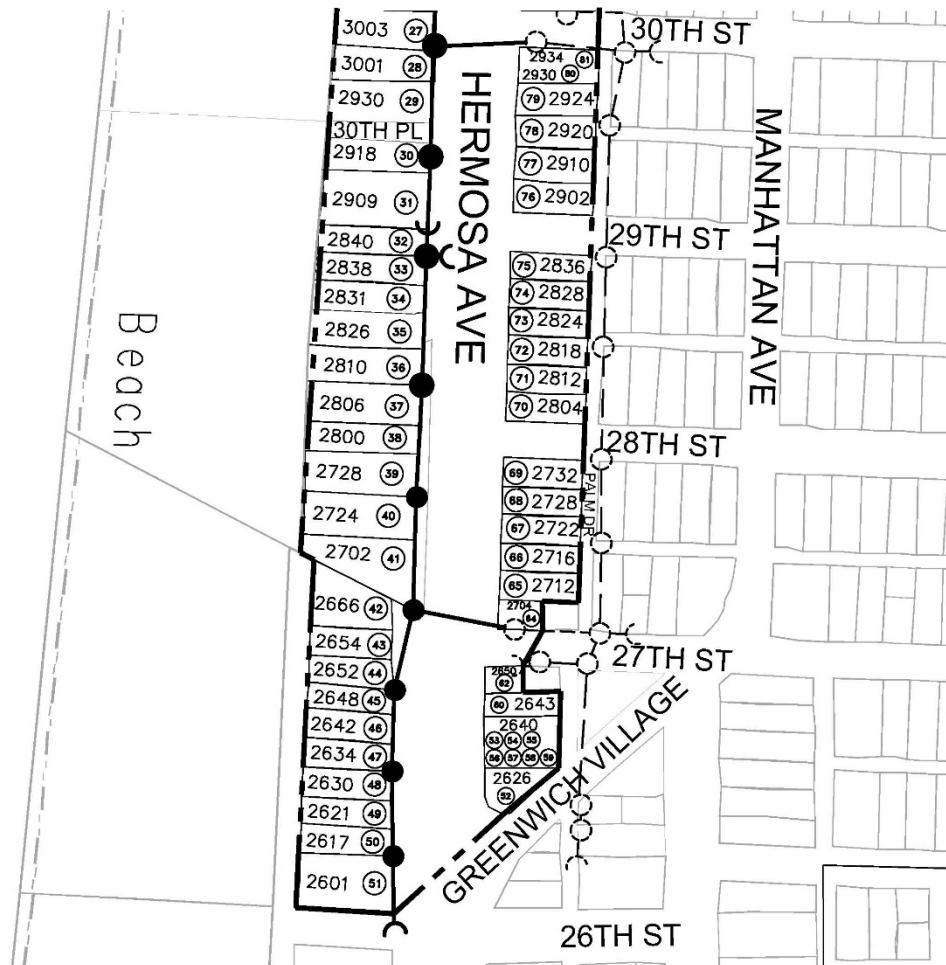
### GREENWICH VILLAGE

### NORTH UNDERGROUND UTILITIES

### ASSESSMENT DISTRICT

#### LEGEND

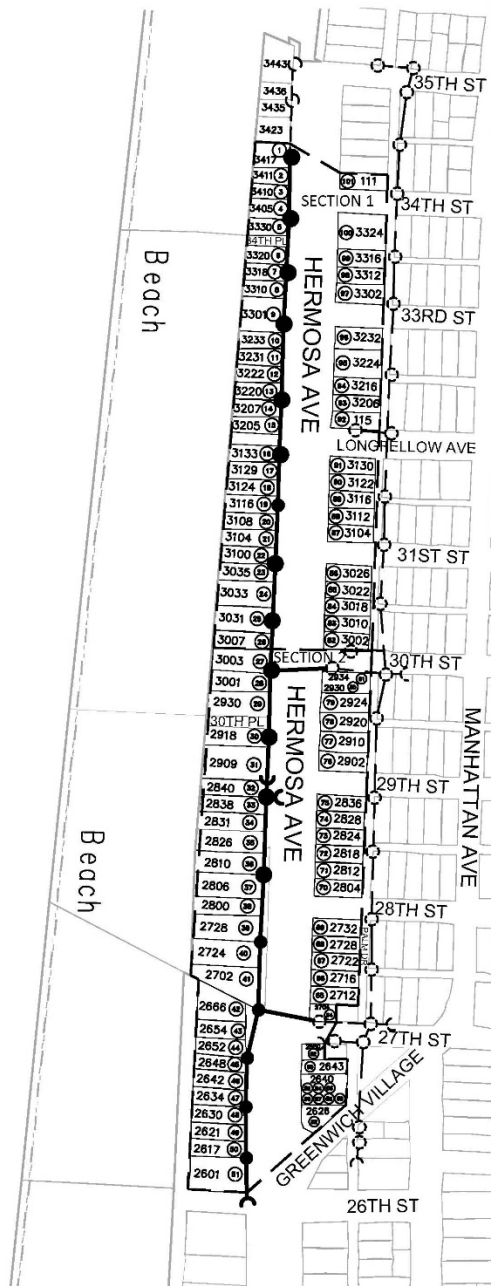
- POWER POLE TO BE REMOVED
- ⊥ GUY WIRE TO BE REMOVED
- POWER POLE TO REMAIN IN PLACE
- ⊥ GUY WIRE TO REMAIN IN PLACE
- NEW RISER POLE
- OVERHEAD UTILITY GUY WIRE TO REMAIN
- POWER LINE TO BE REMOVED
- POWER LINE TO REMAIN
- - - ASSESSMENT DISTRICT AREA BOUNDARY
- ▭ ON-SITE PARCEL
- ▭ OFF-SITE PARCELS
- ⊙ ASSESSMENT NO.



N.T.S.  
8/3/2020  
PARCELS: 99  
TRENCHING IN STREET: 3,000 LF  
POWER POLES TO BE REMOVED: 18

**CITY OF HERMOSA BEACH**  
**GREENWICH VILLAGE**  
**NORTH UNDERGROUND UTILITIES**  
**ASSESSMENT DISTRICT**

- LEGEND**
- POWER POLE TO BE REMOVED
  - ⌋ GUY WIRE TO BE REMOVED
  - POWER POLE TO REMAIN IN PLACE
  - ⌋ GUY WIRE TO REMAIN IN PLACE
  - NEW RISER POLE
  - OVERHEAD UTILITY GUY WIRE TO REMAIN
  - POWER LINE TO BE REMOVED
  - POWER LINE TO REMAIN
  - - - ASSESSMENT DISTRICT AREA BOUNDARY
  - ▭ ON-SITE PARCEL
  - ▭ OFF-SITE PARCELS
  - ⓧ ASSESSMENT NO.



N.T.S.  
8/3/2020

PARCELS: 99  
TRENCHING IN STREET: 3,000 LF  
POWER POLES TO BE REMOVED: 18

**CITY OF HERMOSA BEACH**  
**GREENWICH VILLAGE**  
**NORTH UNDERGROUND UTILITIES**  
**ASSESSMENT DISTRICT**

**LEGEND**

- POWER POLE TO BE REMOVED
- GUY WIRE TO BE REMOVED
- POWER POLE TO REMAIN IN PLACE
- GUY WIRE TO REMAIN IN PLACE
- NEW RISER POLE
- OVERHEAD UTILITY GUY WIRE TO REMAIN
- POWER LINE TO BE REMOVED
- POWER LINE TO REMAIN
- ASSESSMENT DISTRICT AREA BOUNDARY
- ON-SITE PARCEL
- OFF-SITE PARCELS
- Ⓧ ASSESSMENT NO.

Part VI  
Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be installed, or improved under the provisions of the Act, including the acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed referenced is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Greenwich Village North Underground Utilities Assessment District.

1. Acquisition of any required easements or rights-of-way.
2. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes, and installation of cabling, wiring and other facilities.
3. Construction of service conduit laterals to the property line and appurtenances.
4. Removal of overhead resident service drops.
5. Removal of existing utility poles.

