



*City of*  
**Newport Beach**

February 9, 2001

***Final  
Engineer's Report***

**Assesment District No. 79 (Beacon Bay)**



**WILLDAN**  
Serving Public Agencies

**CITY OF NEWPORT BEACH**  
**FINAL ENGINEER'S REPORT**  
**ASSESSMENT DISTRICT NO. 79**  
**(BEACON BAY)**

**MAYOR**  
Gary Adams

**MAYOR PRO TEM**  
Tod Ridgeway

**COUNCIL MEMBERS**

Steve Bromberg — Gary Proctor — Norma Glover  
Dennis O Neil — John Heffernan

Homer Bludau City Manager  
Don Webb Superintendent of Streets  
Robert Burnham City Attorney  
LaVonne Harkless City Clerk  
Dennis Danner City Treasurer

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**TABLE OF CONTENTS**

	<u>Page</u>
GENERAL DESCRIPTION OF THE DISTRICT .....	1
DESCRIPTION OF WORK .....	1
BONDS .....	1
EXHIBIT A PLANS AND SPECIFICATIONS	
EXHIBIT B COST ESTIMATE	
EXHIBIT C FACILITIES LOCATION MAP	
EXHIBIT D ASSESSMENT ROLL	
EXHIBIT E METHOD OF ASSESSMENT	
EXHIBIT F ASSESSMENT DIAGRAM	
EXHIBIT G MAXIMUM ANNUAL ADMINISTRATIVE COST ADD-ON	
EXHIBIT H RIGHT-OF-WAY CERTIFICATION	
EXHIBIT I ENVIRONMENTAL PROCEEDINGS CERTIFICATION	

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CERTIFICATIONS

I, LaVonne Harkless, as City Clerk, do hereby certify that the foregoing assessment, together with the diagram attached thereto, was filed in my office on the 1<sup>st</sup> day of MARCH, 2001.

LaVonne M. Harkless  
City Clerk  
City of Newport Beach  
State of California



I, LaVonne Harkless, as City Clerk, do hereby certify that the foregoing assessment, together with the assessment diagram attached thereto, was approved and confirmed by the City Council of said City on the 22<sup>nd</sup> day of FEBRUARY, 2001.

LaVonne M. Harkless  
City Clerk  
City of Newport Beach  
State of California



I, Donald Webb, as Superintendent of Streets of said City, do hereby certify that the foregoing assessment, together with the diagram attached thereto, was recorded in my office on the 1<sup>st</sup> day of MARCH, 2001.

Donald Webb  
Superintendent of Streets  
City of Newport Beach  
State of California

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## FINAL ENGINEER'S REPORT

### ASSESSMENT DISTRICT NO. 79 (BEACON BAY) CITY OF NEWPORT BEACH

Willdan, Engineer of Work for the City of Newport Beach Assessment District No. 79 (Beacon Bay) (hereinafter referred to as the "District") makes this report, as directed by the City Council of the City of Newport Beach (hereinafter referred to as the "City") in accordance with the Resolution of Intention, Resolution No. 2001-105, and pursuant to the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", which is Division 4 of the Streets and Highways Code of the State of California, the "Municipal Improvement Act of 1913", which is Division 12 of the Streets and Highways Code of the State of California, and Article XIID of the Constitution of the State of California.

The improvements, which are the subject of this report, are briefly described as follows:

#### GENERAL DESCRIPTION OF THE DISTRICT

The District improvements are to benefit a contiguous area in the City known as the Community of Beacon Bay located between Pacific Coast Highway and the Balboa Island Channel. The District consists of sixty-nine residential leasehold parcels and three recreational parcels owned by the City.

#### DESCRIPTION OF WORK

The improvements proposed for this District consist of the construction and/or acquisition of street, storm drain, and underground utility improvements along Beacon Bay Drive, Cutter Road, Ketch Road, Schooner Road, and Yawl Road located within the Community of Beacon Bay in the City of Newport Beach. Street improvements primarily include construction of curb and gutter, street resurfacing, and speed bump reconstruction. Storm drain improvements primarily include installation of drainage catch basins and installation of storm drains. Undergrounding of utilities primarily include the undergrounding of existing overhead telephone and electrical lines and the upgrading of existing street lighting facilities within the District together with appurtenances and appurtenant work. The details of the District improvements are included in this report as Exhibit A - Plans and Specifications, and as Exhibit B - Cost Estimates.

#### BONDS

Bonds representing unpaid assessments, and bearing interest at a rate not-to-exceed twelve-percent (12-percent) per annum, shall be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the last installment of the bonds shall mature not-to-exceed thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date.

This report includes the following attached exhibits:

**EXHIBIT A – Plans and Specifications.** Plans and specifications for improvements to be constructed. Plans and specifications are a part of this report, separately bound, and are available for review at the Office of the City Clerk.

