



# FINAL 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



N|V|5

January 7, 2020



TABLE OF CONTENTS

	Page
Introduction and Certifications.....	1
PART I Plans and Specifications.....	6
PART II Cost Estimate .....	7
PART III Assessment Roll and Method of Assessment Spread.....	8
Table 1 - Assessment Roll.....	10
Debt Limit Valuation.....	14
Exhibit 1-Method and Formula of Assessment Spread.....	15
PART IV Annual Administrative Assessment .....	21
PART V Diagram of Assessment District .....	22
PART VI Description of Facilities.....	24
Right-of-Way Certificate.....	26
Certification of Completion of Environmental Proceedings .....	27
APPENDIX	
A. Assessment Calculations	



### PART III

AGENCY: CITY OF MANHATTAN BEACH

PROJECT: ASSESSMENT DISTRICT NO. 19-4

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 Assessment District No. 19-4. 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 Manhattan Beach, Southern California Edison, Charter 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 by the City Council of the CITY OF MANHATTAN BEACH, State of California, in connection with the proceedings for Underground Utility Assessment District No. 19-4 (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.



### PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed 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 MANHATTAN 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 January 7, 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 MANHATTAN BEACH  
STATE OF CALIFORNIA



Preliminary approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA,  
on the 19<sup>th</sup> day of November, 2019.

---

CITY CLERK  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF MANHATTAN BEACH, CALIFORNIA,  
on the 7<sup>th</sup> day of January, 2020.

---

CITY CLERK  
CITY OF MANHATTAN 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 Underground Utility Assessment District No. 19-4 describe the general nature, location and extent of the improvements for Assessment District are referenced herein and incorporated as if attached and a part of this Report.

Final plans and specifications have been prepared for the City by the utility companies and are on file in the office of the Superintendent of Streets.



Part II  
Cost Estimate

		<b>ASSESSMENT DISTRICT #19-4</b>	
		Estimated Costs	
		<b>Preliminary</b>	<b>Final</b>
<b>DESIGN COSTS</b>			
SCE Design Engineering		\$ 100,000.00	\$ 100,000.00
Charter Design Engineering		\$ 33,726.00	\$ 33,726.00
Frontier Design Engineering		\$ 56,000.00	\$ 56,000.00
	<b>Total Design Costs:</b>	<b>\$ 189,726.00</b>	<b>\$ 189,726.00</b>
<b>CONSTRUCTION COSTS</b>			
Contractor Utility Structures		\$3,998,090.00	\$3,998,090.00
SCE Cable		\$ 852,347.49	\$ 852,347.49
Charter Cables		\$ 202,074.50	\$ 202,074.50
Frontier Cables		\$ 227,101.62	\$ 227,101.62
	<b>Total Construction Costs:</b>	<b>\$5,279,613.61</b>	<b>\$5,279,613.61</b>
<b>PROJECT CONTINGENCY</b>			
		\$ 527,961.36	\$ 527,961.36
	<b>Total Project Contingency Costs</b>	<b>\$ 527,961.36</b>	<b>\$ 527,961.36</b>
<b>INCIDENTAL EXPENSES</b>			
City Administration		\$ 200,000.00	\$ 200,000.00
Construction Management and Inspection		\$ 275,000.00	\$ 275,000.00
Bond Printing, Registration & Servicing		\$ 2,500.00	\$ 2,500.00
Printing, Advertising, Notices		\$ 1,000.00	\$ 1,000.00
S & P Rating Agency Fee		\$ 16,500.00	\$ 16,500.00
Trustee		\$ 5,000.00	\$ 5,000.00
Bond & Disclosure Counsel		\$ 50,000.00	\$ 50,000.00
Financial Advisor		\$ 41,500.00	\$ 41,500.00
Assessment Engineering		\$ 32,480.00	\$ 32,480.00
Contingency		\$ 4,291.25	\$ 4,291.25
	<b>Total Incidental Expenses:</b>	<b>\$ 628,271.25</b>	<b>\$ 628,271.25</b>
<b>BOND COSTS</b>			
Underwriter's Discount	1%	\$ 72,550.00	\$ 72,550.00
Bond Reserve (20 year)	7%	\$ 477,000.00	\$ 477,000.00
Capitalized Interest	1%	\$ 79,877.78	\$ 79,877.78
	<b>Total Bond Costs:</b>	<b>\$ 629,427.78</b>	<b>\$ 629,427.78</b>
<b>DISTRICT FORMATION AMOUNT TO ASSESSMENT:</b>		<b>\$7,255,000.00</b>	<b>\$7,255,000.00</b>





Part III  
Assessment Roll and Method of Assessment Spread

WHEREAS, on November 19, 2019 the City Council of the CITY OF MANHATTAN 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. 19-0103, 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 ASSESSMENT DISTRICT NO. 19-4 (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, 2021 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 (expected 4 – 5% 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	\$5,997,300.97	\$5,997,300.97
Estimated Incidental Expenses:	\$628,271.25	\$628,271.25
Estimated Bond Costs:	\$629,427.78	\$629,427.78
Estimated Total to Assessment:	\$7,255,000.00	\$7,255,000.00

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	4169-017-009	\$ 96,431.00	-	\$ 43,762.18	\$ 43,762.18	2
2	4169-017-010	\$ 2,097,418.00	-	\$ 40,042.20	\$ 40,042.20	52
3	4169-017-011	\$ 1,294,876.00	-	\$ 40,684.03	\$ 40,684.03	32
4	4169-017-021	\$ 226,016.00	-	\$ 48,408.28	\$ 48,408.28	5
5	4169-017-019	\$ 466,681.00	-	\$ 48,388.29	\$ 48,388.29	10
6	4169-017-018	\$ 930,738.00	-	\$ 48,383.85	\$ 48,383.85	19
7	4169-017-023	\$ 1,065,244.00	-	\$ 28,531.54	\$ 28,531.54	37
8	4169-017-024	\$ 2,135,271.00	-	\$ 35,456.26	\$ 35,456.26	60
9	4169-016-018	\$ 764,274.00	-	\$ 28,529.32	\$ 28,529.32	27
10	4169-016-017	\$ 978,733.00	-	\$ 50,111.70	\$ 50,111.70	20
11	4169-016-014	\$ 4,743,000.00	-	\$ 48,397.17	\$ 48,397.17	98
12	4169-016-011	\$ 6,190,380.00	-	\$ 53,280.90	\$ 53,280.90	116
13	4169-016-010	\$ 98,621.00	-	\$ 50,609.18	\$ 50,609.18	2
14	4169-016-006	\$ 2,840,291.00	-	\$ 38,178.87	\$ 38,178.87	74
15	4169-016-005	\$ 289,851.00	-	\$ 38,174.43	\$ 38,174.43	8
16	4169-016-002	\$ 1,457,417.00	-	\$ 43,182.53	\$ 43,182.53	34
17	4169-016-003	\$ 1,678,571.00	-	\$ 43,184.75	\$ 43,184.75	39
18	4169-016-004	\$ 4,005,324.00	-	\$ 50,100.59	\$ 50,100.59	80
19	4169-015-016	\$ 6,000,000.00	-	\$ 50,122.80	\$ 50,122.80	120
20	4169-015-017	\$ 6,489,648.00	-	\$ 50,109.48	\$ 50,109.48	130
21	4169-015-020	\$ 5,226,922.00	-	\$ 58,615.47	\$ 58,615.47	89
22	4169-015-011	\$ 900,340.00	-	\$ 46,169.62	\$ 46,169.62	20
23	4169-015-006	\$ 274,076.00	-	\$ 38,840.70	\$ 38,840.70	7
24	4169-015-005	\$ 2,018,500.00	-	\$ 38,845.14	\$ 38,845.14	52
25	4169-015-004	\$ 109,177.00	-	\$ 44,404.02	\$ 44,404.02	2
26	4169-022-020	\$ 1,978,047.00	-	\$ 39,295.98	\$ 39,295.98	50
27	4169-022-021	\$ 641,449.00	-	\$ 39,295.98	\$ 39,295.98	16
28	4169-022-022	\$ 913,480.00	-	\$ 39,295.98	\$ 39,295.98	23
29	4169-022-023	\$ 1,026,460.00	-	\$ 39,295.98	\$ 39,295.98	26
30	4169-022-006	\$ 2,290,285.00	-	\$ 42,189.79	\$ 42,189.79	54
31	4169-022-007	\$ 3,106,166.00	-	\$ 42,198.68	\$ 42,198.68	74
32	4169-022-005	\$ 1,563,692.00	-	\$ 43,491.23	\$ 43,491.23	36
33	4169-022-008	\$ 3,544,544.00	-	\$ 39,975.57	\$ 39,975.57	89
34	4169-022-009	\$ 2,943,902.00	-	\$ 39,966.69	\$ 39,966.69	74
35	4169-022-010	\$ 4,131,000.00	-	\$ 47,941.89	\$ 47,941.89	86
36	4169-022-012	\$ 3,748,700.00	-	\$ 43,962.06	\$ 43,962.06	85
37	4169-022-013	\$ 421,302.00	-	\$ 43,970.95	\$ 43,970.95	10
38	4169-022-011	\$ 2,135,665.00	-	\$ 39,951.14	\$ 39,951.14	53
39	4169-022-014	\$ 5,110,840.00	-	\$ 50,138.35	\$ 50,138.35	102
40	4169-022-015	\$ 3,903,396.00	-	\$ 43,182.53	\$ 43,182.53	90
41	4169-022-016	\$ 2,060,780.00	-	\$ 43,182.53	\$ 43,182.53	48
42	4169-022-017	\$ 1,335,928.00	-	\$ 43,169.21	\$ 43,169.21	31
43	4169-020-001	\$ 3,476,450.00	-	\$ 50,158.34	\$ 50,158.34	69
44	4169-020-002	\$ 3,014,000.00	-	\$ 43,160.32	\$ 43,160.32	70
45	4169-020-003	\$ 2,361,100.00	-	\$ 43,204.74	\$ 43,204.74	55
46	4169-020-004	\$ 3,501,519.00	-	\$ 43,158.10	\$ 43,158.10	81
47	4169-020-023	\$ 6,606,540.00	-	\$ 51,526.40	\$ 51,526.40	128
48	4169-020-024	\$ 4,539,000.00	-	\$ 47,064.64	\$ 47,064.64	96
49	4169-020-027	\$ 2,926,643.00	-	\$ 51,881.74	\$ 51,881.74	56