The improvements will be designed by the Southern California Edison Company, Charter and Frontier. The utility companies will be responsible for inspecting the work for their facilities and the City of Hermosa Beach will inspect the work to ensure conformance to City standards and specifications where applicable.

The Utilities will also construct additional pavement rehabilitation as needed for the project.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Charter, and Frontier.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his or her property necessary to connect facilities constructed by the public utilities in the public streets and alleys to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

The estimated time for completion of the undergrounding of the utilities is 12 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 150 days of the completion of the underground facilities.





Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property pursuant to Section 13.08.110 of the Hermosa Beach Municipal Code. Overhead facilities cannot be removed until all overhead service has been discontinued.



Right-of -Way Certificate

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF HERMOSA BEACH

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed SUPERINTENDENT OF STREETS of the CITY OF HERMOSA BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIII D of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as Greenwich Village North Underground Utilities Assessment District (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

All easements or right-of-way necessary for the construction and installation of the public improvements of the Assessment District either have been obtained or are in process of being obtained and will be obtained and in the possession of the affected utility company, the City, the County of Los Angeles or the State of California prior to commencement of the construction and installation of such public improvements.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at CITY OF HERMOSA BEACH, California.

SUPERINTENDENT OF STREETS  
CITY OF HERMOSA BEACH  
State of California

By: \_\_\_\_\_  
\_\_\_\_\_, PE



Certificate of Completion of Environmental Proceedings

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF HERMOSA BEACH

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as Greenwich Village North Underground Utilities Assessment District (hereinafter referred to as the "Assessment District").
2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstructions).

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at CITY OF HERMOSA BEACH, California.

