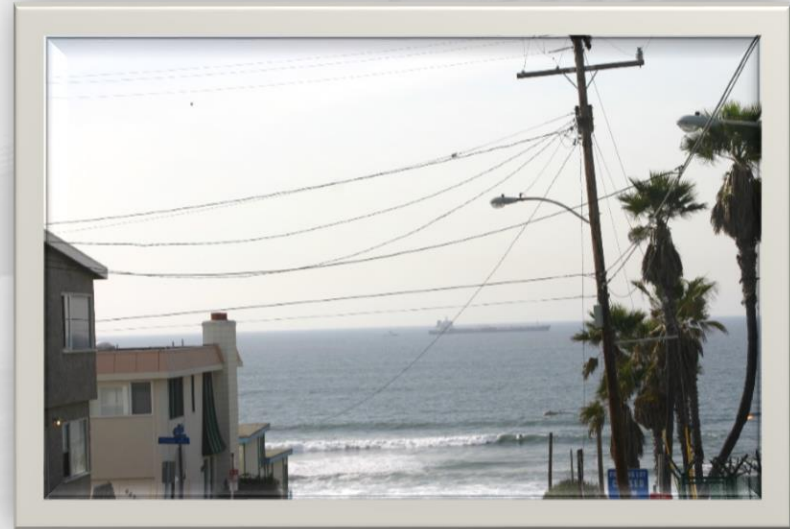


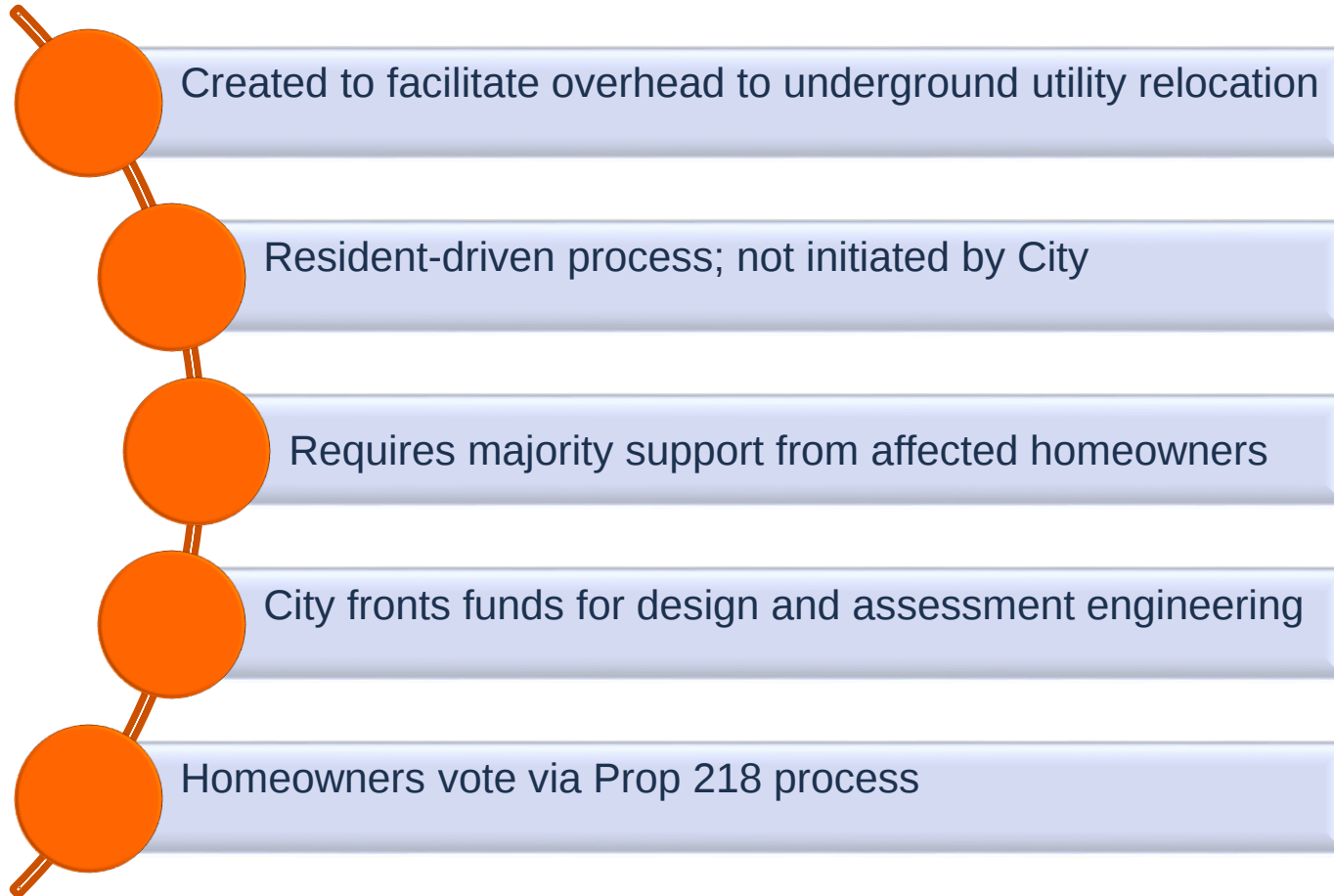
# Utility Undergrounding District Formation Procedures