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
50	4169-020-026	\$ 4,870,500.00	-	\$ 46,700.42	\$ 46,700.42	104
51	4169-020-019	\$ 3,790,726.00	-	\$ 36,884.29	\$ 36,884.29	103
52	4169-020-020	\$ 310,024.00	-	\$ 47,051.32	\$ 47,051.32	7
53	4169-020-021	\$ 3,398,366.00	-	\$ 51,528.62	\$ 51,528.62	66
54	4169-020-022	\$ 2,347,968.00	-	\$ 47,051.32	\$ 47,051.32	50
55	4169-020-014	\$ 841,886.00	-	\$ 39,720.17	\$ 39,720.17	21
56	4169-020-013	\$ 927,836.00	-	\$ 39,717.95	\$ 39,717.95	23
57	4169-020-010	\$ 2,088,421.00	-	\$ 43,182.53	\$ 43,182.53	48
58	4169-020-011	\$ 201,407.00	-	\$ 43,182.53	\$ 43,182.53	5
59	4169-020-012	\$ 2,708,433.00	-	\$ 43,169.21	\$ 43,169.21	63
60	4169-018-019	\$ 3,873,382.00	-	\$ 47,371.12	\$ 47,371.12	82
61	4169-018-020	\$ 3,369,861.00	-	\$ 45,960.86	\$ 45,960.86	73
62	4169-018-021	\$ 4,636,196.00	-	\$ 57,043.08	\$ 57,043.08	81
63	4169-018-004	\$ 3,564,863.00	-	\$ 44,104.20	\$ 44,104.20	81
64	4169-018-005	\$ 2,295,000.00	-	\$ 41,110.44	\$ 41,110.44	56
65	4169-018-006	\$ 3,448,926.00	-	\$ 44,084.21	\$ 44,084.21	78
66	4169-018-007	\$ 81,705.00	-	\$ 41,070.47	\$ 41,070.47	2
67	4169-018-008	\$ 133,784.00	-	\$ 44,188.59	\$ 44,188.59	3
68	4169-018-009	\$ 930,374.00	-	\$ 41,214.82	\$ 41,214.82	23
69	4169-018-010	\$ 3,261,711.00	-	\$ 39,775.69	\$ 39,775.69	82
70	4169-018-011	\$ 4,417,300.00	-	\$ 39,775.69	\$ 39,775.69	111
71	4169-018-012	\$ 3,891,264.00	-	\$ 50,240.51	\$ 50,240.51	77
72	4169-018-013	\$ 660,802.00	-	\$ 39,427.01	\$ 39,427.01	17
73	4169-018-014	\$ 1,882,635.00	-	\$ 41,765.60	\$ 41,765.60	45
74	4169-018-015	\$ 2,107,844.00	-	\$ 41,034.93	\$ 41,034.93	51
75	4169-019-012	\$ 711,432.00	-	\$ 40,568.55	\$ 40,568.55	18
76	4169-019-013	\$ 1,892,778.00	-	\$ 47,781.99	\$ 47,781.99	40
77	4169-019-014	\$ 98,192.00	-	\$ 40,513.02	\$ 40,513.02	2
78	4169-019-015	\$ 133,356.00	-	\$ 39,620.23	\$ 39,620.23	3
79	4169-019-010	\$ 2,416,127.00	-	\$ 40,863.92	\$ 40,863.92	59
80	4169-019-011	\$ 1,028,537.00	-	\$ 39,948.92	\$ 39,948.92	26
81	4169-019-008	\$ 149,285.00	-	\$ 47,984.09	\$ 47,984.09	3
82	4169-019-009	\$ 2,550,371.00	-	\$ 39,948.92	\$ 39,948.92	64
83	4169-019-007	\$ 3,014,327.00	-	\$ 39,948.92	\$ 39,948.92	75
84	4169-019-005	\$ 841,400.00	-	\$ 38,645.26	\$ 38,645.26	22
85	4169-019-006	\$ 1,960,006.00	-	\$ 39,946.70	\$ 39,946.70	49
86	4169-019-001	\$ 3,256,452.00	-	\$ 43,206.96	\$ 43,206.96	75
87	4169-019-002	\$ 3,017,160.00	-	\$ 43,184.75	\$ 43,184.75	70
88	4169-019-003	\$ 3,675,196.00	-	\$ 43,182.53	\$ 43,182.53	85
89	4169-019-004	\$ 4,176,168.00	-	\$ 50,100.59	\$ 50,100.59	83
90	4169-021-018	\$ 3,722,384.00	-	\$ 43,195.86	\$ 43,195.86	86
91	4169-021-019	\$ 892,552.00	-	\$ 43,182.53	\$ 43,182.53	21
92	4169-021-020	\$ 2,971,382.00	-	\$ 43,182.53	\$ 43,182.53	69
93	4169-021-022	\$ 124,586.00	-	\$ 39,709.06	\$ 39,709.06	3
94	4169-021-021	\$ 3,770,867.00	-	\$ 39,702.40	\$ 39,702.40	95
95	4169-021-015	\$ 101,483.00	-	\$ 47,077.97	\$ 47,077.97	2
96	4169-021-017	\$ 4,037,067.00	-	\$ 40,401.98	\$ 40,401.98	100
97	4169-021-016	\$ 2,463,265.00	-	\$ 40,406.42	\$ 40,406.42	61
98	4169-021-013	\$ 2,945,537.00	-	\$ 38,629.71	\$ 38,629.71	76
99	4169-021-014	\$ 85,757.00	-	\$ 39,966.69	\$ 39,966.69	2