By: \_\_\_\_\_

\_\_\_\_\_  
CITY OF HERMOSA BEACH  
STATE OF CALIFORNIA

# APPENDIX

## A. Assessment Calculations

## ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Aesthetics Benefit	Aesthetics Benefit Area	Safety Benefit	Safety Benefit Area	Reliability Benefit	Reliability Benefit Area	Benefit Sum	Assessed Benefit Area (Benefit Sum * Parcel Area/ 3)	Total Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
3417 HERMOSA AVE	1	4181-034-002	2,837	1	2,837	1	2,837	1	2,837	3.0	2,837	\$ 34,709.20	\$ 4,714.53	\$ 1,896.06	\$ 41,319.79
3411 THE STRAND	2	4181-034-001	1,948	1	1,948	1	1,948	1	1,948	3.0	1,948	\$ 23,832.75	\$ 3,237.19	\$ 1,301.91	\$ 28,371.86
3410 THE STRAND	3	4181-034-007	1,657	1	1,657	1	1,657	1	1,657	3.0	1,657	\$ 20,272.52	\$ 2,753.61	\$ 1,107.43	\$ 24,133.56
3405 THE STRAND	4	4181-034-008	2,351	1	2,351	1	2,351	1	2,351	3.0	2,351	\$ 28,763.25	\$ 3,906.90	\$ 1,571.25	\$ 34,241.39
3330 THE STRAND	5	4181-034-009	2,083	1	2,083	1	2,083	1	2,083	3.0	2,083	\$ 25,484.41	\$ 3,461.53	\$ 1,392.14	\$ 30,338.08
3320 THE STRAND	6	4181-035-001	2,144	1	2,144	1	2,144	1	2,144	3.0	2,144	\$ 26,230.71	\$ 3,562.90	\$ 1,432.91	\$ 31,226.52
3318 THE STRAND	7	4181-035-002	2,177	1	2,177	1	2,177	1	2,177	3.0	2,177	\$ 26,634.45	\$ 3,617.74	\$ 1,454.96	\$ 31,707.15
3310 THE STRAND	8	4181-035-003	2,222	1	2,222	1	2,222	1	2,222	3.0	2,222	\$ 27,185.00	\$ 3,692.52	\$ 1,485.04	\$ 32,362.56
3301 HERMOSA AVE	9	4181-035-004	4,584	1	4,584	1	4,584	1	4,584	3.0	4,584	\$ 56,082.82	\$ 7,617.70	\$ 3,063.64	\$ 66,764.16
3233 THE STRAND	10	4181-035-005	2,345	1	2,345	1	2,345	1	2,345	3.0	2,345	\$ 28,689.84	\$ 3,896.92	\$ 1,567.24	\$ 34,154.01
3231 THE STRAND	11	4181-035-006	2,404	1	2,404	1	2,404	1	2,404	3.0	2,404	\$ 29,411.67	\$ 3,994.97	\$ 1,606.67	\$ 35,013.32
3222 THE STRAND	12	4181-035-007	2,443	1	2,443	1	2,443	1	2,443	3.0	2,443	\$ 29,888.82	\$ 4,059.78	\$ 1,632.74	\$ 35,581.34
3220 THE STRAND	13	4181-035-008	2,476	1	2,476	1	2,476	1	2,476	3.0	2,476	\$ 30,292.56	\$ 4,114.62	\$ 1,654.79	\$ 36,061.97
3207 HERMOSA AVE	14	4181-035-009	2,527	1	2,527	1	2,527	1	2,527	3.0	2,527	\$ 30,916.51	\$ 4,199.37	\$ 1,688.88	\$ 36,804.76
3205 THE STRAND	15	4181-035-010	2,560	1	2,560	1	2,560	1	2,560	3.0	2,560	\$ 31,320.25	\$ 4,254.21	\$ 1,710.93	\$ 37,285.40