## District 4



Stephanie Katsouleas, Public Works Director  
Prem Kumar, City Engineer  
Anastasia Seims, Senior Civil Engineer

# UUAD Program Overview



# UUAD Districts (to date)

## Completed

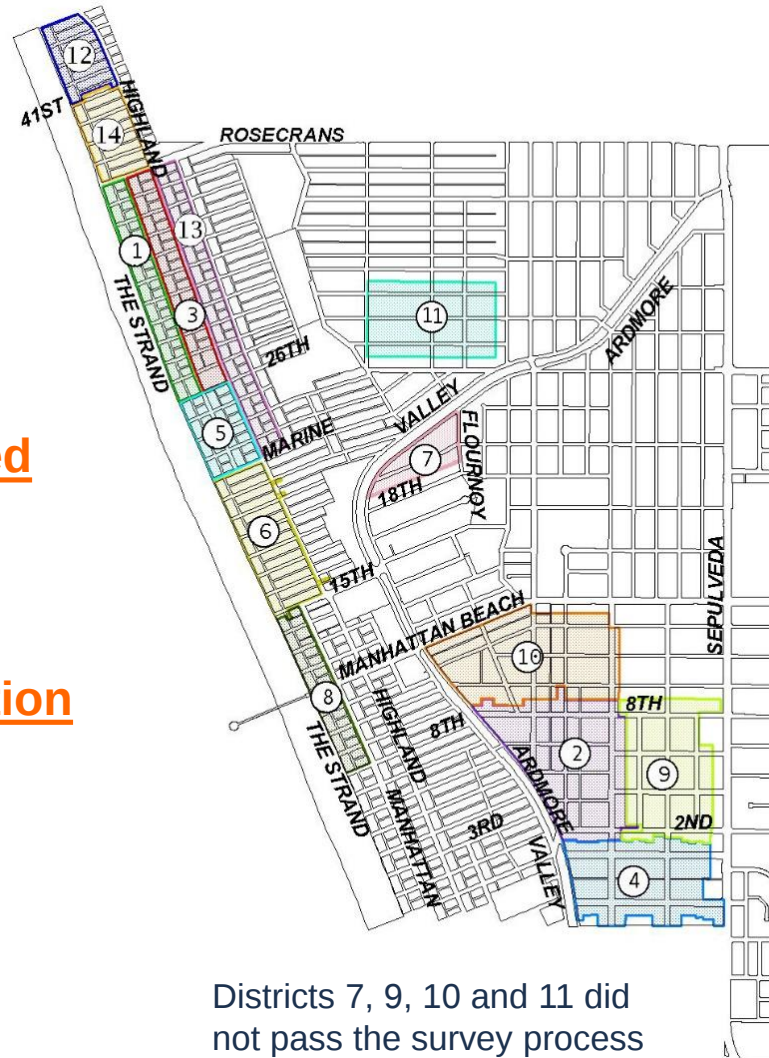
District 1  
District 2  
District 3  
District 5  
District 6

## Recently Approved

District 12  
District 14

## Under Consideration

District 4



## Future Districts\*

Former District 8  
Former District 13  
District A  
District B  
District C  
District D  
District E  
District F

\* Future proposed districts are given a letter until they pass the survey process, at which time they are assigned a number.

# District 4 – General Boundaries

Boundary Pl. to 1<sup>st</sup> St.

Ardmore Ave. to Sepulveda Blvd.

167 Parcels



# District 4 Background

- 2017** City Council approved request among District 15 property owners to allow the District to expand its boundaries back to former District 4.
- 2017** City Council approved District 4's request to proceed immediately with design and assessment engineering, paid by District 4 homeowners.
- 2018** Plan designs underway (mid-2018).
- 2019** Plans completed by all three utilities (July, 2019).