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
100	4169-021-023	\$ 1,350,252.00	-	\$ 38,636.38	\$ 38,636.38	35
101	4169-021-012	\$ 887,756.00	-	\$ 39,960.02	\$ 39,960.02	22
102	4169-021-009	\$ 3,290,860.00	-	\$ 38,645.26	\$ 38,645.26	85
103	4169-021-010	\$ 91,378.00	-	\$ 39,953.36	\$ 39,953.36	2
104	4169-021-007	\$ 1,668,600.00	-	\$ 38,638.60	\$ 38,638.60	43
105	4169-021-008	\$ 126,359.00	-	\$ 39,955.58	\$ 39,955.58	3
106	4169-021-005	\$ 3,571,066.00	-	\$ 39,298.20	\$ 39,298.20	91
107	4169-021-006	\$ 2,425,635.00	-	\$ 39,295.98	\$ 39,295.98	62
108	4169-021-026	\$ 3,388,092.00	-	\$ 47,682.05	\$ 47,682.05	71
109	4169-021-024	\$ 1,982,686.00	-	\$ 44,832.65	\$ 44,832.65	44
110	4169-021-002	\$ 129,395.00	-	\$ 43,182.53	\$ 43,182.53	3
111	4169-021-003	\$ 1,823,183.00	-	\$ 43,182.53	\$ 43,182.53	42
112	4169-021-800	\$ 1,872,800.00	-	\$ 50,098.37	\$ 50,098.37	37
113	4169-023-013	\$ 4,000,000.00	-	\$ 43,193.63	\$ 43,193.63	93
114	4169-023-014	\$ 3,736,856.00	-	\$ 43,182.53	\$ 43,182.53	87
115	4169-023-015	\$ 2,655,134.00	-	\$ 43,182.53	\$ 43,182.53	61
116	4169-023-020	\$ 8,901,228.00	-	\$ 61,209.47	\$ 61,209.47	145
117	4169-023-010	\$ 428,428.00	-	\$ 38,194.42	\$ 38,194.42	11
118	4169-023-009	\$ 1,936,980.00	-	\$ 38,194.42	\$ 38,194.42	51
119	4169-023-011	\$ 4,405,450.00	-	\$ 40,397.54	\$ 40,397.54	109
120	4169-023-017	\$ 1,026,891.00	-	\$ 38,196.64	\$ 38,196.64	27
121	4169-023-007	\$ 5,671,533.00	-	\$ 51,490.87	\$ 51,490.87	110
122	4169-023-008	\$ 1,089,300.00	-	\$ 38,198.86	\$ 38,198.86	29
123	4169-023-004	\$ 75,988.00	-	\$ 39,307.08	\$ 39,307.08	2
124	4169-023-006	\$ 3,118,531.00	-	\$ 39,287.09	\$ 39,287.09	79
125	4169-023-003	\$ 2,030,750.00	-	\$ 39,302.64	\$ 39,302.64	52
126	4169-023-005	\$ 725,687.00	-	\$ 39,291.54	\$ 39,291.54	18
127	4169-024-001	\$ 3,540,189.00	-	\$ 42,280.85	\$ 42,280.85	84
128	4169-024-002	\$ 7,071,889.00	-	\$ 55,226.40	\$ 55,226.40	128
129	4169-024-021	\$ 5,306,039.00	-	\$ 53,656.23	\$ 53,656.23	99
130	Not Used	-	-	-	-	N/A
131	Not Used	-	-	-	-	N/A
132	4169-024-022	\$ 2,511,016.00	-	\$ 39,531.39	\$ 39,531.39	64
133	4169-024-009	\$ 2,207,192.00	-	\$ 39,531.39	\$ 39,531.39	56
134	4169-024-011	\$ 343,244.00	-	\$ 39,526.95	\$ 39,526.95	9
135	4169-024-013	\$ 1,155,663.00	-	\$ 42,693.94	\$ 42,693.94	27
136	Not Used	-	-	-	-	N/A
137	4169-024-016	\$ 1,341,868.00	-	\$ 46,969.14	\$ 46,969.14	29
138	4169-024-017	\$ 3,039,310.00	-	\$ 43,182.53	\$ 43,182.53	70
139	4169-024-018	\$ 3,001,454.00	-	\$ 43,182.53	\$ 43,182.53	70
140	4169-024-019	\$ 1,165,603.00	-	\$ 42,180.91	\$ 42,180.91	28
141	4169-025-001	\$ 2,167,207.00	-	\$ 50,122.80	\$ 50,122.80	43
142	4169-025-002	\$ 153,574.00	-	\$ 43,182.53	\$ 43,182.53	4
143	4169-025-003	\$ 461,335.00	-	\$ 43,182.53	\$ 43,182.53	11
144	4169-025-004	\$ 2,069,353.00	-	\$ 42,522.93	\$ 42,522.93	49
145	4169-025-007	\$ 1,040,108.00	-	\$ 39,702.40	\$ 39,702.40	26
146	4169-025-008	\$ 3,879,375.00	-	\$ 39,715.73	\$ 39,715.73	98
147	4169-025-024	\$ 3,079,584.00	-	\$ 39,375.93	\$ 39,375.93	78
148	4169-025-023	\$ 908,931.00	-	\$ 39,393.70	\$ 39,393.70	23
149	4169-025-013	\$ 1,185,515.00	-	\$ 39,271.55	\$ 39,271.55	30



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
150	4169-025-025	\$ 630,172.00	-	\$ 39,529.17	\$ 39,529.17	16
151	4169-025-015	\$ 107,421.00	-	\$ 39,440.34	\$ 39,440.34	3
152	4169-025-016	\$ 94,015.00	-	\$ 39,522.51	\$ 39,522.51	2
153	4169-025-019	\$ 1,124,149.00	-	\$ 50,131.69	\$ 50,131.69	22
154	4169-025-020	\$ 1,183,408.00	-	\$ 43,182.53	\$ 43,182.53	27
155	4169-025-021	\$ 1,608,835.00	-	\$ 43,182.53	\$ 43,182.53	37
156	4169-025-022	\$ 1,138,630.00	-	\$ 14,650.99	\$ 14,650.99	78
157	4169-026-005	\$ 3,663,128.00	-	\$ 14,650.99	\$ 14,650.99	250
158	4169-026-004	\$ 2,327,621.00	-	\$ 41,794.48	\$ 41,794.48	56
159	4169-026-003	\$ 728,352.00	-	\$ 41,794.48	\$ 41,794.48	17
160	4169-026-002	\$ 1,181,966.00	-	\$ 41,794.48	\$ 41,794.48	28
161	4169-026-001	\$ 2,200,900.00	-	\$ 41,818.91	\$ 41,818.91	53
162	4169-026-006	\$ 193,034.00	-	\$ 39,327.07	\$ 39,327.07	5
163	4169-026-008	\$ 1,130,559.00	-	\$ 39,353.72	\$ 39,353.72	29
164	4169-026-010	\$ 2,003,063.00	-	\$ 39,380.37	\$ 39,380.37	51
165	4169-026-012	\$ 1,165,604.00	-	\$ 39,407.02	\$ 39,407.02	30
166	4169-026-014	\$ 634,392.00	-	\$ 35,851.38	\$ 35,851.38	18
167	4169-026-015	\$ 122,451.00	-	\$ 37,532.59	\$ 37,532.59	3
168	4169-026-016	\$ 357,201.00	-	\$ 38,458.70	\$ 38,458.70	9
169	4169-022-024	\$ 3,005,972.00	-	\$ 103,022.10	\$ 103,022.10	29
170	4169-023-019	\$ 19,586,757.00	-	\$ 128,322.64	\$ 128,322.64	153



Table 2  
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT (Not including city owned parcels)	\$7,255,000.00
B. UNPAID SPECIAL ASSESSMENTS	\$0
TOTAL A& B	\$7,255,000.00
C. TRUE VALUE OF PARCELS (Not including city owned parcels)	\$381,962,466.00
AVERAGE VALUE TO LIEN RATIO	53:1

\* 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 January 7, 2020

NV5, INC.



---

JEFFREY M. COOPER, P.E.  
R.C.E. No. 31572  
ENGINEER OF WORK  
CITY OF MANHATTAN 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 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 of, 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 of, overhead facilities receive an aesthetic benefit. This benefit is based on the area of the parcel.
- 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 Manhattan 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 of, overhead facilities receive a safety benefit. This benefit is based on the average area of the parcels to be assessed.
- 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. The benefit is based on the average area of the parcels to be assessed.

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 considerations: Assessment Nos. 7, 8, 9, 51 and 170: These properties do not connect to the new system and are assigned a zero (0) reliability benefit. They do receive the safety benefit and the aesthetics benefit. Assessment Nos. 156 and 157: These properties will have poles and wires that will remain adjacent to their properties and are assigned a zero (0) aesthetics benefit and a zero (0) safety benefit. They do receive the reliability benefit.

## GENERAL BENEFITS

Section 4 of Article XIID 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 Infrastructure 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 15% 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 \$7,255,000.00 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.

## 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. The properties within this Assessment District are either zoned residential or commercial. 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 within the District, except for those few exceptions identified above, receive 3 of the 3 benefits. For the Improved Aesthetics Benefit, the parcel area is multiplied by 1 to calculate the "Aesthetics Benefit Area". Each qualifying parcel in the District receives a safety benefit determined by the average parcel size in the District. For the Reliability Benefit, the average parcel area within the district is multiplied by the number of connections (with a maximum of one) on each parcel to determine "Reliability Benefit Area". The Assessed Benefit Area per parcel is equal to the Aesthetics Benefit Area plus the Safety Benefit Area plus the Reliability Benefit Area, divided by 3.

## 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: January 7, 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 MANHATTAN BEACH  
STATE OF CALIFORNIA



I, \_\_\_\_\_ as CITY CLERK of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the 19th day of November, 2019.

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

I, \_\_\_\_\_ as CITY CLERK of the CITY OF MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA, on the 19th day of November, 2019.

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

I, \_\_\_\_\_ as CITY CLERK of the CITY OF MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA, on the 7<sup>th</sup> day of January, 2020.

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

I, \_\_\_\_\_ as SUPERINTENDENT OF STREETS of the CITY OF MANHATTAN BEACH, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the 7th day of January, 2020.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF MANHATTAN  
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 MANHATTAN 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 fifty dollars (\$50) 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.

