

# Informal Public Information Meeting

## Assessment District No. 103 for the Undergrounding of Utilities on Balboa Peninsula Point



## Discussion Topics:

- ❖ **Description of the District**
- ❖ **Improvements to be funded**
- ❖ **Costs of the District**
- ❖ **Basis of the assessment**
- ❖ **Legal formation procedure**
- ❖ **Construction schedule**
- ❖ **YOUR questions**

# Description of District

## ❖ Boundary Description

- ◆ Area bounded by:
  - G Street
  - East Balboa Boulevard
  - Channel Road
  - Ocean Boulevard

## ❖ Property Uses

- ◆ Single Family Residential Parcels (~93%)
  - Ranging from 1,400 sf lot - 9,400 sf lot
- ◆ Multiple Residential Parcels (~7%)
  - Ranging from 2,500 sf lot - 10,100 sf lot

## Assessment Funded Improvements

- ❖ Trenching and installation of vaults
- ❖ Undergrounding of utility lines in public right-of-way
- ❖ Removal of wires and poles
- ❖ Repaving of affected roadways and alleys

### City funded Improvements

- ❖ Water line project

## Costs of the District (Rounded)

<b>Design &amp; Construction Costs</b>	<b>\$5,085,000</b>
<b>Incidental Expenses</b>	<b>\$348,000</b>
<b>Pre-Paid Financing Costs</b>	<b>\$812,000</b>
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<b>Total:</b>	<b>\$6,245,000</b>

- ◆ Private service conversions not included

## Assessment Basis

- ❖ **Property size is basis of apportionment**
  - ◆ Parcel area in Sq Ft (rounded to nearest 100)
    - Average Lot Size = 2,600 sf
- ❖ **Specific benefits to property**
  - ◆ Aesthetics
  - ◆ Connection
  - ◆ Additional Safety
- ❖ **All properties receive the same benefits**
  - ◆ 3 of 3 benefits = 1.0 “Benefit Factor”
  - ◆ Except for a few parcels on the fringes

## Assessment Basis (continued)

### ❖ Improved Aesthetics

- ◆ Improved streetscape aesthetics
  - Streets = streets and alleys

### ❖ Connection Benefit

- ◆ Reduced threat of service interruption
  - Due to downed lines and poles
- ◆ All new distribution wires and equipment

### ❖ Additional Safety Benefit

- ◆ Threat of downed lines and poles

# Properties Previously Assessed in AD-64

- ❖ **Previously assessed for harbor view enhancement**
  - ◆ Wires and poles were removed adjacent to the park
- ❖ **Credit given at that time**
  - ◆ For future undergrounding in alley serving the parcels
  - ◆ To make sure no double-assessment would occur
- ❖ **Proposed Assessment**
  - ◆ Is full assessment
  - ◆ Properties benefit same as their neighbors



# Estimated Assessment Ranges

52% of parcels pay this or less: \$14,416  
Est. annual payment\*: \$1,490

Single Res Parcels: \$6,282 to \$52,121  
Est. annual payment\*: \$680 to \$5,250

Multi Res Parcels: \$13,862 to \$56,002  
Est. annual payment\*: \$1,440 to \$5,640

\*Estimated annual payment

- ◆ Assumes 15-years
- ◆ Assumes approx. 5.75% interest
- ◆ Paid on Property Tax Bill

## Balloting Procedure

- ❖ Property owners vote “yes” or “no”
- ❖ Vote is weighted by Assessment Amount
- ❖ Ballots due before end of public hearing
- ❖ Only ballots submitted will be counted
- ❖ Sealed until close of public hearing



# Assessment Ballot Tabulation

- ❖ **50% approval required**
  - ◆ Weighted by proposed assessment amount
  
- ❖ **If more than 50% of assessments vote “no” the district CANNOT be formed**
  
- ❖ **Otherwise, Council makes final decision**



## If Approved, then:

### ❖ 30-Day Cash Pay-off Period

- ◆ 13% Discount

### ❖ Bonds sold

- ◆ 15-year bond term

### ❖ Construction begins



# Construction Impacts

- ❖ **Construction duration**
  - ◆ Anticipated: September - May
- ❖ **Construction noise and disturbances**
  - ◆ Work to start at 7:30 a.m., Mon. – Fri.
- ❖ **Impact on property access**
  - ◆ Only during construction hours
  - ◆ 48-hour notices prior to construction
- ❖ **Vault vents**
- ❖ **Private property damages**



# Private Service Conversions

- ❖ **Not included in assessments**
- ❖ **Additional costs to property owners**
  - ◆ Trenching on private property to service lateral
  - ◆ Conduits on private property
  - ◆ Service panel replacement
    - Only required if panel is rusty or incompatible with underground system
  - ◆ Estimated cost - \$2,000 - \$5,000
- ❖ **Do not start conversion until release is provided by City**



## Schedule of Events

- ❖ 9-Jun-2009 - Approval of Prelim. Report
- ❖ 12-Jun-2009 - Notices and Ballots mailed
- ❖ 30-Jun-2009 – Information Meeting
- ❖ 28-Jul-2009 - Public Hearing
- ❖ Late Jul-2009 - Notices of Assessment
  - ◆ 30-day cash payment period
- ❖ Sept-2009 - Construction begins
- ❖ June-2010 – Private underground conversions



# Contact Information

## City of Newport Beach – Public Works

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## Sign-up for Assessment District e-Select

- ◆ [www.city.newport-beach.ca.us](http://www.city.newport-beach.ca.us)

## City Website

- ◆ [www.city.newport-beach.ca.us/Pubworks/Assessment\\_District/Main\\_Page.htm](http://www.city.newport-beach.ca.us/Pubworks/Assessment_District/Main_Page.htm)
- ◆ Click on “Preliminary AD No. 103”



Undergrounding of Utilities  
Assessment District No. 103

# Questions?

