PRELIMINARY ENGINEER'S REPORT - STREET LIGHT ASSESSMENT DISTRICT - 25TH STREET, IDAHO AVENUE TO WASHINGTON AVENUE

PREPARED UNDER THE PROVISIONS OF THE IMPROVEMENT ACT OF 1911

CITY OF SANTA MONICA

March 22, 2017

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A. Assessment Calculations

B. LDB Cost Estimate

AGENCY: CITY OF SANTA MONICA

PROJECT: STREET LIGHTING ASSESSMENT DISTRICT

TO: CITY COUNCIL

ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTIONS 5000 TO 5026
OF THE STREETS AND HIGHWAYS CODE

The purpose of this Assessment District is to provide financing to install street lights in the area generally bounded by 25th Street, Idaho Avenue to Washington Avenue. 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 Santa Monica standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

The "Improvement Act of 1911", being Division 7 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF SANTA MONICA, State of California, in connection with the proceedings for Street Lighting Assessment District described herein (hereinafter referred to as the "Assessment District"), I, Jeffrey M. Cooper, P.E., a Registered Professional Engineer and authorized representative of PENCO Engineering, 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 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 contains 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.

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 SANTA MONICA, 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

This report is submitted on ___03/22/2017___

PENCO ENGINEERING, INC.

_____

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

Preliminary approval by the CITY COUNCIL of the CITY OF SANTA MONICA, CALIFORNIA, on the 18th day of April, 2017.

_____
CITY CLERK
CITY OF SANTA MONICA
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF SANTA MONICA, CALIFORNIA, on the _____ day of ____, 2017.

_____
CITY CLERK
CITY OF SANTA MONICA
STATE OF CALIFORNIA

Part I
Plans and Specifications

The plans and specifications to construct the proposed street lighting improvements, and any ancillary improvements thereof, for the area generally described as Street Lighting Assessment District bounded by 25th Street, Idaho Avenue to Washington Avenue 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.

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

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Part II
Cost Estimate

ASSESSMENT DISTRICT ESTIMATE - 25TH ST., IDAHO AVE. TO WASHINGTON AVE.

		Preliminary Estimate
Street Light Engineering & Construction		
Five (5) Street Lights		$104,500.00 [1)]
	TOTAL CONSTRUCTION	$104,500.00
INCIDENTIAL EXPENSES:		
Design and Assessment Engineering		$30,000.00
Contract Inspection		$10,000.00
City Administration		$2,500.00
Printing, Advertising, Notices		$1,000.00
Miscellaneous		$1,000.00
	Subtotal Incidential Expenses	$44,500.00
	Construction	$104,500.00
	Subtotal Incidental & Construction	$149,000.00
City's Contribution at 50%		$74,500.00
TOTAL ESTIMATE		**$74,500.00**

[1)] See Cost Estimate in the Appendix.

Part III
Assessment Roll and Method of Assessment Spread

WHEREAS, on April 18, 2017 the City Council of the CITY OF SANTA MONICA, State of California, did, pursuant to the provisions of the Improvement Act of 1911, being Division 7 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention, 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 STREET LIGHT ASSESSMENT DISTRICT, 25TH STREET, IDAHO AVENUE TO WASHINGTON AVENUE (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 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 PENCO Engineering, pursuant to Article XIIID of the California Constitution and the "Improvement Act of 1911", 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. 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.

Exhibit 1
Method and Formula of Assessment Spread

Since the improvements are to be funded by the levying of assessments, the "Improvement Act of 1911" and Article XIIID 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 XIIID 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 of street lights in the affected portions of streets within the District. These facilities service the properties within the Assessment District.

The proposed street light improvements will provide a special benefit to the parcels connected to and adjacent to, or in near proximity of, the facilities as follows:

The primary benefits of street lighting are for the convenience, safety, security and protection of property.

1. Improvement to traffic circulation and reduction in night time accidents and attendant human misery and decrease in personal property loss.
2. The deterrence of crime and the aid to police protection.
3. Promotion of business during nighttime hours for business properties.
4. Increased nighttime safety on roads and highways.
5. The improved ability of pedestrians and motorists to see, which helps people safely find their way.
6. Improved ingress and egress to lots and parcels.
7. Reduction in vandalism and other criminal acts, and reduced damage to improvements.
8. The enhancement to the value of property which results from the foregoing benefits.