3133 THE STRAND	16	4181-035-011	2,633	1	2,633	1	2,633	1	2,633	3.0	2,633	\$ 32,213.37	\$ 4,375.52	\$ 1,759.72	\$ 38,348.61
3129 THE STRAND	17	4181-035-025	2,683	1	2,683	1	2,683	1	2,683	3.0	2,683	\$ 32,825.09	\$ 4,458.61	\$ 1,793.14	\$ 39,076.84
3124 THE STRAND	18	4181-035-014	2,724	1	2,724	1	2,724	1	2,724	3.0	2,724	\$ 33,326.70	\$ 4,526.75	\$ 1,820.54	\$ 39,673.99
3116 THE STRAND	19	4181-035-015	2,766	1	2,766	1	2,766	1	2,766	3.0	2,766	\$ 33,840.55	\$ 4,596.54	\$ 1,848.61	\$ 40,285.71
3108 THE STRAND	20	4181-035-016	2,813	1	2,813	1	2,813	1	2,813	3.0	2,813	\$ 34,415.57	\$ 4,674.65	\$ 1,880.02	\$ 40,970.24
3104 THE STRAND	21	4181-035-017	2,846	1	2,846	1	2,846	1	2,846	3.0	2,846	\$ 34,819.31	\$ 4,729.49	\$ 1,902.08	\$ 41,450.87
3100 THE STRAND	22	4181-035-018	2,887	1	2,887	1	2,887	1	2,887	3.0	2,887	\$ 35,320.92	\$ 4,797.62	\$ 1,929.48	\$ 42,048.02
3035 THE STRAND	23	4181-035-019	2,936	1	2,936	1	2,936	1	2,936	3.0	2,936	\$ 35,920.41	\$ 4,879.05	\$ 1,962.23	\$ 42,761.69
3033 THE STRAND	24	4181-035-020	4,485	1	4,485	1	4,485	1	4,485	3.0	4,485	\$ 54,871.61	\$ 7,453.18	\$ 2,997.47	\$ 65,322.27
3031 THE STRAND	25	4181-035-021	4,586	1	4,586	1	4,586	1	4,586	3.0	4,586	\$ 56,107.29	\$ 7,621.02	\$ 3,064.98	\$ 66,793.29
3007 THE STRAND	26	4181-035-022	3,103	1	3,103	1	3,103	1	3,103	3.0	3,103	\$ 37,963.57	\$ 5,156.57	\$ 2,073.84	\$ 45,193.98
3003 THE STRAND	27	4181-035-030	3,999	1	3,999	1	3,999	1	3,999	3.0	3,999	\$ 48,925.66	\$ 6,645.54	\$ 2,672.66	\$ 58,243.87
3001 THE STRAND	28	4181-035-029	3,961	1	3,961	1	3,961	1	3,961	3.0	3,961	\$ 48,460.75	\$ 6,582.40	\$ 2,647.27	\$ 57,690.41
2930 THE STRAND	29	4181-035-024	4,900	1	4,900	1	4,900	1	4,900	3.0	4,900	\$ 59,948.92	\$ 8,142.83	\$ 3,274.83	\$ 71,366.58
2918 THE STRAND	30	4181-036-001	3,562	1	3,562	1	3,562	1	3,562	3.0	3,562	\$ 43,579.19	\$ 5,919.34	\$ 2,380.60	\$ 51,879.13
2909 THE STRAND	31	4181-036-002	6,595	1	6,595	1	6,595	1	6,595	3.0	6,595	\$ 80,686.35	\$ 10,959.58	\$ 4,407.66	\$ 96,053.59
2840 THE STRAND	32	4181-036-015	3,475	1	3,475	1	3,475	1	3,475	3.0	3,475	\$ 42,514.79	\$ 5,774.76	\$ 2,322.46	\$ 50,612.01
2838 THE STRAND	33	4181-036-005	3,536	1	3,536	1	3,536	1	3,536	3.0	3,536	\$ 43,261.10	\$ 5,876.13	\$ 2,363.23	\$ 51,500.45
