



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

August 12, 2020

Property Owner

Greenwich Village North Underground Utilities Assessment District
Hermosa Beach, California

PACKAGE CONTENTS

Enclosed in this package you will find the following documents to assist you as the record owner in exercising your right to submit an assessment ballot regarding this proposed assessment:

1. Notice of Public Hearing and Official Property Owner Assessment Ballot (the **OFFICIAL BALLOT**)
2. Assessment Ballot Procedures
3. Self-addressed Return Envelope
4. Boundary Map

RE: CITY OF HERMOSA BEACH PROPOSED GREENWICH VILLAGE NORTH UNDERGROUND UTILITIES ASSESSMENT DISTRICT

Dear Property Owner:

The City of Hermosa Beach works cooperatively with property owners who wish to form special assessment districts to create improvement projects in their neighborhoods. At the request of property owners within your neighborhood, the City Council of the City of Hermosa Beach has initiated proceedings to consider the formation of an assessment district, designated as the Greenwich Village North Underground Utilities Assessment District (the "Assessment District"), to finance conversion of the overhead electrical and communication facilities to underground locations with appurtenant work in connection therewith (the "Project"). These improvements are a special benefit to the properties within the boundaries of the proposed Assessment District.

As part of these proceedings, the City Council will hold a public hearing and conduct an assessment ballot procedure on the formation of the assessment district (i.e., count all returned ballots received by the deadline and determine whether the Assessment District can be formed). If the Assessment District is formed and assessments levied, the Assessment District will finance the Project.

Property owned by you is specially benefited by the improvements and is within the boundaries of the Assessment District. The amount of the proposed assessment for your parcel is shown on the enclosed Official Ballot. If the Assessment District is formed, you will be given the opportunity to pay your assessment as a lump sum by November 13, 2020, or annually plus interest over a period current estimated to be approximately 20 years.

Please note that the assessment amount does not include the undergrounding work necessary to connect the utilities from the public right-of-way to your home or structure or any other improvements that may be required as part of this work. You will be responsible for such costs in addition to the assessment amount. The assessment only covers the public right-of-way portion of the project.

The City Council has scheduled a public hearing to receive testimony either in favor of or in opposition to the proposed assessment. The public hearing will be

PUBLIC HEARING

**October 13, 2020
6:30 p.m.**

City Council Chambers
1315 Valley Drive
Hermosa Beach, CA 90254

BALLOTS MUST BE RETURNED TO

City Clerk
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

and
RECEIVED
on October 13, 2020

**By 5:00 p.m. if submitting by
mail**

-or-

**By the close of the Public
Hearing if delivered in person**

INFORMATIONAL PUBLIC MEETING

Zoom Meeting
Details for the virtual meeting
can be found at:

[https://www.hermosabeach.gov/
greenwichuad](https://www.hermosabeach.gov/greenwichuad)

**Thursday, September 10,
2020
5:30 pm – 7:00 pm**

held at the City Council Chambers, 1315 Valley Drive Hermosa Beach, California on Tuesday, October 13th, at 6:30 p.m.

Enclosed with this letter you will find a copy of the Official Ballot, which constitutes the formal legal notice of this public hearing. The Official Ballot (a) contains important information regarding the rights of the record owners of property located within the proposed Assessment District to be heard regarding the formation of the proposed Assessment District and the imposition of assessments, and (b) is the official ballot for property owners to express their support of or opposition to the formation of the Assessment District and levy of assessments by submitting a signed, dated and marked Assessment Ballot to be received by the City Clerk no later than the close of the Public Hearing. .

It is recommended that you read the entire Official Ballot carefully. The Official Ballot contains important information regarding the procedure for submitting the Official Ballot.

The City will be authorized to form the Assessment District and impose the assessments only if a majority of the Official Ballots submitted are in favor of the levy of the assessments. The Official Ballots will be weighted based upon the amount of the assessment proposed to be levied against individual parcels. **THEREFORE, WHETHER YOU ARE IN FAVOR OF OR OPPOSED TO THE ASSESSMENT, IT IS EXTREMELY IMPORTANT THAT ALL RECORD OWNERS COMPLETE AND SUBMIT THEIR OFFICIAL BALLOTS TO THE CITY SO THAT YOUR SUPPORT OF OR OPPOSITION TO THE ASSESSMENT WILL BE TABULATED.**

In order for your Official Ballot to be tabulated, it must be completed as described on the official ballot and **RECEIVED on October 13, 2020** either by mail by 5:00 p.m., or in person prior to the close of the Public Hearing, at the address of the City Clerk, at the address set forth in the Official Ballot and shown in the sidebar to this letter.

POSTMARKED PROPERTY OWNER ASSESSMENT BALLOTS NOT RECEIVED BY 5:00 p.m. ON THE DAY OF THE PUBLIC HEARING WILL NOT BE ACCEPTED AND COUNTED.

The Public Works Department has scheduled an informational Public Meeting (see sidebar) at which time detailed questions may be asked about the assessment calculations, the project in general or about your specific property.

Should you have any questions regarding this letter, the assessment ballot, or the assessment ballot procedures, you may contact Lucho Rodriguez, Deputy City Engineer, at (310) 318-0210.

Very truly yours,

Marnell Gibson

Marnell Gibson, Director of Public Works
City of Hermosa Beach