**EXHIBIT B – Cost Estimate.** An estimate of the cost of the improvement.

**EXHIBIT C – Facilities Location Map.** A diagram illustrating the general location of the proposed District facilities.

**EXHIBIT D – Assessment Roll.** An assessment roll showing the amount to be assessed against each parcel of real property within the District. Each parcel is described by Assessor's Parcel Number or other designation. Each parcel is also assigned an "assessment number" for the purposes of this proceeding.

**EXHIBIT E – Method of Assessment.** A statement of the method by which the Assessment Engineer determined the amount to be assessed against each parcel in the District based on special benefits derived by each parcel, receptively, from the District improvements.

**EXHIBIT F – Assessment Diagram.** An assessment diagram showing all of the parcels of real property within the District. The diagram is keyed to Exhibit D by assessment number.

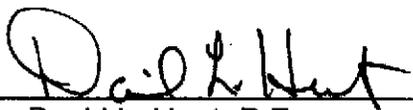
**EXHIBIT G – Maximum Annual Administrative Cost Add-on.** A proposed maximum annual assessment per parcel for costs and expenses for administering the District.

**EXHIBIT H – Right-of-Way Certification.** Certification that the City has secured the easements and right -of-way necessary to complete the improvements.

**EXHIBIT I – Environmental Proceedings Certification.** Certification that the improvements are exempt from provisions of the California Environmental Quality Act and that a Notice of Exemption has been filed.

WILLDAN

Date February 9, 2001

By   
David L. Hunt, P.E.  
Engineer of Work



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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT A — PLANS AND SPECIFICATIONS**

The plans and specifications for the improvements for this District are voluminous and will not be bound in this Report, but by this reference, are incorporated as if attached to this Report. The plans and specifications are on file in the office of the City Engineer/Director of Public Works of the City of Newport Beach. The plans and specifications for this District consist of street, storm drain, and underground utilities improvements.

**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT B – COST ESTIMATE**

<u>Description</u>	<u>Preliminary Amount</u>	<u>Confirmed Amount</u>
<b>CONSTRUCTION COSTS</b>		
Street Improvements and Appurtenances	\$284,209	- \$284,209 ✓
Storm Drain Improvements and Appurtenances	\$159,240	- \$159,240 ✓
Undergrounding Utilities Improvements		
Underground Electrical	\$463,755	\$463,755 ✓
Underground Telephone	\$270,529	\$270,529 ✓
Subtotal Undergrounding Utilities Improvements	<u>\$734,284</u>	<u>\$734,284</u>
<b>PROJECT INCIDENTAL COSTS</b>		
Mobilization	\$15,000	\$15,000 ✓
Engineering Costs (Design, Survey, Soils)	\$75,000	\$75,000 ✓
Subtotal Construction and Project Incidental Costs	<u>\$1,267,733</u>	<u>\$1,267,733</u>
12% Contingency	\$152,128	- \$152,128 ✓
<b>Total Construction Costs:</b>	<u><u>\$1,419,861</u></u>	<u><u>\$1,419,861</u></u>
<b>GENERAL INCIDENTAL COSTS</b>		
Assessment Engineer & Other Engineering Costs	\$6,333	\$6,333 ✓
City Administration	\$1,000	\$1,000 ✓
Printing, Advertising and Notes	\$500	\$500 ✓
Contingency (10%)	\$783	\$783 ✓
<b>Total General Incidental Costs</b>	<u>\$8,616</u>	<u>\$8,616</u>
<b>BOND ISSUANCE COSTS</b>		
Bond Council	\$25,000	\$25,000 ✓
Bond and Official Statement Printing	\$12,000	\$12,000 ✓
Bond Registrar and Paying Agent	\$1,000	\$1,000 ✓
Bond Discount (2.0%)	\$32,955	\$32,955 ✓
Bond Reserve (5.0%)	\$82,386	\$82,386 ✓
Capitalized Interest (4.0%)	\$65,909	\$65,909 ✓
<b>Total Bond Issuance Costs</b>	<u>\$219,250</u>	<u>\$219,250</u>
<b>TOTAL ESTIMATED COSTS</b>	<u><u>\$1,647,727</u></u>	<u><u>\$1,647,727</u></u>
<b>Cost per Unit (based on 69 SFR units)</b>	<u><u>\$23,880.10</u></u>	<u><u>\$23,880.10</u></u>