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.

GENERAL BENEFITS

Section 4 of Article XIIID requires that the general benefits imparted by the street lighting 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 street lighting improvements are all on local and collector streets. None of the roadways are designated as an arterial, a major arterial or a scenic corridor in 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 proposed assessment district are used 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, 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 street light project 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 50% percent City contribution. Therefore, $74,500 of the $149,000 total construction cost and incidental expenses represents the local and special benefits to the parcels within the Assessment District. Because only the net amount of $74,500 is apportioned to the parcels within the District, no parcel is assessed more than its proportional share of the special benefits from the improvements.

METHODOLOGY

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is installation of a street light 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. All properties within this Assessment District are zoned residential. 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.

ASSESSMENT APPORTIONMENT

Each parcel will be apportioned its fair share of the construction costs based on the square footage 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.

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: 03/22/2017

PENCO ENGINEERING, INC.

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

I, _____ as CITY CLERK of the CITY OF SANTA MONICA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ___day of ____, 2017.

_____
CITY CLERK
CITY OF SANTA MONICA
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF SANTA MONICA, 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 SANTA MONICA, CALIFORNIA, on _____ day of ____, 2017.

_____
CITY CLERK
CITY OF SANTA MONICA
STATE OF CALIFORNIA

I, _____ as CITY CLERK of the CITY OF SANTA MONICA, 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 SANTA MONICA, CALIFORNIA, on _____ day of ____, 2017.

_____
CITY CLERK
CITY OF SANTA MONICA
STATE OF CALIFORNIA

I, _____ as SUPERINTENDENT OF STREETS of the CITY OF SANTA MONICA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on _____ day of ____, 2017.

_____
SUPERINTENDENT OF STREETS
CITY OF SANTA MONICA
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 SANTA MONICA, 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 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.