# Preparing for Prop 218 Voting

**September 12, 2019**

Public meeting held to review construction drawings

**September 23, 2019**

Comment period ended

**November 12, 2019**

Preliminary Assessment Engineers Report drafted and finalized

**November 19, 2019**

Initiate Prop 218 vote



**City of Manhattan Beach  
Department of Public Works  
Engineering Division**

3621 Bell Avenue, Manhattan Beach, CA 90266  
Phone: (310) 802-5353 Fax: (310) 802-5351 TDD: (310) 546-3501

August 15, 2019

**NOTICE OF PUBLIC MEETING  
Underground Utility Assessment District 4**

Ardmore Ave. to Sepulveda Blvd. from Boundary Pl. to 2nd St.

**Meeting Date and Time:**

Thursday, September 12, 2019  
6:30 p.m.

MB Police/Fire Conference Rm.  
400/420 15<sup>th</sup> Street  
Manhattan Beach, CA 90266

**Above Ground Vent Pipes**



**Below Ground Structures  
Vaults & Hand Holes**



Dear Manhattan Beach Property Owner:

Southern California Edison, Spectrum, and Frontier have finalized their design plans for Underground Utility Assessment Districts 4. The design plans identify the locations of all planned infrastructure for these three utilities, including both above ground and subsurface facilities such as vent pipes, vaults, hand holes and new marbelite streetlights. This notice is to inform you that the City of Manhattan Beach will host a public meeting to provide homeowners in Underground Utility Assessment District 4 an opportunity to:

- 1) Review the construction documents showing all infrastructure planned in the public right-of-way adjacent to each parcel;
- 2) Verify the correct location of each utility stub out in the public right-of-way relative to individual property service panels, and
- 3) Comment on the construction documents both at this meeting and by appointment for 10 days following the meeting. **The comment period closes Monday, September 23, 2019.** All comments provided will be considered, and if appropriate, revisions will be incorporated into the final construction documents that will be bid on the open market, planned to commence in early October, 2019.

We strongly encourage all District 4 homeowners to attend this public meeting. Representatives from the City will be present to answer any questions you may have.

Pursuant to the requirements of Proposition 218, construction will not commence unless at least 50% + 1 of the weighted return ballots from residents within each District are in favor of the assessment and the District is formed. Voting for the assessments will take place once construction bids have been received and the value to be assessed to each parcel has been determined and noticed to residents. The City anticipates receiving construction bids in early November 2019 and initiating the Proposition 218 process in December 2019 (subject to change).

Should you need additional information, please feel free to contact Anastasia Seims at (310) 802-5361 or via email at [aseims@citymb.info](mailto:aseims@citymb.info).

Visit the City of Manhattan Beach website at [www.citymb.info](http://www.citymb.info)

# Parcel Assessment

|                                | UUAD 19-4            |
|--------------------------------|----------------------|
| Number of Parcels              | 167                  |
| Total Assessment               | \$7,255,000          |
| Range of per Parcel Assessment | \$28,311 - \$127,343 |
| Average per Parcel Assessment  | \$43,443             |

# Assessment Engineer



Jeffrey M. Cooper, PE

Director of Infrastructure,  
NV5, Inc.

Assessment Engineer for Underground Utility  
Assessment Districts 19-12 and 19-14

# Assessment Methodology

| <b>1/3<br/>Aesthetics Benefit</b>                                                                                                                                                  | <b>1/3<br/>Safety Benefit</b>                                                                                                                                              | <b>1/3<br/>Reliability Benefit</b>                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• 1/3 of total cost</li><li>• Improved aesthetics of streetscape</li><li>• Based on the unique area of each parcel in the District</li></ul> | <ul style="list-style-type: none"><li>• 1/3 of total cost</li><li>• Enhanced safety by undergrounding utilities</li><li>• Assumed to benefit all parcels equally</li></ul> | <ul style="list-style-type: none"><li>• 1/3 of total cost</li><li>• Enhanced reliability by undergrounding utilities</li><li>• Assumed to benefit all parcels equally</li></ul> |

**$1/3 + 1/3 + 1/3 = \text{Total Parcel Assessment}$**

# Preliminary Engineers Report

The Assessment Engineer's Report is legally required and contains the following information:

- Plans and Specifications
- Assessment Methodology
- Cost of Proposed Improvements
- Assessment Roll
- Assessment Diagram/Boundary Map
- Valuation Information