*Total Est Cost - \$1,647,727*

*Less: Financing Costs*

*Bond Disc {32,955}*

*Bond Reserve {82,386}*

*Cap Int {65,909}*

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*Total \$1,466,477*

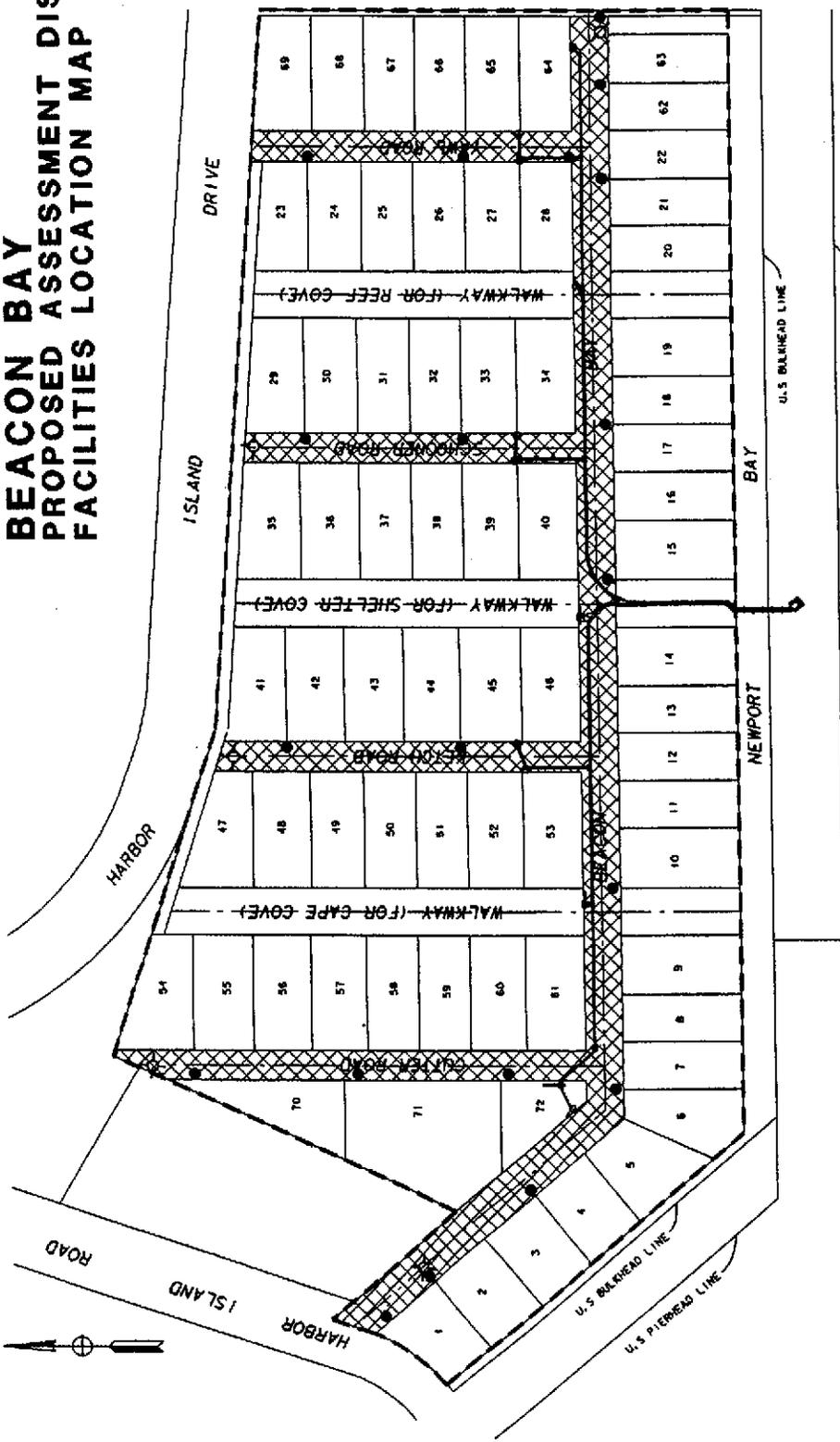
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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT C – FACILITIES LOCATION MAP**

The following is a diagram illustrating the general location of the proposed District facilities.

# BEACON BAY PROPOSED ASSESSMENT DISTRICT NO. 79 FACILITIES LOCATION MAP



## LEGEND

- DISTRICT BOUNDARY
- POLES TO BE REMOVED
- ⊗ STREET LIGHT RECONSTRUCTION
- ⊠ STREET RECONSTRUCTION
- - - NEW STORM DRAIN LINES
- ▤ STORM DRAIN CATCH BASIN
- ◊ STORM DRAIN OUTLETS

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT D – ASSESSMENT ROLL**

An assessment of the total amount of the costs and expenses of the improvements upon the subdivisions of land within the District in proportion to the estimated special benefit to be received by the subdivisions from the improvements, is set forth upon the following Assessment Roll filed with and made part of this Report.