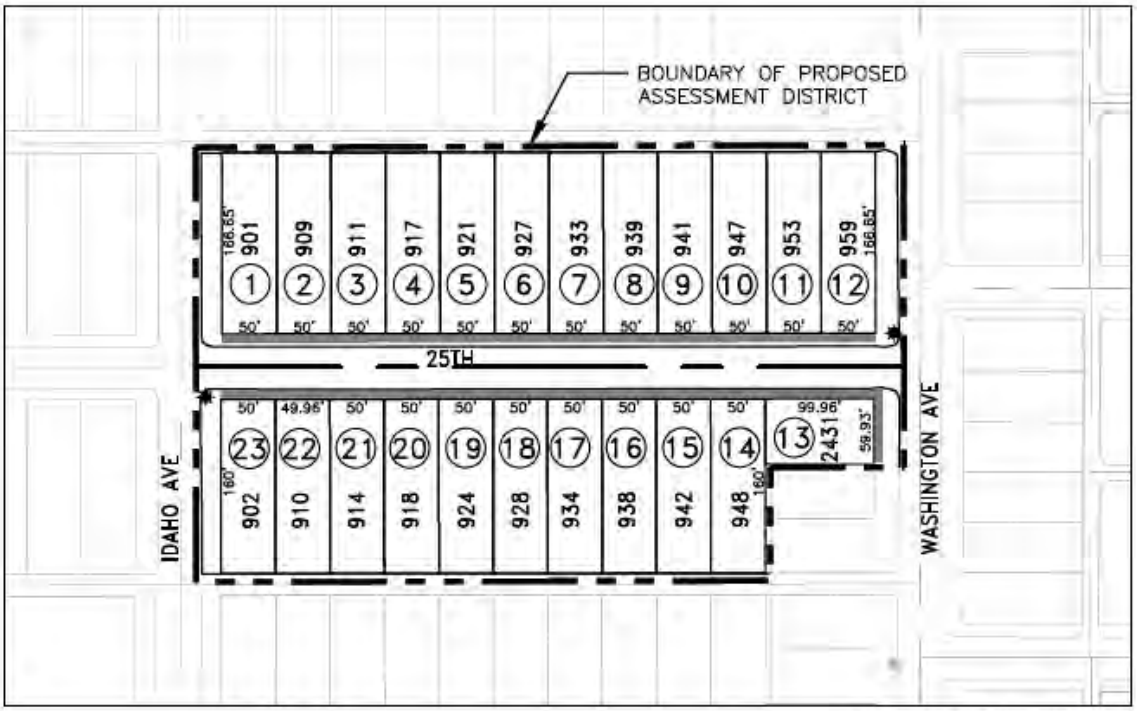
Part V
Diagram of Assessment

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 Santa Monica.

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 Appendix – Assessment Calculations. 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.

25TH STREET ASSESSMENT DIAGRAM

City of Santa Monica



TOTAL FRONTAGE : 1259.85 LF
MODIFIED FRONTAGE: 1,137.40 LF
PARCELS : 23

LEGEND

- EXISTING STREET LIGHT
- ASSESSMENT DISTRICT BOUNDARY
- FRONTAGE

PREPARED BY:
PENCOENG
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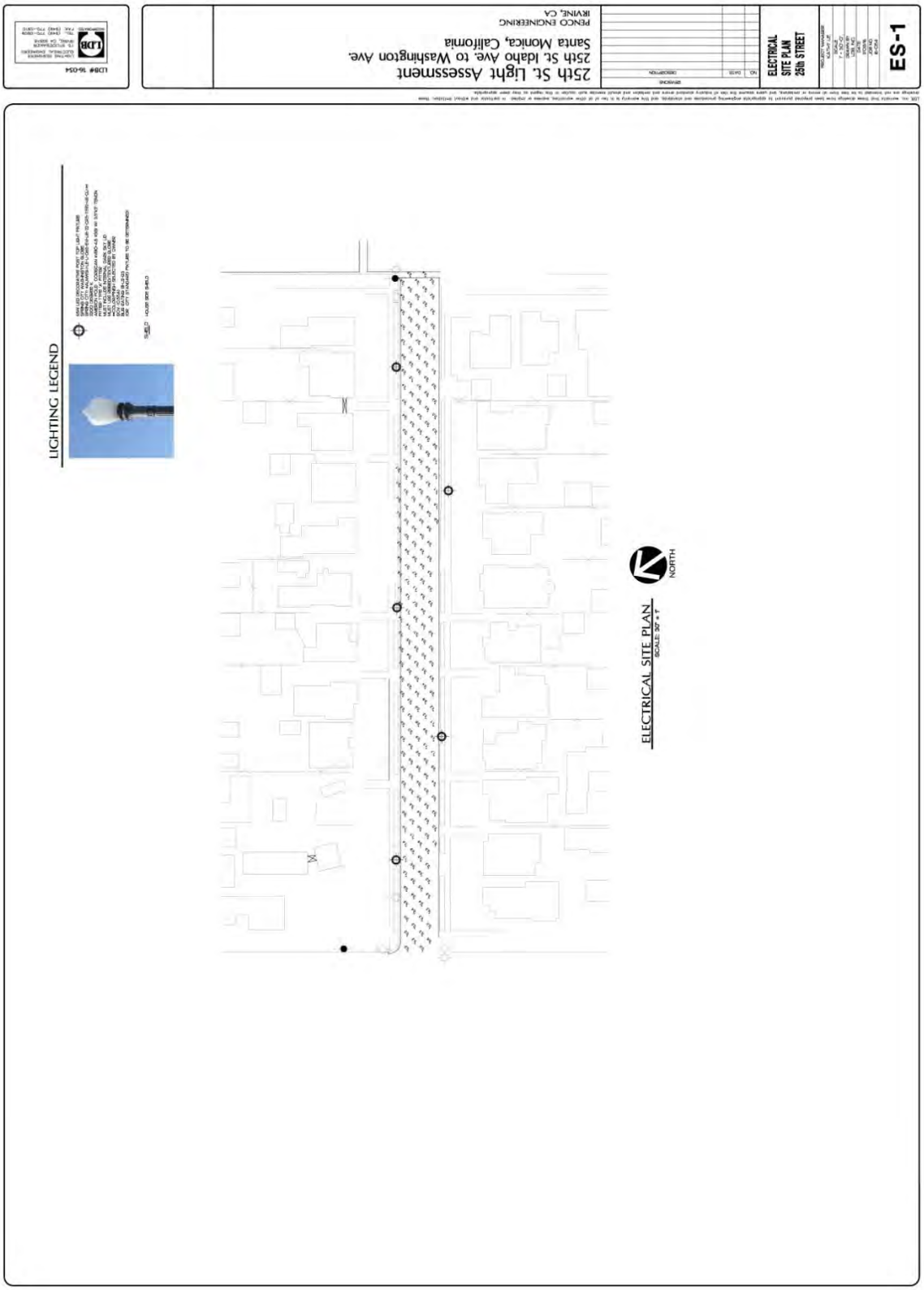
December 2, 2016