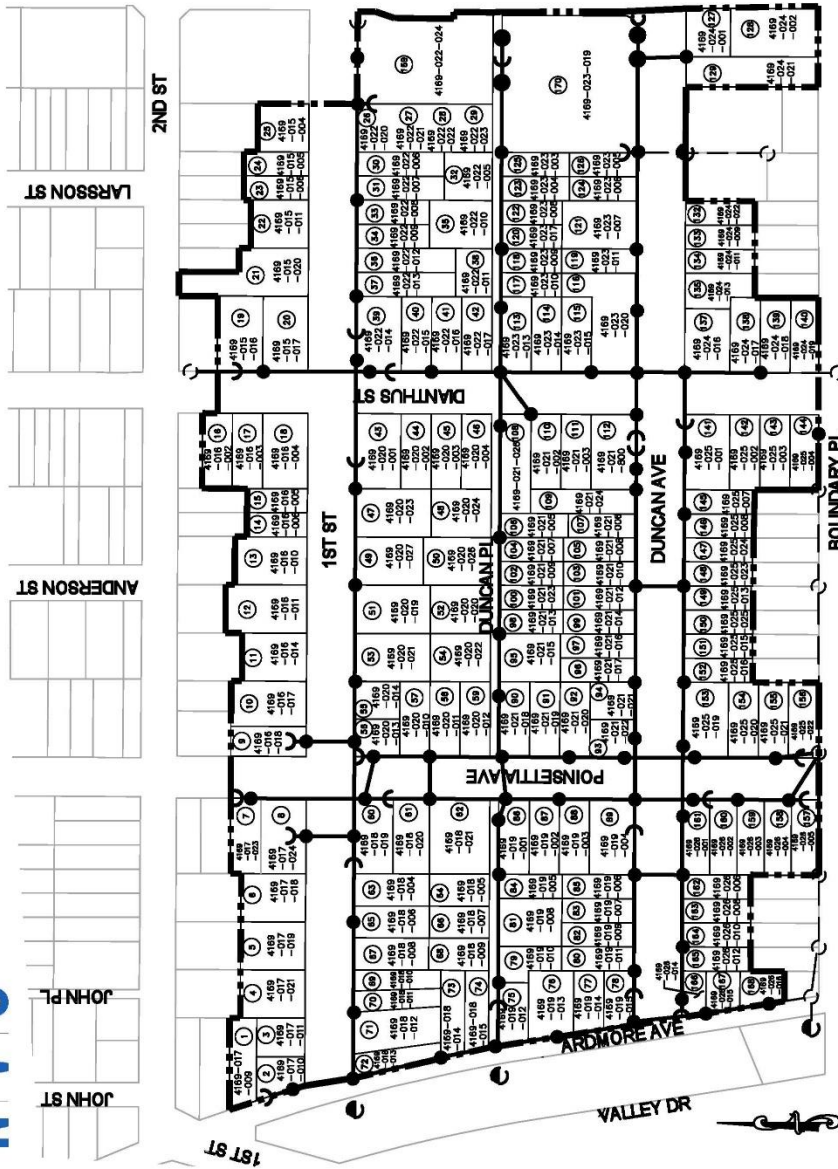
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.



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 Manhattan 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.



- LEGEND**
- POWER POLE TO BE REMOVED
  - GUY WIRE TO BE REMOVED
  - POWER POLE TO REMAIN IN PLACE
  - GUY WIRE TO REMAIN IN PLACE
  - NEW 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 PARCEL
  - ⊕ ASSESSMENT NO.
- PARCELS: 167  
 DISTANCE: 10,220 LF  
 POWER POLES TO BE REMOVED: 82

CITY OF MANHATTAN BEACH  
 ASSESSMENT DISTRICT - 19-4

N.T.S.  
 11/12/2019





## 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 Assessment District No. 19-4.

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.
6. Installation of new streetlights.

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 Manhattan Beach will inspect the work to ensure conformance to City and utility company standards and specifications where applicable.

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 180 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 7.28.100 of the Manhattan 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 MANHATTAN 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 MANHATTAN BEACH, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID 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 ASSESSMENT DISTRICT NO. 19-4 (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 completion of the construction and installation of such public improvements.

EXECUTED this 7<sup>th</sup> day of January, 2020 at CITY OF MANHATTAN BEACH, California.

SUPERINTENDENT OF STREETS  
CITY OF MANHATTAN BEACH  
State of California

By: \_\_\_\_\_  
Stephanie Katsouleas, PE



Certificate of Completion of Environmental Proceedings

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF MANHATTAN 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 UNDERGROUND UTILITY ASSESSMENT DISTRICT NO. 194 (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 \_\_\_\_\_, 2019 at CITY OF MANHATTAN BEACH, California.

By: \_\_\_\_\_  
Stephanie Katsouleas, PE  
CITY OF MANHATTAN BEACH  
STATE OF CALIFORNIA