The Assessment Roll lists the assessor's parcel numbers within this District by assessment number. The assessment numbers appearing on the Assessment Roll correspond with the subdivisions and parcels of land and their numbers shown on the Assessment Diagram (Exhibit F).

FINAL ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 79  
(BEACON BAY)

CITY OF NEWPORT BEACH

Exhibit D - Assessment Roll

Assessment Number	Assessor's Parcel Number	Property Street Address	Owner Name	Owner Mailing Address	Preliminary Assessment	Confirmed Assessment	Assessed Value	Value to Lien Ratio
01	988-883-68	1 Beacon Bay	Louis Sabatasso	1 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$896,194	3711.0%
02	988-883-69	2 Beacon Bay	John D Eversoll	2 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$723,509	3029.8%
03	988-883-70	3 Beacon Bay	Paul A Ramsey	6711 Forest Lawn Dr #201, Los Angeles CA 90068	\$23,880.10	\$23,880.10	\$187,399	784.7%
04	988-880-38	4 Beacon Bay	Daniel M Guggenheim	4 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,382,417	5789.0%
05	988-883-38	5 Beacon Bay	John L Curci	PO Box 1549, Newport Beach CA 92659	\$23,880.10	\$23,880.10	\$1,591,013	6662.5%
06	988-893-71	6 Beacon Bay	Carol L Wilken	6 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,822,064	7630.1%
07	988-880-39	7 Beacon Bay	Safe Deposit Boston	PO Box 590, Boston Ma 02102	\$23,880.10	\$23,880.10	\$1,393,119	5833.8%
08	988-883-72	8 Beacon Bay	Sam I Pichey	7700 Edgewater Dr #600, Oakland CA 94621	\$23,880.10	\$23,880.10	\$1,792,222	7505.1%
09	988-893-41	9 Beacon Bay	Peter J Shea	9 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,826,019	7646.6%
10	988-880-46	10 Beacon Bay	Frank OBryan	10 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,796,062	7521.2%
11	988-883-47	11 Beacon Bay	David L Roberson	11 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,636,110	6851.4%
12	988-883-40	12 Beacon Bay	Rick Rawlands	2601 Baysshore Drive, Newport Beach, CA 92663	\$23,880.10	\$23,880.10	\$1,125,490	4713.1%
13	988-880-47	13 Beacon Bay	Lowell C Martindale Jr.	13 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,370,090	5737.4%
14	988-880-48	14 Beacon Bay	David Arnold	14 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$897,806	3508.4%
15	988-880-19	15 Beacon Bay	Shawn Kelter	15 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,335,799	5593.8%
16	988-883-60	16 Beacon Bay	Philip M Hawley	336 S Hudson Ave, Los Angeles CA 90020	\$23,880.10	\$23,880.10	\$676,432	2832.6%
17	988-880-20	17 Beacon Bay	Ronald Rus	17 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,327,190	5557.7%
18	988-880-21	18 Beacon Bay	Henry R Griffith	18 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$676,997	2835.0%
19	988-880-22	19 Beacon Bay	Sheryl Stanton Gerrit	2801 Ebbtide Rd, Corona Del Mar CA 92625	\$23,880.10	\$23,880.10	\$874,976	3664.0%
20	988-880-30	20 Beacon Bay	Peggy Obrien Hakes	20 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$757,485	3172.1%
21	988-883-44	21 Beacon Bay	Harold J & Karyl Brown	21 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$2,298,676	9584.0%
22	988-880-31	22 Beacon Bay	Chad Steelberg	22 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,437,559	6018.9%
23	988-880-26	23 Beacon Bay	Hallie Strock	23 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$323,268	1353.7%
24	988-882-85	24 Beacon Bay	Lawrence J Reuland	24 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,015,920	4254.3%
25	988-880-27	25 Beacon Bay	Constance Samimis	25 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$218,463	914.8%
26	988-883-46	26 Beacon Bay	Lorraine Robinson	26 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$684,340	2855.7%
27	988-880-28	27 Beacon Bay	George Hedley	27 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$801,640	3356.9%
28	988-880-29	28 Beacon Bay	City of Newport Beach	3300 Newport Blvd, Newport Beach CA 92663	\$23,880.10	\$23,880.10	\$884,978	3705.9%
29	988-883-45	29 Beacon Bay	William G Geffeney	29 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$843,666	3532.9%
30	988-880-25	30 Beacon Bay	Joy L Monroe	30 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$594,479	2489.4%
31	988-883-62	31 Beacon Bay	David S Pratt	31 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$455,934	1909.3%
32	988-880-24	32 Beacon Bay	Eugenie E Fisher	32 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$291,305	1219.9%
33	988-880-23	33 Beacon Bay	Robert V Hodges	33 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$273,985	1147.3%
34	988-883-36	34 Beacon Bay	David H Eaton	34 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$805,081	3790.1%
35	988-883-37	35 Beacon Bay	Clark M Pauley	35 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$498,628	2088.0%
36	988-880-15	36 Beacon Bay	Claudette Bakewell	36 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$271,346	1136.3%
37	988-893-39	37 Beacon Bay	Eel River Sales Company Pension Plan	PO Box 3335, Newport Beach CA 92659	\$23,880.10	\$23,880.10	\$679,440	2845.2%
38	988-880-16	38 Beacon Bay	Lillis H Morgan	38 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$472,627	1979.2%