2831 HERMOSA AVE	34	4181-036-006	3,552	1	3,552	1	3,552	1	3,552	3.0	3,552	\$ 43,456.85	\$ 5,902.72	\$ 2,373.92	\$ 51,733.49
2826 THE STRAND	35	4181-036-007	4,618	1	4,618	1	4,618	1	4,618	3.0	4,618	\$ 56,498.80	\$ 7,674.20	\$ 3,086.36	\$ 67,259.36
2810 THE STRAND	36	4181-036-008	4,530	1	4,530	1	4,530	1	4,530	3.0	4,530	\$ 55,422.16	\$ 7,527.96	\$ 3,027.55	\$ 65,977.67
2806 THE STRAND	37	4181-036-009	5,317	1	5,317	1	5,317	1	5,317	3.0	5,317	\$ 65,050.69	\$ 8,835.80	\$ 3,553.53	\$ 77,440.02
2800 THE STRAND	38	4181-036-010	3,617	1	3,617	1	3,617	1	3,617	3.0	3,617	\$ 44,252.09	\$ 6,010.74	\$ 2,417.36	\$ 52,680.19
2728 THE STRAND	39	4181-036-011	5,452	1	5,452	1	5,452	1	5,452	3.0	5,452	\$ 66,702.35	\$ 9,060.14	\$ 3,643.75	\$ 79,406.24
2724 THE STRAND	40	4181-036-013	5,454	1	5,454	1	5,454	1	5,454	3.0	5,454	\$ 66,726.82	\$ 9,063.47	\$ 3,645.09	\$ 79,435.37
2702 THE STRAND	41	4181-036-014	5,734	1	5,734	1	5,734	1	5,734	3.0	5,734	\$ 70,152.47	\$ 9,528.77	\$ 3,832.22	\$ 83,513.46
2666 THE STRAND	42	4181-037-010	4,380	1	4,380	1	4,380	1	4,380	3.0	4,380	\$ 53,586.99	\$ 7,278.69	\$ 2,927.30	\$ 63,792.98
2654 THE STRAND	43	4181-037-009	2,597	1	2,597	1	2,597	1	2,597	3.0	2,597	\$ 31,772.93	\$ 4,315.70	\$ 1,735.66	\$ 37,824.29
2652 THE STRAND	44	4181-037-008	2,632	1	2,632	1	2,632	1	2,632	3.0	2,632	\$ 32,201.13	\$ 4,373.86	\$ 1,759.05	\$ 38,334.05
2648 THE STRAND	45	4181-037-007	2,685	1	2,685	1	2,685	1	2,685	3.0	2,685	\$ 32,849.56	\$ 4,461.94	\$ 1,794.47	\$ 39,105.97
2642 THE STRAND	46	4181-037-006	2,738	1	2,738	1	2,738	1	2,738	3.0	2,738	\$ 33,497.99	\$ 4,550.01	\$ 1,829.90	\$ 39,877.90
2634 THE STRAND	47	4181-037-005	2,775	1	2,775	1	2,775	1	2,775	3.0	2,775	\$ 33,950.66	\$ 4,611.50	\$ 1,854.62	\$ 40,416.79
2630 THE STRAND	48	4181-037-004	2,824	1	2,824	1	2,824	1	2,824	3.0	2,824	\$ 34,550.15	\$ 4,692.93	\$ 1,887.37	\$ 41,130.45
2621 HERMOSA AVE	49	4181-037-003	2,871	1	2,871	1	2,871	1	2,871	3.0	2,871	\$ 35,125.17	\$ 4,771.03	\$ 1,918.78	\$ 41,814.99
2617 HERMOSA AVE	50	4181-037-002	2,935	1	2,935	1	2,935	1	2,935	3.0	2,935	\$ 35,908.18	\$ 4,877.39	\$ 1,961.56	\$ 42,747.12
2601 HERMOSA AVE	51	4181-037-001	5,992	1	5,992	1	5,992	1	5,992	3.0	5,992	\$ 73,308.96	\$ 9,957.52	\$ 4,004.65	\$ 87,271.13



## ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Aesthetics Benefit	Aesthetics Benefit Area	Safety Benefit	Safety Benefit Area	Reliability Benefit	Reliability Benefit Area	Benefit Sum	Assessed Benefit Area (Benefit Sum * Parcel Area/3)	Total Construction Costs	Incidental Expenses	Financial Costs	Total Assessment
2626 HERMOSA AVE	52	4181-025-013	2,495	3	7,485	0	0	0	0	3.0	2,495	\$ 30,525.01	\$ 4,146.20	\$ 1,667.49	\$ 36,338.70
2640 HERMOSA AVE	53	4181-025-022	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2640 HERMOSA AVE	54	4181-025-023	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2640 HERMOSA AVE	55	4181-025-024	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2640 HERMOSA AVE	56	4181-025-025	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2640 HERMOSA AVE	57	4181-025-026	616	1.5	924	0	0	0	0	1.5	308	\$ 3,768.22	\$ 511.83	\$ 205.85	\$ 4,485.90 *
2640 HERMOSA AVE	58	4181-025-027	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2640 HERMOSA AVE	59	4181-025-028	616	3	1,848	0	0	0	0	3.0	616	\$ 7,536.44	\$ 1,023.67	\$ 411.69	\$ 8,971.80
2643 PALM DRIVE	60	4181-025-003	2,008	3	6,024	0	0	0	0	3.0	2,008	\$ 24,566.82	\$ 3,336.90	\$ 1,342.01	\$ 29,245.73
2649 PALM DRIVE	61	N/A	0	-	0	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2650 HERMOSA AVE	62	4181-025-001	1,162	3	3,486	0	0	0	0	3.0	1,162	\$ 14,216.46	\$ 1,931.01	\$ 776.60	\$ 16,924.07
2705 PALM DRIVE	63	N/A	0	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -
2704 HERMOSA AVE	64	4181-026-018	1,351	1.5	2,027	0	0	0	0	1.5	676	\$ 8,264.39	\$ 1,122.55	\$ 451.46	\$ 9,838.39 *
2712 HERMOSA AVE	65	4181-026-005	2,550	3	7,650	0	0	0	0	3.0	2,550	\$ 31,197.91	\$ 4,237.59	\$ 1,704.25	\$ 37,139.75
2716 HERMOSA AVE	66	4181-026-004	2,560	3	7,680	0	0	0	0	3.0	2,560	\$ 31,320.25	\$ 4,254.21	\$ 1,710.93	\$ 37,285.40
2722 HERMOSA AVE	67	4181-026-003	2,552	3	7,656	0	0	0	0	3.0	2,552	\$ 31,222.38	\$ 4,240.92	\$ 1,705.59	\$ 37,168.88
2728 HERMOSA AVE	68	4181-026-002	2,552	3	7,656	0	0	0	0	3.0	2,552	\$ 31,222.38	\$ 4,240.92	\$ 1,705.59	\$ 37,168.88
2732 HERMOSA AVE	69	4181-026-001	2,558	3	7,674	0	0	0	0	3.0	2,558	\$ 31,295.78	\$ 4,250.89	\$ 1,709.60	\$ 37,256.27
2804 HERMOSA AVE	70	4181-027-006	2,546	3	7,638	0	0	0	0	3.0	2,546	\$ 31,148.97	\$ 4,230.95	\$ 1,701.58	\$ 37,081.49
2812 HERMOSA AVE	71	4181-027-005	2,561	3	7,683	0	0	0	0	3.0	2,561	\$ 31,332.49	\$ 4,255.87	\$ 1,711.60	\$ 37,299.96
2818 HERMOSA AVE	72	4181-027-004	2,548	3	7,644	0	0	0	0	3.0	2,548	\$ 31,173.44	\$ 4,234.27	\$ 1,702.91	\$ 37,110.62
2824 HERMOSA AVE	73	4181-027-003	2,558	3	7,674	0	0	0	0	3.0	2,558	\$ 31,295.78	\$ 4,250.89	\$ 1,709.60	\$ 37,256.27
2828 HERMOSA AVE	74	4181-027-002	2,553	3	7,659	0	0	0	0	3.0	2,553	\$ 31,234.61	\$ 4,242.58	\$ 1,706.25	\$ 37,183.44
2836 HERMOSA AVE	75	4181-027-001	2,559	3	7,677	0	0	0	0	3.0	2,559	\$ 31,308.02	\$ 4,252.55	\$ 1,710.26	\$ 37,270.83
2902 HERMOSA AVE	76	4181-028-005	2,981	3	8,943	0	0	0	0	3.0	2,981	\$ 36,470.96	\$ 4,953.83	\$ 1,992.30	\$ 43,417.10