Part VI
Description of Facilities

On the following page is a preliminary plan of the facilities.


LIGHTING LEGEND
ELECTRICAL SITE PLAN
SCALE: 30' = 1'
NORTH
ES-1
ELECTRICAL
SITE PLAN
25th STREET
25th St. Light Assessment
25th St. Idaho Ave. to Washington Ave.
Santa Monica, California
PENCO ENGINEERING
IRVINE, CA
LDB# 16-054

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APPENDIX

25TH STREET STREETLIGHT ASSESSMENT
SANTA MONICA, CA

County Verified 10-05-2016	ASMT NO.	APN	Mail Address	Mail City	Mail State	Mail Zip	Situs House#	Situs Street	Situs City	Situs State	Parcel Area (SF)	Construction Cost	Incidental Expenses	Assessment Amount (USD)
X	1	4277-017-014	901 25TH ST	SANTA MONICA	CA	90403	901	25TH	SANTA MONICA	CA	8342	$ 2,342.16	$ 997.38	$3,339.54
X	2	4277-017-015	909 25TH ST	SANTA MONICA	CA	90403	909	25TH	SANTA MONICA	CA	8329	$ 2,338.51	$ 995.83	$3,334.34
X	3	4277-017-016	826 PENN ST	EL SEGUNDO	CA	90245	911	25TH	SANTA MONICA	CA	8343	$ 2,342.44	$ 997.50	$3,339.94
X	4	4277-017-017	917 25TH ST	SANTA MONICA	CA	90403	917	25TH	SANTA MONICA	CA	8331	$ 2,339.07	$ 996.07	$3,335.14
X	5	4277-017-018	921 25TH ST	SANTA MONICA	CA	90403	921	25TH	SANTA MONICA	CA	8347	$ 2,343.57	$ 997.98	$3,341.55
X	6	4277-017-019	927 25TH ST	SANTA MONICA	CA	90403	927	25TH	SANTA MONICA	CA	8329	$ 2,338.51	$ 995.83	$3,334.34
X	7	4277-017-020	933 25TH ST	SANTA MONICA	CA	90403	933	25TH	SANTA MONICA	CA	8359	$ 2,346.94	$ 999.41	$3,346.35
X	8	4277-017-021	939 25TH ST	SANTA MONICA	CA	90403	939	25TH	SANTA MONICA	CA	8329	$ 2,338.51	$ 995.83	$3,334.34
X	9	4277-017-022	941 25TH ST	SANTA MONICA	CA	90403	941	25TH	SANTA MONICA	CA	8344	$ 2,342.72	$ 997.62	$3,340.34
X	10	4277-017-023	947 25TH ST	SANTA MONICA	CA	90403	947	25TH	SANTA MONICA	CA	8328	$ 2,338.23	$ 995.71	$3,333.94
X	11	4277-017-024	953 25TH ST	SANTA MONICA	CA	90403	953	25TH	SANTA MONICA	CA	8356	$ 2,346.09	$ 999.05	$3,345.15
X	12	4277-017-025	1016 S LA CIENEGA BLVD	LOS ANGELES	CA	90035	959	25TH	SANTA MONICA	CA	8327	$ 2,337.95	$ 995.59	$3,333.54
X	13	4277-016-021	150 CHAPEL DR	MILL VALLEY	CA	94941	2431	WASHINGTON	SANTA MONICA	CA	6007	$ 1,686.57	$ 718.20	$2,404.78
X	14	4277-016-010	948 25TH ST	SANTA MONICA	CA	90403	948	25TH	SANTA MONICA	CA	7993	$ 2,244.18	$ 955.65	$3,199.83
X	15	4277-016-028	942 25TH ST	SANTA MONICA	CA	90403	942	25TH	SANTA MONICA	CA	7997	$ 2,245.30	$ 956.13	$3,201.43
X	16	4277-016-027	938 25TH ST	SANTA MONICA	CA	90403	938	25TH	SANTA MONICA	CA	8023	$ 2,252.60	$ 959.24	$3,211.84
X	17	4277-016-007	934 25TH ST	SANTA MONICA	CA	90403	934	25TH	SANTA MONICA	CA	7994	$ 2,244.46	$ 955.77	$3,200.23
X	18	4277-016-006	928 25TH ST	SANTA MONICA	CA	90403	928	25TH	SANTA MONICA	CA	7994	$ 2,244.46	$ 955.77	$3,200.23
X	19	4277-016-005	924 25TH ST	SANTA MONICA	CA	90403	924	25TH	SANTA MONICA	CA	8024	$ 2,252.88	$ 959.36	$3,212.24
X	20	4277-016-004	918 25TH ST	SANTA MONICA	CA	90403	918	25TH	SANTA MONICA	CA	7994	$ 2,244.46	$ 955.77	$3,200.23