PRELIMINARY ENGINEER'S REPORT FOR UNDERGROUNDING UTILITY -  
ASSESSMENT DISTRICT NO. 19-4

PREPARED UNDER THE PROVISIONS OF THE MUNICIPAL IMPROVEMENT ACT OF 1913  
CITY OF MANHATTAN BEACH



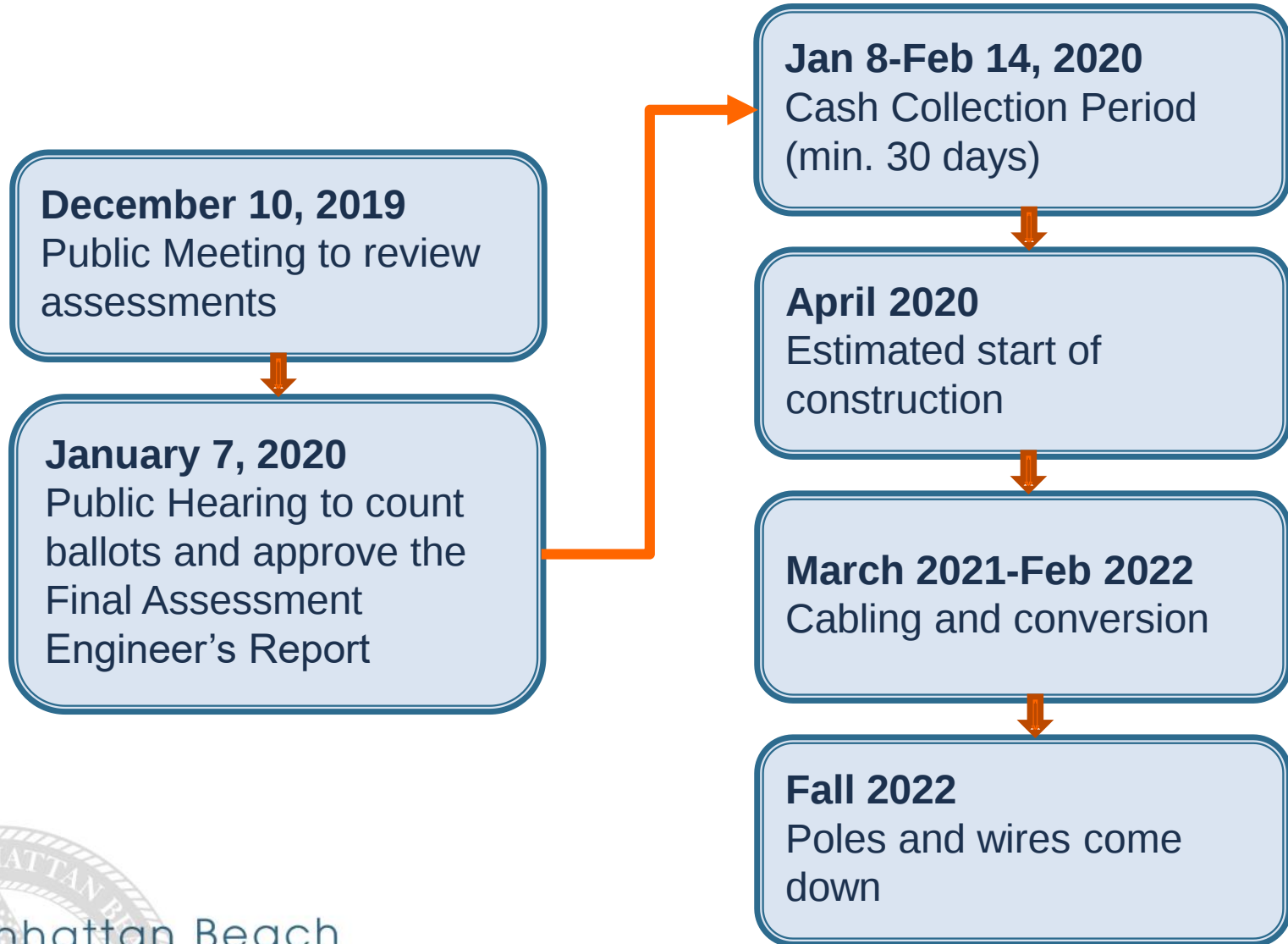
# Tonight's Action

## Initiate Prop 218 ballot procedures for District 4



1. Adopt two Resolutions:
  - Resolution 19-0103 approving the Resolution of Intention
  - Resolution 19-0104 approving the Preliminary Engineer's Report and setting a Public Hearing for the City Council Meeting of January 7, 2020.
2. Approve Preliminary Assessment Engineer's Report
3. Begin the 45-day voting period

# UUAD 4 Next Steps



# Questions