2910 HERMOSA AVE	77	4181-028-004	2,969	3	8,907	0	0	0	0	3.0	2,969	\$ 36,324.15	\$ 4,933.89	\$ 1,984.28	\$ 43,242.32
2920 HERMOSA AVE	78	4181-028-003	2,984	3	8,952	0	0	0	0	3.0	2,984	\$ 36,507.67	\$ 4,958.82	\$ 1,994.31	\$ 43,460.79
2924 HERMOSA AVE	79	4181-028-002	2,981	3	8,943	0	0	0	0	3.0	2,981	\$ 36,470.96	\$ 4,953.83	\$ 1,992.30	\$ 43,417.10
2930 HERMOSA AVE	80	4181-028-017	1,532	1.5	2,298	0	0	0	0	1.5	766	\$ 9,371.61	\$ 1,272.94	\$ 511.94	\$ 11,156.49 *
2934 HERMOSA AVE	81	4181-028-018	1,532	1.5	2,298	0	0	0	0	1.5	766	\$ 9,371.61	\$ 1,272.94	\$ 511.94	\$ 11,156.49 *
3002 HERMOSA AVE	82	4181-029-005	2,384	1.5	3,576	0	0	0	0	1.5	1,192	\$ 14,583.49	\$ 1,980.87	\$ 796.65	\$ 17,361.01 *
3010 HERMOSA AVE	83	4181-029-004	2,404	3	7,212	0	0	0	0	3.0	2,404	\$ 29,411.67	\$ 3,994.97	\$ 1,606.67	\$ 35,013.32
3018 HERMOSA AVE	84	4181-029-003	2,408	3	7,224	0	0	0	0	3.0	2,408	\$ 29,460.61	\$ 4,001.62	\$ 1,609.35	\$ 35,071.58
3022 HERMOSA AVE	85	4181-029-002	2,405	3	7,215	0	0	0	0	3.0	2,405	\$ 29,423.91	\$ 3,996.63	\$ 1,607.34	\$ 35,027.88
3026 HERMOSA AVE	86	4181-029-001	2,396	3	7,188	0	0	0	0	3.0	2,396	\$ 29,313.80	\$ 3,981.68	\$ 1,601.33	\$ 34,896.80
3104 HERMOSA AVE	87	4181-030-005	2,401	3	7,203	0	0	0	0	3.0	2,401	\$ 29,374.97	\$ 3,989.99	\$ 1,604.67	\$ 34,969.62
3112 HERMOSA AVE	88	4181-030-004	2,409	3	7,227	0	0	0	0	3.0	2,409	\$ 29,472.85	\$ 4,003.28	\$ 1,610.01	\$ 35,086.14
3116 HERMOSA AVE	89	4181-030-003	2,401	3	7,203	0	0	0	0	3.0	2,401	\$ 29,374.97	\$ 3,989.99	\$ 1,604.67	\$ 34,969.62
3122 HERMOSA AVE	90	4181-030-002	2,410	3	7,230	0	0	0	0	3.0	2,410	\$ 29,485.08	\$ 4,004.94	\$ 1,610.68	\$ 35,100.71
3130 HERMOSA AVE	91	4181-030-001	2,389	3	7,167	0	0	0	0	3.0	2,389	\$ 29,228.16	\$ 3,970.04	\$ 1,596.65	\$ 34,794.85
115 LONGFELLOW AVE	92	4181-031-005	2,545	1.5	3,818	0	0	0	0	1.5	1,273	\$ 15,568.37	\$ 2,114.64	\$ 850.45	\$ 18,533.46 *
3206 HERMOSA AVE	93	4181-031-004	2,552	3	7,656	0	0	0	0	3.0	2,552	\$ 31,222.38	\$ 4,240.92	\$ 1,705.59	\$ 37,168.88
3216 HERMOSA AVE	94	4181-031-003	2,553	3	7,659	0	0	0	0	3.0	2,553	\$ 31,234.61	\$ 4,242.58	\$ 1,706.25	\$ 37,183.44
3224 HERMOSA AVE	95	4181-031-002	4,247	3	12,741	0	0	0	0	3.0	4,247	\$ 51,959.81	\$ 7,057.67	\$ 2,838.41	\$ 61,855.89
3232 HERMOSA AVE	96	4181-031-001	3,400	3	10,200	0	0	0	0	3.0	3,400	\$ 41,597.21	\$ 5,650.13	\$ 2,272.33	\$ 49,519.67
3302 HERMOSA AVE	97	4181-032-005	2,964	3	8,892	0	0	0	0	3.0	2,964	\$ 36,262.98	\$ 4,925.58	\$ 1,980.94	\$ 43,169.50
3312 HERMOSA AVE	98	4181-032-004	2,554	3	7,662	0	0	0	0	3.0	2,554	\$ 31,246.84	\$ 4,244.24	\$ 1,706.92	\$ 37,198.01
3316 HERMOSA AVE	99	4181-032-003	2,554	3	7,662	0	0	0	0	3.0	2,554	\$ 31,246.84	\$ 4,244.24	\$ 1,706.92	\$ 37,198.01
3324 HERMOSA AVE	100	4181-032-016	5,519	3	16,557	0	0	0	0	3.0	5,519	\$ 67,522.06	\$ 9,171.48	\$ 3,688.53	\$ 80,382.07
111 34TH STREET	101	4181-033-019	2,538	3	7,614	0	0	0	0	3.0	2,538	\$ 31,051.09	\$ 4,217.65	\$ 1,696.23	\$ 36,964.98
			<b>281,788.00</b>								<b>276,808.00</b>	<b>\$ 3,386,600.00</b>	<b>\$ 460,000.00</b>	<b>\$ 185,000.00</b>	<b>\$ 4,031,600.00</b>



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