FINAL ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 79  
(BEACON BAY)

CITY OF NEWPORT BEACH

Exhibit D - Assessment Roll

Assessment Number	Assessor's Parcel Number	Property Street Address	Owner Name	Owner Mailing Address	Preliminary Assessment	Confirmed Assessment	Assessed Value	Value to Lien Ratio
39	988-880-17	39 Beacon Bay	William D Wilkerson	39 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$531,044	2223.8%
40	988-880-18	40 Beacon Bay	Mary Ann Price Bower	40 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$955,676	4002.0%
41	988-880-51	41 Beacon Bay	James F English	41 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$226,744	949.5%
42	988-880-50	42 Beacon Bay	Jo Ann Stillman	42 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$278,864	1168.9%
43	988-880-49	43 Beacon Bay	Robert L Thorne	43 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$631,188	2643.2%
44	988-883-80	44 Beacon Bay	Karin K Buxton	44 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$473,102	1981.2%
45	988-880-52	45 Beacon Bay	Ted R Rubins	45 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$293,364	1228.5%
46	988-883-79	46 Beacon Bay	Thomas J Viola	6Th Floor, Los Angeles CA 90017	\$23,880.10	\$23,880.10	\$592,957	2483.1%
47	988-883-76	47 Beacon Bay	G L Howland	47-47 1/2 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$297,285	1244.9%
48	988-883-77	48 Beacon Bay	Michael A Ford	48 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$278,187	1184.9%
49	988-883-48	49 Beacon Bay	Gerald A DeFreece	49 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$271,800	1138.2%
50	988-880-43	50 Beacon Bay	Steven & Janet Dowd	25902 Nellie Gail Rd, Laguna Hills CA 92653	\$23,880.10	\$23,880.10	\$264,269	1105.6%
51	988-880-44	51 Beacon Bay	Robert O Briggs	16662 Millikan Ave, Irvine CA 92606	\$23,880.10	\$23,880.10	\$714,455	2991.8%
52	988-883-78	52 Beacon Bay	Bank of California, Pfleger Harri	1401 Dove St, San Francisco CA 94145	\$23,880.10	\$23,880.10	\$890,888	3729.8%
53	988-880-45	53 Beacon Bay	Ann E Evans	53 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$317,721	1330.5%
54	988-883-75	54 Beacon Bay	Darrin S Wilson	54 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$483,356	2024.1%
55	988-880-42	55 Beacon Bay	Geoffrey Wyeth McKenzie	55 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$608,368	2539.2%
56	988-880-41	56 Beacon Bay	Erik R Dipaolo	56 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$908,820	3805.8%
57	988-883-74	57 Beacon Bay	Martin J Burke	57 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$455,576	1907.8%
58	988-883-49	58 Beacon Bay	Joseph Kolling	58 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$470,027	1968.3%
59	988-880-40	59 Beacon Bay	Paul O Dunn	36 Royal Saint George Rd, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$511,188	2140.6%
60	988-883-73	60 Beacon Bay	Richard A Schaub	1719 Camino Lindo, South Pasadena CA 91030	\$23,880.10	\$23,880.10	\$272,401	1140.7%
61	988-883-42	61 Beacon Bay	Sally N Crow	61 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$310,755	1301.3%
62	988-883-63	62 Beacon Bay	Chad Steelberg	22 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,171,934	4907.6%
63	988-880-32	63 Beacon Bay	Samuel P Anderson	63 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$1,153,305	4828.6%
64	988-883-64	64 Beacon Bay	Barbara C Walz	64 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$755,338	3163.0%
65	988-883-66	65 Beacon Bay	Kathleen Ann Norris	2559 Abedul St, Carlsbad CA 92009	\$23,880.10	\$23,880.10	\$245,073	1026.3%
66	988-880-34	66 Beacon Bay	Anthony Maglica	1635 S Sacramento Ave, Ontario CA 91761	\$23,880.10	\$23,880.10	\$1,008,716	4224.1%
67	988-883-65	67 Beacon Bay	William D Jennett	1200 Wilshire Blvd #5Th, Los Angeles CA 90017	\$23,880.10	\$23,880.10	\$259,802	1087.9%
68	988-880-33	68 Beacon Bay	W Michael Hay	68 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$647,198	2710.2%
69	988-880-35	69 Beacon Bay	Janet C Beck	69 Beacon Bay, Newport Beach CA 92660	\$23,880.10	\$23,880.10	\$251,410	1052.8%
70	050-221-02	3 Harbor Island	City of Newport Beach	P.O. Box 1768, Newport Beach Ca 92658	\$0.00	\$0.00	\$0	
71	050-221-03	2 Harbor Island	City of Newport Beach	P.O. Box 1768, Newport Beach Ca 92658	\$0.00	\$0.00	\$0	
72	050-221-04	1 Harbor Island	City of Newport Beach	P.O. Box 1768, Newport Beach Ca 92658	\$0.00	\$0.00	\$0	
Total Amount to Assessment					\$1,647,726.90	\$1,647,726.90	\$53,488,129	3246.2%