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County Verified 10-05-2016	ASMT NO.	APN	Mail Address	Mail City	Mail State	Mail Zip	Situs House#	Situs Street	Situs City	Situs State	Parcel Area (SF)	Construction Cost	Incidental Expenses	Assessment Amount (USD)
X	21	4277-016-003	914 25TH ST	SANTA MONICA	CA	90403	914	25TH	SANTA MONICA	CA	7994	$ 2,244.46	$ 955.77	$3,200.23
X	22	4277-016-002	910 25TH ST	SANTA MONICA	CA	90403	910	25TH	SANTA MONICA	CA	8021	$ 2,252.04	$ 959.00	$3,211.04
X	23	4277-016-001	902 25TH ST	SANTA MONICA	CA	90403	902	25TH	SANTA MONICA	CA	7992	$ 2,243.89	$ 955.53	$3,199.43

TOTAL PARCEL AREA (SF)	186,097.00
AVERAGE PARCEL AREA (SF)	8,091.17
AVERAGE ASSESSMENT AMOUNT (USD)	$ 3,239.13
ASSESSMENT AMOUNT PER SF (USD/SF)	$ 0.40
TOTAL COST PER SF (USD/SF)	$ 0.80
ASSESSMENT AMOUNT (1/2 TOTAL COST)	$ 74,500.00
CITY RESPONSIBILITY	$ 74,500.00
TOTAL COST	$ 149,000.00

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LDB
INCORPORATED

LIGHTING DESIGNERS • ELECTRICAL ENGINEERS

January 25th, 2017

Mr. Jeff Cooper
PENCO ENGINEERING
16842 Von Karman Avenue, Suite 150
Irvine, CA 92606

Project Name: Santa Monica Street Light Assessment **LDB** # 16-054

Below is the cost br eakdown of the three districts that are engaged in the street light assessment. The estimated fee below includes the materials, demolition (removal of existing street lighting), labor (installation) of the new street lights.

District AD – 10th Street: Carlyle Avenue to Marguerita Avenue **$114,000.00**

- Six (6) Street Lights

District AD – 25th Street: Idaho Avenue to Washington Avenue **$104,500.00**

- Five (5) Street Lights

District AD – 27th Street: Pico Boulevard to Pearl Street **$190,000.00**

- Ten (10) Street Lights

Costs shown in this letter are estimated costs only.

Please let us know if you have any questions or comments.

Sincerely,

LDB Incorporated

15 Studebaker. •Irvine, CA 92618 • Tel: (949) 770-0909• Fax: (949) 770-0910 • ee@ldbinc.com

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