# APPENDIX

## A. Assessment Calculations



## ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Total Assessment	Cash Payments
108 N ARDMORE AVE	1	4169-017-009	6,511	1	YES	6,511	YES	6,596.91	6,596.91	6,568.27	\$ 36,175.74	\$ 3,789.73	\$ 3,796.71	\$ 43,762.18	\$ 39,965.47
801 1ST ST	2	4169-017-010	4,836	1	YES	4,836	YES	6,596.91	6,596.91	6,009.94	\$ 33,100.63	\$ 3,467.59	\$ 3,473.97	\$ 40,042.20	\$ 36,568.22
811 1ST ST	3	4169-017-011	5,125	1	YES	5,125	YES	6,596.91	6,596.91	6,106.27	\$ 33,631.20	\$ 3,523.17	\$ 3,529.66	\$ 40,684.03	\$ 37,154.38
815 1ST ST	4	4169-017-021	8,603	1	YES	8,603	YES	6,596.91	6,596.91	7,265.61	\$ 40,016.40	\$ 4,192.08	\$ 4,199.80	\$ 48,408.28	\$ 44,208.48
825 1ST ST	5	4169-017-019	8,594	1	YES	8,594	YES	6,596.91	6,596.91	7,262.61	\$ 39,999.88	\$ 4,190.35	\$ 4,198.06	\$ 48,388.29	\$ 44,190.23
833 1ST ST	6	4169-017-018	8,592	1	YES	8,592	YES	6,596.91	6,596.91	7,261.94	\$ 39,996.21	\$ 4,189.96	\$ 4,197.68	\$ 48,383.85	\$ 44,186.17
109 N . POINSETTIA AVE	7	4169-017-023	6,250	0	YES	6,250	YES	6,596.91	0.00	4,282.30	\$ 23,585.42	\$ 2,470.78	\$ 2,475.33	\$ 28,531.54	\$ 26,056.20
101 N. POINSETTIA AVE	8	4169-017-024	9,368	0	YES	9,368	YES	6,596.91	0.00	5,321.64	\$ 29,309.70	\$ 3,070.45	\$ 3,076.11	\$ 35,456.26	\$ 32,380.15
100 N POINSETTIA AVE	9	4169-016-018	6,249	0	YES	6,249	YES	6,596.91	0.00	4,281.97	\$ 23,583.58	\$ 2,470.59	\$ 2,475.14	\$ 28,529.32	\$ 26,054.18
901 1ST ST	10	4169-016-017	9,370	1	YES	9,370	YES	6,596.91	6,596.91	7,521.27	\$ 41,424.53	\$ 4,339.59	\$ 4,347.58	\$ 50,111.70	\$ 45,764.12
919 1ST ST	11	4169-016-014	8,598	1	YES	8,598	YES	6,596.91	6,596.91	7,263.94	\$ 40,007.22	\$ 4,191.12	\$ 4,198.83	\$ 48,397.17	\$ 44,198.34
923 1ST ST	12	4169-016-011	10,797	1	YES	10,797	YES	6,596.91	6,596.91	7,996.94	\$ 44,044.33	\$ 4,614.04	\$ 4,622.53	\$ 53,280.90	\$ 48,658.37
931 1ST ST	13	4169-016-010	9,594	1	YES	9,594	YES	6,596.91	6,596.91	7,595.94	\$ 41,835.76	\$ 4,382.67	\$ 4,390.74	\$ 50,609.18	\$ 46,218.44
939 1ST ST	14	4169-016-006	3,997	1	YES	3,997	YES	6,596.91	6,596.91	5,730.27	\$ 31,560.33	\$ 3,306.23	\$ 3,312.31	\$ 38,178.87	\$ 34,866.56
943 1ST ST	15	4169-016-005	3,995	1	YES	3,995	YES	6,596.91	6,596.91	5,729.61	\$ 31,556.66	\$ 3,305.84	\$ 3,311.93	\$ 38,174.43	\$ 34,862.50
115 N DIANTHUS ST	16	4169-016-002	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
109 N DIANTHUS ST	17	4169-016-003	6,251	1	YES	6,251	YES	6,596.91	6,596.91	6,481.61	\$ 35,698.41	\$ 3,739.73	\$ 3,746.61	\$ 43,184.75	\$ 39,438.14
101 N DIANTHUS ST	18	4169-016-004	9,365	1	YES	9,365	YES	6,596.91	6,596.91	7,519.61	\$ 41,415.35	\$ 4,338.63	\$ 4,346.62	\$ 50,100.59	\$ 45,753.98
108 N DIANTHUS ST	19	4169-015-016	9,375	1	YES	9,375	YES	6,596.91	6,596.91	7,522.94	\$ 41,433.70	\$ 4,340.55	\$ 4,348.54	\$ 50,122.80	\$ 45,774.26
100 N DIANTHUS ST	20	4169-015-017	9,369	1	YES	9,369	YES	6,596.91	6,596.91	7,520.94	\$ 41,422.69	\$ 4,339.40	\$ 4,347.39	\$ 50,109.48	\$ 45,762.09
1015 1ST ST	21	4169-015-020	13,199	1	YES	13,199	YES	6,596.91	6,596.91	8,797.61	\$ 48,454.12	\$ 5,076.00	\$ 5,085.35	\$ 58,615.47	\$ 53,530.12
1023 1ST ST	22	4169-015-011	7,595	1	YES	7,595	YES	6,596.91	6,596.91	6,929.61	\$ 38,165.83	\$ 3,998.21	\$ 4,005.57	\$ 46,169.62	\$ 42,164.05
1031 1ST ST	23	4169-015-006	4,295	1	YES	4,295	YES	6,596.91	6,596.91	5,829.61	\$ 32,107.42	\$ 3,363.54	\$ 3,369.73	\$ 38,840.70	\$ 35,470.96
1035 1ST ST	24	4169-015-005	4,297	1	YES	4,297	YES	6,596.91	6,596.91	5,830.27	\$ 32,111.09	\$ 3,363.93	\$ 3,370.12	\$ 38,845.14	\$ 35,475.02
1043 1ST ST	25	4169-015-004	6,800	1	YES	6,800	YES	6,596.91	6,596.91	6,664.61	\$ 36,706.31	\$ 3,845.32	\$ 3,852.39	\$ 44,404.02	\$ 40,551.62
1046 1ST ST	26	4169-022-020	4,500	1	YES	4,500	YES	6,596.91	6,596.91	5,897.94	\$ 32,483.78	\$ 3,402.97	\$ 3,409.23	\$ 39,295.98	\$ 35,886.75
1050 1ST ST	27	4169-022-021	4,500	1	YES	4,500	YES	6,596.91	6,596.91	5,897.94	\$ 32,483.78	\$ 3,402.97	\$ 3,409.23	\$ 39,295.98	\$ 35,886.75
1054 1ST ST	28	4169-022-022	4,500	1	YES	4,500	YES	6,596.91	6,596.91	5,897.94	\$ 32,483.78	\$ 3,402.97	\$ 3,409.23	\$ 39,295.98	\$ 35,886.75
1058 1ST ST	29	4169-022-023	4,500	1	YES	4,500	YES	6,596.91	6,596.91	5,897.94	\$ 32,483.78	\$ 3,402.97	\$ 3,409.23	\$ 39,295.98	\$ 35,886.75
1042 1ST ST	30	4169-022-006	5,803	1	YES	5,803	YES	6,596.91	6,596.91	6,332.27	\$ 34,875.93	\$ 3,653.57	\$ 3,660.29	\$ 42,189.79	\$ 38,529.50
1030 1ST ST	31	4169-022-007	5,807	1	YES	5,807	YES	6,596.91	6,596.91	6,333.61	\$ 34,883.28	\$ 3,654.34	\$ 3,661.06	\$ 42,198.68	\$ 38,537.61
1031 DUNCAN PL	32	4169-022-005	6,389	1	YES	6,389	YES	6,596.91	6,596.91	6,527.61	\$ 35,951.76	\$ 3,766.27	\$ 3,773.20	\$ 43,491.23	\$ 39,718.03
1026 1ST ST	33	4169-022-008	4,806	1	YES	4,806	YES	6,596.91	6,596.91	5,999.94	\$ 33,045.56	\$ 3,461.82	\$ 3,468.19	\$ 39,975.57	\$ 36,507.38
1022 1ST ST	34	4169-022-009	4,802	1	YES	4,802	YES	6,596.91	6,596.91	5,998.61	\$ 33,038.21	\$ 3,461.05	\$ 3,467.42	\$ 39,966.69	\$ 36,499.26
1025 DUNCAN PL	35	4169-022-010	8,393	1	YES	8,393	YES	6,596.91	6,596.91	7,195.61	\$ 39,630.87	\$ 4,151.69	\$ 4,159.33	\$ 47,941.89	\$ 43,782.56
1018 1ST ST	36	4169-022-012	6,601	1	YES	6,601	YES	6,596.91	6,596.91	6,598.27	\$ 36,340.97	\$ 3,807.04	\$ 3,814.05	\$ 43,962.06	\$ 40,148.01
1014 1ST ST	37	4169-022-013	6,605	1	YES	6,605	YES	6,596.91	6,596.91	6,599.61	\$ 36,348.31	\$ 3,807.81	\$ 3,814.82	\$ 43,970.95	\$ 40,156.12
1017 DUNCAN PL	38	4169-022-011	4,795	1	YES	4,795	YES	6,596.91	6,596.91	5,996.27	\$ 33,025.36	\$ 3,459.70	\$ 3,466.07	\$ 39,951.14	\$ 36,485.07
100 S DIANTHUS ST	39	4169-022-014	9,382	1	YES	9,382	YES	6,596.91	6,596.91	7,525.27	\$ 41,446.56	\$ 4,341.90	\$ 4,349.89	\$ 50,138.35	\$ 45,788.46
108 S DIANTHUS ST	40	4169-022-015	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
112 S DIANTHUS ST	41	4169-022-016	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
118 S DIANTHUS ST	42	4169-022-017	6,244	1	YES	6,244	YES	6,596.91	6,596.91	6,479.27	\$ 35,685.56	\$ 3,738.38	\$ 3,745.26	\$ 43,169.21	\$ 39,423.94
950 1ST ST	43	4169-020-001	9,391	1	YES	9,391	YES	6,596.91	6,596.91	7,528.27	\$ 41,463.08	\$ 4,343.63	\$ 4,351.63	\$ 50,158.34	\$ 45,806.71
109 S DIANTHUS ST	44	4169-020-002	6,240	1	YES	6,240	YES	6,596.91	6,596.91	6,477.94	\$ 35,678.21	\$ 3,737.61	\$ 3,744.49	\$ 43,160.32	\$ 39,415.83
113 S DIANTHUS ST	45	4169-020-003	6,260	1	YES	6,260	YES	6,596.91	6,596.91	6,484.61	\$ 35,714.93	\$ 3,741.46	\$ 3,748.35	\$ 43,204.74	\$ 39,456.39
119 S DIANTHUS ST	46	4169-020-004	6,239	1	YES	6,239	YES	6,596.91	6,596.91	6,477.61	\$ 35,676.38	\$ 3,737.42	\$ 3,744.30	\$ 43,158.10	\$ 39,413.80
940 1ST ST	47	4169-020-023	10,007	1	YES	10,007	YES	6,596.91	6,596.91	7,733.61	\$ 42,593.98	\$ 4,462.10	\$ 4,470.32	\$ 51,526.40	\$ 47,056.09
941 DUNCAN PL	48	4169-020-024	7,998	1	YES	7,998	YES	6,596.91	6,596.91	7,063.94	\$ 38,905.69	\$ 4,075.72	\$ 4,083.22	\$ 47,064.64	\$ 42,981.42
934 1ST ST	49	4169-020-027	10,167	1	YES	10,167	YES	6,596.91	6,596.91	7,786.94	\$ 42,887.72	\$ 4,492.87	\$ 4,501.15	\$ 51,881.74	\$ 47,380.60



# ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Total Assessment	Cash Payments
931 DUNCAN PL	50	4169-020-026	7,834	1	YES	7,834	YES	6,596.91	6,596.91	7,009.27	\$ 38,604.61	\$ 4,044.18	\$ 4,051.62	\$ 46,700.42	\$ 42,648.79
922 1ST ST	51	4169-020-019	10,011	0	YES	10,011	YES	6,596.91	0.00	5,535.97	\$ 30,490.17	\$ 3,194.12	\$ 3,200.00	\$ 36,884.29	\$ 33,684.29
921 DUNCAN PL	52	4169-020-020	7,992	1	YES	7,992	YES	6,596.91	6,596.91	7,061.94	\$ 38,894.68	\$ 4,074.57	\$ 4,082.07	\$ 47,051.32	\$ 42,969.25
918 1ST ST	53	4169-020-021	10,008	1	YES	10,008	YES	6,596.91	6,596.91	7,733.94	\$ 42,595.82	\$ 4,462.30	\$ 4,470.51	\$ 51,528.62	\$ 47,058.11
919 DUNCAN PL	54	4169-020-022	7,992	1	YES	7,992	YES	6,596.91	6,596.91	7,061.94	\$ 38,894.68	\$ 4,074.57	\$ 4,082.07	\$ 47,051.32	\$ 42,969.25
908 1ST ST	55	4169-020-014	4,691	1	YES	4,691	YES	6,596.91	6,596.91	5,961.61	\$ 32,834.43	\$ 3,439.70	\$ 3,446.03	\$ 39,720.17	\$ 36,274.13
106 S POINSETTIA AVE	56	4169-020-013	4,690	1	YES	4,690	YES	6,596.91	6,596.91	5,961.27	\$ 32,832.60	\$ 3,439.51	\$ 3,445.84	\$ 39,717.95	\$ 36,272.11
108 S POINSETTIA AVE	57	4169-020-010	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
112 S POINSETTIA AVE	58	4169-020-011	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
118 S POINSETTIA AVE	59	4169-020-012	6,244	1	YES	6,244	YES	6,596.91	6,596.91	6,479.27	\$ 35,685.56	\$ 3,738.38	\$ 3,745.26	\$ 43,169.21	\$ 39,423.94
101 S POINSETTIA AVE	60	4169-018-019	8,136	1	YES	8,136	YES	6,596.91	6,596.91	7,109.94	\$ 39,159.05	\$ 4,102.26	\$ 4,109.81	\$ 47,371.12	\$ 43,261.31
109 S POINSETTIA AVE	61	4169-018-020	7,501	1	YES	7,501	YES	6,596.91	6,596.91	6,898.27	\$ 37,993.26	\$ 3,980.14	\$ 3,987.46	\$ 45,960.86	\$ 41,973.40
113 S POINSETTIA AVE	62	4169-018-021	12,491	1	YES	12,491	YES	6,596.91	6,596.91	8,561.61	\$ 47,154.31	\$ 4,939.84	\$ 4,948.93	\$ 57,043.08	\$ 52,094.15
832 1ST ST	63	4169-018-004	6,665	1	YES	6,665	YES	6,596.91	6,596.91	6,619.61	\$ 36,458.46	\$ 3,819.35	\$ 3,826.38	\$ 44,104.20	\$ 40,277.82
831 DUNCAN PL	64	4169-018-005	5,317	1	YES	5,317	YES	6,596.91	6,596.91	6,170.27	\$ 33,983.69	\$ 3,560.10	\$ 3,566.65	\$ 41,110.44	\$ 37,543.79
828 1ST ST	65	4169-018-006	6,656	1	YES	6,656	YES	6,596.91	6,596.91	6,616.61	\$ 36,441.94	\$ 3,817.62	\$ 3,824.65	\$ 44,084.21	\$ 40,259.56
825 DUNCAN PL	66	4169-018-007	5,299	1	YES	5,299	YES	6,596.91	6,596.91	6,164.27	\$ 33,950.65	\$ 3,556.64	\$ 3,563.18	\$ 41,070.47	\$ 37,507.28
820 1ST ST	67	4169-018-008	6,703	1	YES	6,703	YES	6,596.91	6,596.91	6,632.27	\$ 36,528.23	\$ 3,826.66	\$ 3,833.70	\$ 44,188.59	\$ 40,354.89
809 DUNCAN PL	68	4169-018-009	5,364	1	YES	5,364	YES	6,596.91	6,596.91	6,185.94	\$ 34,069.98	\$ 3,569.14	\$ 3,575.71	\$ 41,214.82	\$ 37,639.12
816 1ST ST	69	4169-018-010	4,716	1	YES	4,716	YES	6,596.91	6,596.91	5,969.94	\$ 32,880.33	\$ 3,444.51	\$ 3,450.85	\$ 39,775.69	\$ 36,324.84
814 1ST ST	70	4169-018-011	4,716	1	YES	4,716	YES	6,596.91	6,596.91	5,969.94	\$ 32,880.33	\$ 3,444.51	\$ 3,450.85	\$ 39,775.69	\$ 36,324.84
810 1ST ST	71	4169-018-012	9,428	1	YES	9,428	YES	6,596.91	6,596.91	7,540.61	\$ 41,531.01	\$ 4,350.75	\$ 4,358.76	\$ 50,240.51	\$ 45,881.75
802 1ST ST	72	4169-018-013	4,559	1	YES	4,559	YES	6,596.91	6,596.91	5,917.61	\$ 32,592.10	\$ 3,414.32	\$ 3,420.60	\$ 39,427.01	\$ 36,006.41
116 S ARDMORE AVE	73	4169-018-014	5,612	1	YES	5,612	YES	6,596.91	6,596.91	6,268.61	\$ 34,525.28	\$ 3,616.83	\$ 3,623.49	\$ 41,765.60	\$ 38,142.11
805 DUNCAN AVE	74	4169-018-015	5,283	1	YES	5,283	YES	6,596.91	6,596.91	6,158.94	\$ 33,921.27	\$ 3,553.56	\$ 3,560.10	\$ 41,034.93	\$ 37,474.83
800 DUNCAN PL	75	4169-019-012	5,073	1	YES	5,073	YES	6,596.91	6,596.91	6,088.94	\$ 33,535.74	\$ 3,513.17	\$ 3,519.64	\$ 40,568.55	\$ 37,048.91
208 S ARDMORE AVE	76	4169-019-013	8,321	1	YES	8,321	YES	6,596.91	6,596.91	7,171.61	\$ 39,498.68	\$ 4,137.84	\$ 4,145.46	\$ 47,781.99	\$ 43,636.53
216 S ARDMORE AVE	77	4169-019-014	5,048	1	YES	5,048	YES	6,596.91	6,596.91	6,080.61	\$ 33,489.84	\$ 3,508.36	\$ 3,514.82	\$ 40,513.02	\$ 36,998.20
220 S ARDMORE AVE	78	4169-019-015	4,646	1	YES	4,646	YES	6,596.91	6,596.91	5,946.61	\$ 32,751.82	\$ 3,431.05	\$ 3,437.36	\$ 39,620.23	\$ 36,182.86
808 DUNCAN PL	79	4169-019-010	5,206	1	YES	5,206	YES	6,596.91	6,596.91	6,133.27	\$ 33,779.91	\$ 3,538.75	\$ 3,545.26	\$ 40,863.92	\$ 37,318.66
809 DUNCAN AVE	80	4169-019-011	4,794	1	YES	4,794	YES	6,596.91	6,596.91	5,995.94	\$ 33,023.53	\$ 3,459.51	\$ 3,465.88	\$ 39,948.92	\$ 36,483.04
816 DUNCAN PL	81	4169-019-008	8,412	1	YES	8,412	YES	6,596.91	6,596.91	7,201.94	\$ 39,665.75	\$ 4,155.34	\$ 4,162.99	\$ 47,984.09	\$ 43,821.09
813 DUNCAN AVE	82	4169-019-009	4,794	1	YES	4,794	YES	6,596.91	6,596.91	5,995.94	\$ 33,023.53	\$ 3,459.51	\$ 3,465.88	\$ 39,948.92	\$ 36,483.04
817 DUNCAN AVE	83	4169-019-007	4,794	1	YES	4,794	YES	6,596.91	6,596.91	5,995.94	\$ 33,023.53	\$ 3,459.51	\$ 3,465.88	\$ 39,948.92	\$ 36,483.04
Undeveloped Parcel	84	4169-019-005	4,207	1	YES	4,207	YES	6,596.91	6,596.91	5,800.27	\$ 31,945.86	\$ 3,346.62	\$ 3,352.78	\$ 38,645.26	\$ 35,292.48
821 DUNCAN AVE	85	4169-019-006	4,793	1	YES	4,793	YES	6,596.91	6,596.91	5,995.61	\$ 33,021.69	\$ 3,459.32	\$ 3,465.69	\$ 39,946.70	\$ 36,481.01
201 S POINSETTIA AVE	86	4169-019-001	6,261	1	YES	6,261	YES	6,596.91	6,596.91	6,484.94	\$ 35,716.77	\$ 3,741.65	\$ 3,748.54	\$ 43,206.96	\$ 39,458.42
207 S POINSETTIA AVE	87	4169-019-002	6,251	1	YES	6,251	YES	6,596.91	6,596.91	6,481.61	\$ 35,698.41	\$ 3,739.73	\$ 3,746.61	\$ 43,184.75	\$ 39,438.14
211 S POINSETTIA AVE	88	4169-019-003	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
215 S POINSETTIA AVE	89	4169-019-004	9,365	1	YES	9,365	YES	6,596.91	6,596.91	7,519.61	\$ 41,415.35	\$ 4,338.63	\$ 4,346.62	\$ 50,100.59	\$ 45,753.98
200 S POINSETTIA AVE	90	4169-021-018	6,256	1	YES	6,256	YES	6,596.91	6,596.91	6,483.27	\$ 35,707.59	\$ 3,740.69	\$ 3,747.58	\$ 43,195.86	\$ 39,448.28
206 S POINSETTIA AVE	91	4169-021-019	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
210 S POINSETTIA AVE	92	4169-021-020	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
214 S POINSETTIA AVE	93	4169-021-022	4,686	1	YES	4,686	YES	6,596.91	6,596.91	5,959.94	\$ 32,825.25	\$ 3,438.74	\$ 3,445.07	\$ 39,709.06	\$ 36,263.99
911 DUNCAN AVE	94	4169-021-021	4,683	1	YES	4,683	YES	6,596.91	6,596.91	5,958.94	\$ 32,819.74	\$ 3,438.16	\$ 3,444.49	\$ 39,702.40	\$ 36,257.91
914 DUNCAN PL	95	4169-021-015	8,004	1	YES	8,004	YES	6,596.91	6,596.91	7,065.94	\$ 38,916.71	\$ 4,076.88	\$ 4,084.38	\$ 47,077.97	\$ 42,993.59
915 DUNCAN AVE	96	4169-021-017	4,998	1	YES	4,998	YES	6,596.91	6,596.91	6,063.94	\$ 33,398.05	\$ 3,498.75	\$ 3,505.19	\$ 40,401.98	\$ 36,896.79
919 DUNCAN AVE	97	4169-021-016	5,000	1	YES	5,000	YES	6,596.91	6,596.91	6,064.61	\$ 33,401.72	\$ 3,499.13	\$ 3,505.57	\$ 40,406.42	\$ 36,900.85
922 DUNCAN PL	98	4169-021-013	4,200	1	YES	4,200	YES	6,596.91	6,596.91	5,797.94	\$ 31,933.01	\$ 3,345.27	\$ 3,351.43	\$ 38,629.71	\$ 35,278.28
923 DUNCAN AVE	99	4169-021-014	4,802	1	YES	4,802	YES	6,596.91	6,596.91	5,998.61	\$ 33,038.21	\$ 3,461.05	\$ 3,467.42	\$ 39,966.69	\$ 36,499.26



# ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Total Assessment	Cash Payments
926 DUNCAN PL	100	4169-021-023	4,203	1	YES	4,203	YES	6,596.91	6,596.91	5,798.94	\$ 31,938.52	\$ 3,345.85	\$ 3,352.01	\$ 38,636.38	\$ 35,284.37
927 DUNCAN AVE	101	4169-021-012	4,799	1	YES	4,799	YES	6,596.91	6,596.91	5,997.61	\$ 33,032.71	\$ 3,460.47	\$ 3,466.84	\$ 39,960.02	\$ 36,493.18
930 DUNCAN PL	102	4169-021-009	4,207	1	YES	4,207	YES	6,596.91	6,596.91	5,800.27	\$ 31,945.86	\$ 3,346.62	\$ 3,352.78	\$ 38,645.26	\$ 35,292.48
931 DUNCAN AVE	103	4169-021-010	4,796	1	YES	4,796	YES	6,596.91	6,596.91	5,996.61	\$ 33,027.20	\$ 3,459.90	\$ 3,466.27	\$ 39,953.36	\$ 36,487.10
934 DUNCAN PL	104	4169-021-007	4,204	1	YES	4,204	YES	6,596.91	6,596.91	5,799.27	\$ 31,940.36	\$ 3,346.04	\$ 3,352.20	\$ 38,638.60	\$ 35,286.40
935 DUNCAN AVE	105	4169-021-008	4,797	1	YES	4,797	YES	6,596.91	6,596.91	5,996.94	\$ 33,029.04	\$ 3,460.09	\$ 3,466.46	\$ 39,955.58	\$ 36,489.12
940 DUNCAN PL	106	4169-021-005	4,501	1	YES	4,501	YES	6,596.91	6,596.91	5,898.27	\$ 32,485.61	\$ 3,403.16	\$ 3,409.43	\$ 39,298.20	\$ 35,888.77
939 DUNCAN AVE	107	4169-021-006	4,500	1	YES	4,500	YES	6,596.91	6,596.91	5,897.94	\$ 32,483.78	\$ 3,402.97	\$ 3,409.23	\$ 39,295.98	\$ 35,886.75
201 S DIANTHUS ST	108	4169-021-026	8,276	1	YES	8,276	YES	6,596.91	6,596.91	7,156.61	\$ 39,416.07	\$ 4,129.19	\$ 4,136.79	\$ 47,682.05	\$ 43,545.26
943 DUNCAN AVE	109	4169-021-024	6,993	1	YES	6,993	YES	6,596.91	6,596.91	6,728.94	\$ 37,060.63	\$ 3,882.43	\$ 3,889.58	\$ 44,832.65	\$ 40,943.07
207 S DIANTHUS ST	110	4169-021-002	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
211 S DIANTHUS ST	111	4169-021-003	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
SCE Substation	112	4169-021-800	9,364	1	YES	9,364	YES	6,596.91	6,596.91	7,519.27	\$ 41,413.51	\$ 4,338.44	\$ 4,346.42	\$ 50,098.37	\$ 45,751.95
200 S DIANTHUS ST	113	4169-023-013	6,255	1	YES	6,255	YES	6,596.91	6,596.91	6,482.94	\$ 35,705.75	\$ 3,740.50	\$ 3,747.38	\$ 43,193.63	\$ 39,446.25
206 S DIANTHUS ST	114	4169-023-014	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
210 S DIANTHUS ST	115	4169-023-015	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
250 S DIANTHUS ST	116	4169-023-020	14,367	1	YES	14,367	YES	6,596.91	6,596.91	9,186.94	\$ 50,598.43	\$ 5,300.64	\$ 5,310.40	\$ 61,209.47	\$ 55,899.07
1014 DUNCAN PL	117	4169-023-010	4,004	1	YES	4,004	YES	6,596.91	6,596.91	5,732.61	\$ 31,573.18	\$ 3,307.57	\$ 3,313.66	\$ 38,194.42	\$ 34,880.76
1018 DUNCAN PL	118	4169-023-009	4,004	1	YES	4,004	YES	6,596.91	6,596.91	5,732.61	\$ 31,573.18	\$ 3,307.57	\$ 3,313.66	\$ 38,194.42	\$ 34,880.76
1019 DUNCAN AVE	119	4169-023-011	4,996	1	YES	4,996	YES	6,596.91	6,596.91	6,481.27	\$ 33,394.38	\$ 3,498.36	\$ 3,504.80	\$ 40,397.54	\$ 36,892.74
1022 DUNCAN PL	120	4169-023-017	4,005	1	YES	4,005	YES	6,596.91	6,596.91	5,732.94	\$ 31,575.02	\$ 3,307.77	\$ 3,313.86	\$ 38,196.64	\$ 34,882.78
1023 DUNCAN AVE	121	4169-023-007	9,991	1	YES	9,991	YES	6,596.91	6,596.91	7,728.27	\$ 42,564.61	\$ 4,459.03	\$ 4,467.23	\$ 51,490.87	\$ 47,023.63
1026 DUNCAN PL	122	4169-023-008	4,006	1	YES	4,006	YES	6,596.91	6,596.91	5,733.27	\$ 31,576.85	\$ 3,307.96	\$ 3,314.05	\$ 38,198.86	\$ 34,884.81
1030 DUNCAN PL	123	4169-023-004	4,505	1	YES	4,505	YES	6,596.91	6,596.91	5,899.61	\$ 32,492.96	\$ 3,403.93	\$ 3,410.20	\$ 39,307.08	\$ 35,896.89
1031 DUNCAN AVE	124	4169-023-006	4,496	1	YES	4,496	YES	6,596.91	6,596.91	5,896.61	\$ 32,476.43	\$ 3,402.20	\$ 3,408.46	\$ 39,287.09	\$ 35,878.63
1034 DUNCAN PL	125	4169-023-003	4,503	1	YES	4,503	YES	6,596.91	6,596.91	5,898.94	\$ 32,489.29	\$ 3,403.55	\$ 3,409.81	\$ 39,302.64	\$ 35,892.83
1035 DUNCAN AVE	126	4169-023-005	4,498	1	YES	4,498	YES	6,596.91	6,596.91	5,897.27	\$ 32,480.11	\$ 3,402.58	\$ 3,408.85	\$ 39,291.54	\$ 35,882.69
305 S SEPULVEDA BLVD	127	4169-024-001	5,844	1	YES	5,844	YES	6,596.91	6,596.91	6,345.94	\$ 34,951.20	\$ 3,661.45	\$ 3,668.19	\$ 42,280.85	\$ 38,612.66
319 S SEPULVEDA BLVD	128	4169-024-002	11,673	1	YES	11,673	YES	6,596.91	6,596.91	8,288.94	\$ 45,652.56	\$ 4,782.52	\$ 4,791.32	\$ 55,226.40	\$ 50,435.08
1050 DUNCAN AVE	129	4169-024-021	10,966	1	YES	10,966	YES	6,596.91	6,596.91	8,053.27	\$ 44,354.59	\$ 4,646.54	\$ 4,655.10	\$ 53,656.23	\$ 49,001.14
Not Used	130	N/A	0	N/A	N/A	0	N/A	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
Not Used	131	N/A	0	N/A	N/A	0	N/A	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
1026 DUNCAN AVE	132	4169-024-022	4,606	1	YES	4,606	YES	6,596.91	6,596.91	5,933.27	\$ 32,678.38	\$ 3,423.35	\$ 3,429.66	\$ 39,531.39	\$ 36,101.74
1022 DUNCAN AVE	133	4169-024-009	4,606	1	YES	4,606	YES	6,596.91	6,596.91	5,933.27	\$ 32,678.38	\$ 3,423.35	\$ 3,429.66	\$ 39,531.39	\$ 36,101.74
1018 DUNCAN AVE	134	4169-024-011	4,604	1	YES	4,604	YES	6,596.91	6,596.91	5,932.61	\$ 32,674.71	\$ 3,422.97	\$ 3,429.27	\$ 39,526.95	\$ 36,097.68
1014 DUNCAN AVE	135	4169-024-013	6,030	1	YES	6,030	YES	6,596.91	6,596.91	6,407.94	\$ 35,292.68	\$ 3,697.23	\$ 3,704.03	\$ 42,693.94	\$ 38,989.90
Not Used	136	N/A	0	N/A	N/A	0	N/A	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -
300 S DIANTHUS ST	137	4169-024-016	7,955	1	YES	7,955	YES	6,596.91	6,596.91	7,049.61	\$ 38,826.75	\$ 4,067.45	\$ 4,074.94	\$ 46,969.14	\$ 42,894.20
308 S DIANTHUS ST	138	4169-024-017	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
312 S DIANTHUS ST	139	4169-024-018	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
318 S DIANTHUS ST	140	4169-024-019	5,799	1	YES	5,799	YES	6,596.91	6,596.91	6,330.94	\$ 34,868.59	\$ 3,652.80	\$ 3,659.52	\$ 42,180.91	\$ 38,521.39
301 S DIANTHUS ST	141	4169-025-001	9,375	1	YES	9,375	YES	6,596.91	6,596.91	7,522.94	\$ 41,433.70	\$ 4,340.55	\$ 4,348.54	\$ 50,122.80	\$ 45,774.26
309 S DIANTHUS ST	142	4169-025-002	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
313 S DIANTHUS ST	143	4169-025-003	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11
319 S DIANTHUS ST	144	4169-025-004	5,953	1	YES	5,953	YES	6,596.91	6,596.91	6,382.27	\$ 35,151.32	\$ 3,682.42	\$ 3,689.20	\$ 42,522.93	\$ 38,833.73
942 DUNCAN AVE	145	4169-025-007	4,683	1	YES	4,683	YES	6,596.91	6,596.91	5,958.94	\$ 32,819.74	\$ 3,438.16	\$ 3,444.49	\$ 39,702.40	\$ 36,257.91
938 DUNCAN AVE	146	4169-025-008	4,689	1	YES	4,689	YES	6,596.91	6,596.91	5,960.94	\$ 32,830.76	\$ 3,439.32	\$ 3,445.65	\$ 39,715.73	\$ 36,270.08
934 DUNCAN AVE	147	4169-025-024	4,536	1	YES	4,536	YES	6,596.91	6,596.91	5,909.94	\$ 32,549.87	\$ 3,409.89	\$ 3,416.17	\$ 39,375.93	\$ 35,959.76
930 DUNCAN AVE	148	4169-025-023	4,544	1	YES	4,544	YES	6,596.91	6,596.91	5,912.61	\$ 32,564.56	\$ 3,411.43	\$ 3,417.71	\$ 39,393.70	\$ 35,975.99
926 DUNCAN AVE	149	4169-025-013	4,489	1	YES	4,489	YES	6,596.91	6,596.91	5,894.27	\$ 32,463.58	\$ 3,400.85	\$ 3,407.11	\$ 39,271.55	\$ 35,864.44