Note: Assessor parcel number, owner information and assessed value obtained from County of Orange secured roll for FY 2000/2001.

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT E — METHOD OF ASSESSMENT**

**Background**

The law requires that assessments levied pursuant to the Municipal Improvement Act of 1913 must be based on the direct benefit properties received from the Works of Improvement. The statute does not specify the method or formula that should be used to apportion the assessments in special Assessment District proceedings.

The responsibility rests with the Assessment Engineer who is appointed for the purpose of analyzing the facts and determining the apportionment (spread) of the assessment obligation. For these proceedings, the City has retained the firm of Willdan.

The Assessment Engineer makes his recommendation at the public hearing on the Assessment District, and the final authority and action rest with the City after hearing all testimony and evidence presented at the public hearing. Upon conclusion of the public hearing, the City must make the final action in determining whether or not the assessment spread has been made in direct proportion to the benefits received.

It is necessary to identify the benefit that the Works of Improvement will render to the properties within the Assessment District. It is also necessary that the properties receive a special and direct benefit as distinguished from benefit to the general public.

Since the residential leasehold parcels within the District are subject to a land lease with the City for a term of fifty years, the approximate useful life of the improvements, the special benefit is deemed to be received entirely by the residential leasehold parcels within the District.

**Benefit**

General Benefit

The District is a residential community with ingress/egress limited to the intersection of Harbor Island Road and Beacon Bay. All streets within the District are local public streets serving only the residents of the District. Therefore, the District improvements provide no general benefit to the public at large.

Special Benefit

The improvements to the District include street and storm drain improvements and the undergrounding of existing telephone and electrical utilities. All residential leasehold parcels within the District receive direct and special benefit from the District improvements. The three recreational parcels owned by the City receive no direct and special benefit from

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the District improvements. Furthermore, since the flow of storm water along the entrance of Beacon Bay and Cutter Road is being directed away from the residential leasehold parcels and toward the recreational parcels, flooding within the recreational parcels could be worsened should the catch basins improvements become obstructed. As such, the residential leasehold property owners are allocated 100% of the direct and special benefit from the District improvements. The special benefit received by each improvement will be discussed separately.

### Street and Storm Drain Improvements

The street and storm drain improvements to be constructed along Beacon Bay, Cutter Road, Ketch Road, Schooner Road and Yale Road will provide a direct and special benefit to all residential leasehold properties within the District by improving drainage flow away from the properties and reduce ponding of storm water in the streets. This will provide safer streets, better aesthetics and improve ingress/egress into the residential leasehold properties within the District.

### Undergrounding of Utilities

The undergrounding of utilities provide a direct and special benefit to all residential leasehold properties within the District even though there may not be a particular improvement immediately adjacent to a particular parcel. All residential leasehold parcels within the District will benefit from the undergrounding of existing overhead utility poles and lines. The District is composed of narrow, grade level residential streets. Existing overhead utility poles and lines within the streets affect neighborhood streetscapes and the aesthetic quality of the District. Overhead utility poles and lines cause disruption to views for certain residential structures within the District. The removal of overhead utility poles and lines will increase the safety of streets and neighborhood by removing potentially hazardous conditions in the event of a natural disaster. The improvements consist of the removing of physical and visual impediments thus aesthetically enhancing the nature of the District. Based on the uniform configuration of the streets and the relatively standard spacing of the existing overhead utility poles and lines, all residential leasehold parcels within the District will benefit the same from the undergrounding of existing overhead poles and lines.

The District improvements render a direct and special benefit to the residential leasehold parcels located within the District and the levy of a special assessment for the improvements is appropriate.

### **Method of Assessment**

A review of the District parcels and parcel configurations, as provided by the County Assessor and the City, was made in connection with determining the method of assessment for the District. The District is comprised of sixty-nine single-family residential leasehold parcels and three recreational/homeowner's association parcels.

The single-family residential structures are all located at street level and are all relatively the same lot size and configuration. All such parcels within the District receive an equal

benefit from the District improvements and will be assessed equally. The recreational/homeowner's parcels, as discussed under Special Benefit above, receive little or no special benefit from the District improvements and will not be assessed for the District improvements.

The following are the two (2) basic types of parcels within the District:

	<u>Units Assigned</u>
SFR - Single-family residential leasehold parcels	1.0
COM - Common area or recreational use parcels	0

### Assessment Calculation

The assessment levy to each SFR parcel will be calculated by dividing total District improvement costs plus financing costs by the total SFR units. The cost of the District improvements plus financing costs is estimated to be \$1,647,727.

### Individual Assessments

The individual assessments are tabulated for each Assessor's Parcel Number, as shown on Exhibit D - Assessment Roll, which is on file with the City Clerk of Newport Beach.

In conclusion, it is my opinion that the assessments for Underground Utility Assessment District No. 79 (Beacon Bay) are allocated in accordance with the benefits which the land received from the Works of Improvement.

WILLDAN

Date February 9, 2001

By



David L. Hunt, P.E.  
Engineer of Work



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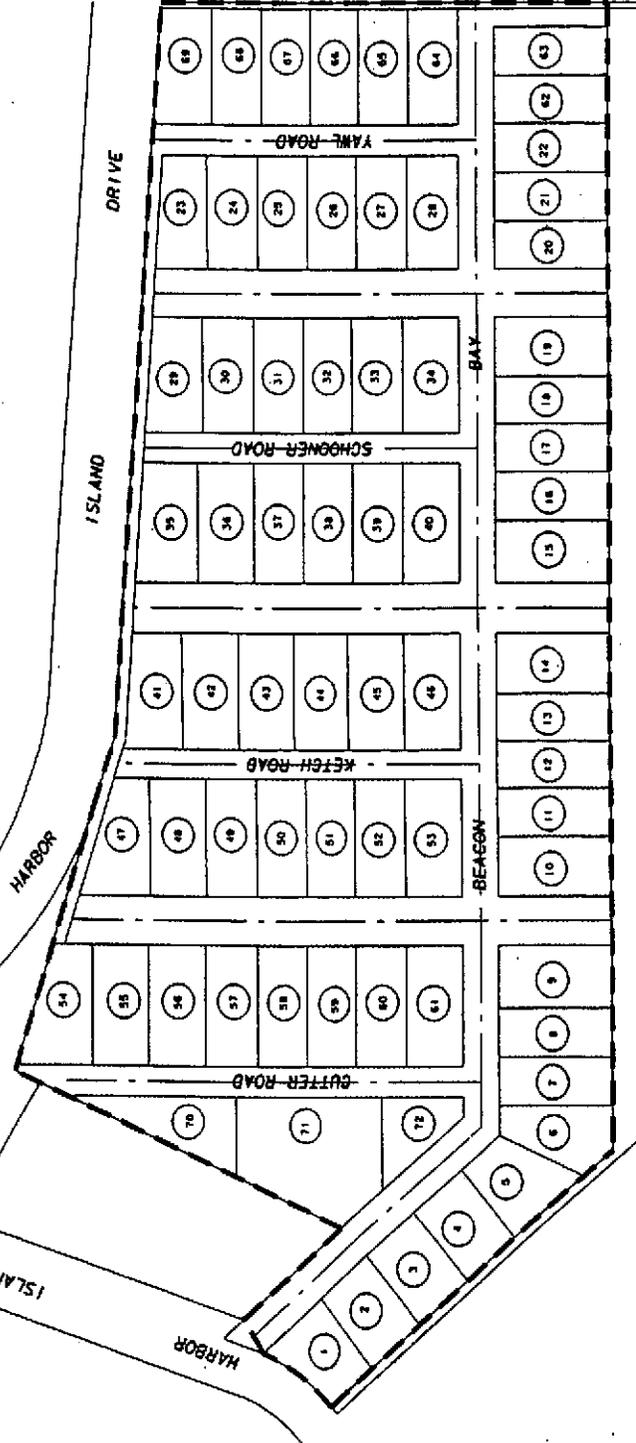
**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT F – ASSESSMENT DIAGRAM**

The Assessment Diagram in a reduced-scale format is as follows.