## ASSESSMENT CALCULATIONS

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Area (sf)	Assigned Connections	Aesthetics Benefit (YES/NO)	Aesthetics Benefit Area	Safety Benefit (YES/NO)	Safety Benefit Area	Reliability Benefit Area	Assessed Benefit Area	Total Design, Construction, & Contingency Costs	Incidental Expenses	Bond Costs	Total Assessment	Cash Payments	
922 DUNCAN AVE	150	4169-025-025	4,605	1	YES	4,605	YES	6,596.91	6,596.91	5,932.94	\$ 32,676.55	\$ 3,423.16	\$ 3,429.46	\$ 39,529.17	\$ 36,099.71	
918 DUNCAN AVE	151	4169-025-015	4,565	1	YES	4,565	YES	6,596.91	6,596.91	5,919.61	\$ 32,603.11	\$ 3,415.47	\$ 3,421.76	\$ 39,440.34	\$ 36,018.58	
914 DUNCAN AVE	152	4169-025-016	4,602	1	YES	4,602	YES	6,596.91	6,596.91	5,931.94	\$ 32,671.04	\$ 3,422.59	\$ 3,428.89	\$ 39,522.51	\$ 36,093.62	
300 S POINSETTIA AVE	153	4169-025-019	9,379	1	YES	9,379	YES	6,596.91	6,596.91	7,524.27	\$ 41,441.05	\$ 4,341.32	\$ 4,349.31	\$ 50,131.69	\$ 45,782.37	
308 S POINSETTIA AVE	154	4169-025-020	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11	
312 S POINSETTIA AVE	155	4169-025-021	6,250	1	YES	6,250	YES	6,596.91	6,596.91	6,481.27	\$ 35,696.57	\$ 3,739.54	\$ 3,746.42	\$ 43,182.53	\$ 39,436.11	
318 S POINSETTIA AVE	156	4169-025-022	6,234	1	NO	0	NO	0.00	6,596.91	2,198.97	\$ 12,111.15	\$ 1,268.75	\$ 1,271.09	\$ 14,650.99	\$ 13,379.91	
319 S POINSETTIA AVE	157	4169-026-005	5,718	1	NO	0	NO	0.00	6,596.91	2,198.97	\$ 12,111.15	\$ 1,268.75	\$ 1,271.09	\$ 14,650.99	\$ 13,379.91	
313 S POINSETTIA AVE	158	4169-026-004	5,625	1	YES	5,625	YES	6,596.91	6,596.91	6,272.94	\$ 34,549.15	\$ 3,619.33	\$ 3,626.00	\$ 41,794.48	\$ 38,168.48	
309 S POINSETTIA AVE	159	4169-026-003	5,625	1	YES	5,625	YES	6,596.91	6,596.91	6,272.94	\$ 34,549.15	\$ 3,619.33	\$ 3,626.00	\$ 41,794.48	\$ 38,168.48	
305 S POINSETTIA AVE	160	4169-026-002	5,625	1	YES	5,625	YES	6,596.91	6,596.91	6,272.94	\$ 34,549.15	\$ 3,619.33	\$ 3,626.00	\$ 41,794.48	\$ 38,168.48	
301 S POINSETTIA AVE	161	4169-026-001	5,636	1	YES	5,636	YES	6,596.91	6,596.91	6,276.61	\$ 34,569.34	\$ 3,621.45	\$ 3,628.12	\$ 41,818.91	\$ 38,190.79	
820 DUNCAN AVE	162	4169-026-006	4,514	1	YES	4,514	YES	6,596.91	6,596.91	5,902.61	\$ 32,509.48	\$ 3,405.66	\$ 3,411.93	\$ 39,327.07	\$ 35,915.14	
816 DUNCAN AVE	163	4169-026-008	4,526	1	YES	4,526	YES	6,596.91	6,596.91	5,906.61	\$ 32,531.51	\$ 3,407.97	\$ 3,414.24	\$ 39,353.72	\$ 35,939.48	
812 DUNCAN AVE	164	4169-026-010	4,538	1	YES	4,538	YES	6,596.91	6,596.91	5,910.61	\$ 32,553.54	\$ 3,410.28	\$ 3,416.55	\$ 39,380.37	\$ 35,963.82	
808 DUNCAN AVE	165	4169-026-012	4,550	1	YES	4,550	YES	6,596.91	6,596.91	5,914.61	\$ 32,575.57	\$ 3,412.58	\$ 3,418.87	\$ 39,407.02	\$ 35,988.16	
804 DUNCAN AVE	166	4169-026-014	2,949	1	YES	2,949	YES	6,596.91	6,596.91	5,380.94	\$ 29,636.32	\$ 3,104.67	\$ 3,110.39	\$ 35,851.38	\$ 32,741.00	
304 S ARDMORE AVE	167	4169-026-015	3,706	1	YES	3,706	YES	6,596.91	6,596.91	5,633.27	\$ 31,026.09	\$ 3,250.26	\$ 3,256.25	\$ 37,532.59	\$ 34,276.35	
314 S ARDMORE AVE	168	4169-026-016	4,123	1	YES	4,123	YES	6,596.91	6,596.91	5,772.27	\$ 31,791.65	\$ 3,330.46	\$ 3,336.59	\$ 38,458.70	\$ 35,122.11	
115 S SEPULVEDA BLVD	169	4169-022-024	33,194	1	YES	33,194	YES	6,596.91	6,596.91	15,462.61	\$ 85,162.59	\$ 8,921.55	\$ 8,937.97	\$ 103,022.10	\$ 94,084.13	
225 S SEPULVEDA BLVD	170	4169-023-019	51,183	0	YES	51,183	YES	6,596.91	0.00	19,259.97	\$ 106,077.12	\$ 11,112.53	\$ 11,132.99	\$ 128,322.64	\$ 117,189.65	
<b>Totals</b>											<b>1,088,904.38</b>	<b>\$ 5,997,300.97</b>	<b>\$ 628,271.25</b>	<b>\$ 629,427.78</b>	<b>\$ 7,255,000.00</b>	<b>\$ 6,625,572.22</b>

**NV5 Inc.**

163 Technology Drive, Suite 100  
Irvine, CA 92618  
(949) 585-0477

Jeffrey M. Cooper, PE  
Director of Infrastructure  
NV5  
O: (949) 585-0477  
[Jeff.Cooper@nv5.com](mailto:Jeff.Cooper@nv5.com)