# ASSESSMENT DIAGRAM ASSESSMENT DISTRICT NO. 79 (BEACON BAY)

CITY OF NEWPORT BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA



ACCEPTED AND FILED  
AT THE OFFICE OF THE  
COUNTY CLERK  
COUNTY OF ORANGE

DATE \_\_\_\_\_ TIME \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ PAGE \_\_\_\_\_

CITY CLERK  
COUNTY OF ORANGE  
STATE OF CALIFORNIA

ASSESSMENT NUMBER

NEWPORT

BAY

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF  
THE CITY OF NEWPORT BEACH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ORANGE COUNTY ASSESSOR, IN PARTICULAR THE PARCEL MAPS FILED IN BOOK 000 PAGES 21-22.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 79 (BEACON BAY), CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, APPROVED BY THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH AT A REGULAR MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, BY RESOLUTION NO. \_\_\_\_\_.

SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEWPORT BEACH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

CITY CLERK  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT G — MAXIMUM ANNUAL ADMINISTRATIVE COST ADD-ON**

In addition to or as a part of the assessment lien levied against each parcel of land within the District, each parcel of land shall also be subject to an annual administrative cost add-on to pay costs incurred by the City and not otherwise reimbursed which results from the administration and collection of assessments or from the administration or registration of any bonds and/or reserve or other related funds. The maximum total amount of such annual administrative cost add-on for the entire Assessment District will not exceed 5% of the annual debt service on the bonds, subject to an increase annually by the positive change, if any, in the consumer price index for the Los Angeles area. Each assessed parcel's share of the administrative cost add-on shall be computed by dividing the total annual administrative cost by the total number of assessed parcels.

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT H — RIGHT-OF-WAY CERTIFICATION**

The following is a certification that the City has secured the easements and right-of-way necessary to complete the improvements.

CITY OF NEWPORT BEACH  
ASSESSMENT DISTRICT NO 79  
(Beacon Bay)

RIGHT-OF-WAY CERTIFICATE

CITY OF NEWPORT BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA

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

At all times herein mentioned, the undersigned was, and now is, the duly appointed SUPERINTENDENT OF STREETS of the CITY OF NEWPORT BEACH, CALIFORNIA.

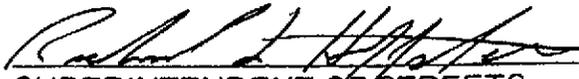
That there have now been instituted proceedings under the provisions of the "Municipal Improvement Act of 1913," being Division 12 of Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as ASSESSMENT DISTRICT NO. 79 (Beacon Bay) (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIED AS FOLLOWS:

That all easements, right-of-way, or land necessary for the accomplishment of the works of improvement for the above-referenced Assessment District have been obtained and are in the possession of the City.

It is further acknowledged that works of improvement as proposed to be constructed within said Assessment District must be constructed within public right-of-way, land, or easements as owned by said City at the time of the construction of the works of improvements.

EXECUTED this 12<sup>TH</sup> day of DECEMBER, 2000, at Newport Beach, California

  
SUPERINTENDENT OF STREETS  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA

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**FINAL ENGINEER'S REPORT  
ASSESSMENT DISTRICT NO. 79 (BEACON BAY)  
CITY OF NEWPORT BEACH**

**EXHIBIT I – ENVIRONMENTAL PROCEEDINGS CERTIFICATION**

The following is a certification that the improvements are exempt from provisions of the California Environmental Quality Act and that a Notice of Exemption has been filed.

CITY OF NEWPORT BEACH  
ASSESSMENT DISTRICT NO 79  
(Beacon Bay)

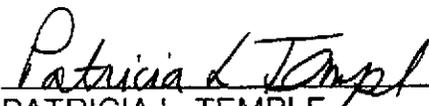
CERTIFICATION OF COMPLETION OF ENVIRONMENTAL PROCEEDINGS

CITY OF NEWPORT BEACH  
COUNTY OF ORANGE  
STATE OF CALIFORNIA

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

1. The improvements to be constructed under the proceedings in Assessment District No. 79 are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under the provisions of Paragraph 15302, Class 2 (d) of "Guidelines for Implementation of the California Environmental Quality Act," as adopted by the Secretary for Resources of the State of California, June 1992.
2. The undergrounding to be done under Assessment District No. 79 is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act guidelines because the Secretary of Resources has found that conversion of overhead electric utility distribution system facilities to underground locations where the surface is restored to the condition prior to the undergrounding, does not have a significant effect on the environment, and are declared to be categorically exempt.
3. A Notice of Exemption has been filed in the office of the County Clerk of Orange County, California. A copy of the Notice of Exemption is attached.
4. All environmental evaluation proceedings necessary for the formation of Assessment District No. 79 have been completed to my satisfaction, and no further environmental proceedings are necessary.

EXECUTED this 12th day of December, 2000, at Newport Beach, California

  
\_\_\_\_\_  
PATRICIA L. TEMPLE  
PLANNING DIRECTOR  
CITY OF NEWPORT BEACH  
STATE OF CALIFORNIA