

**ENGINEER'S REPORT
CITY OF HERMOSA BEACH
LANDSCAPING AND
STREET LIGHTING DISTRICT
2025-2026**



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Prepared By:

**NV5
Jeffrey M. Cooper, PE
COO**

March 24, 2025

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**ENGINEER'S REPORT
CITY OF HERMOSA BEACH**

LANDSCAPING AND STREET LIGHTING DISTRICT 2025-2026

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: May 14, 2025



BY: Jeffrey M. Cooper, PE
COO, NV5



I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Diagram thereto attached was filed with me on the 27th day of May, 2025.

City Clerk, City of Hermosa Beach
Los Angeles County, California

By  _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Diagram thereto attached, was approved and confirmed by the City Council of the City of Hermosa Beach, California, on the _____ day of _____, 2025.

City Clerk, City of Hermosa Beach
Los Angeles County, California

By _____

I HEREBY CERTIFY that the enclosed Assessment Roll and Diagram were filed with the County Auditor of the County of Los Angeles, on the _____ day of _____, 2025.

City Clerk, City of Hermosa Beach
Los Angeles County, California

By _____

PART A
PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Hermosa Beach, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS
FOR THE HERMOSA BEACH
LANDSCAPING AND STREET LIGHTING DISTRICT 2025-2026**

The proposed improvements for FY 2025-2026 may be generally described as the continued maintenance and operation of streets and sidewalks within the District, including the operation, servicing and maintenance of landscaping, lighting and appurtenant facilities that are located in and along such streets and sidewalks, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services described as follows:

Street Landscaping and Appurtenant Facilities

Landscaping, planting, shrubbery, trees and appurtenant facilities, including irrigation systems, hardscapes and fixtures in public street and sidewalk rights-of-way, including parkways and medians, within the boundaries of the Assessment District.

Street Lighting and Appurtenant Facilities

Poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide street lighting and traffic signals in public street and sidewalk rights-of-way, including parkways and medians, within the boundaries of the Assessment District.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the landscaping, lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, lighting facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any of the lighting facilities or appurtenant facilities and the furnishing of electric current or energy, gas or other illuminating agent for the lighting facilities, or for the lighting or operation of the landscaping or appurtenant facilities.

The plans and specifications for the improvements, showing and describing the general nature, location, and the extent of the improvements, are on file in the office of the City Clerk and are incorporated herein by reference.

**PART B
ESTIMATE OF COSTS**

LANDSCAPING AND STREET LIGHTING DISTRICT Proposed Budget - Fiscal Year 2025-2026	
The estimated cost of the operation, servicing and maintenance of the street and sidewalk improvements for fiscal year 2025-2026, as described in Part A, are summarized herein and described below.	
Lighting and Landscaping Maintenance and Servicing <ul style="list-style-type: none"> • Median & Pkwy Landscaping Maintenance and Servicing • Lighting Maintenance and Servicing • Tree Trimming 	\$752,432
Administration Costs	\$11,054
Insurance	\$48,983
L.A. County Tax Collection Costs	\$2,000
Equipment Replacement	\$59,562
Proposed Capital Improvements	\$0
Expenditures Subtotal:	\$874,031
Appropriation from Fund balance	\$4,408
Amount transferred from General Fund	\$400,335
Miscellaneous Revenues	\$10,519
Total Assessment:	\$458,769
Fund Balance 6/30/26	\$0

Total amount of \$400,335 will be transferred from the General Fund to maintain the District for FY 2025-2026.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

Note: Total cost of the operation, servicing and maintenance of the Landscaping and Street Lighting District 2025-2026 is estimated to be **\$874,031**.

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

GENERAL

Part 2, of Division 15, of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include operation, maintenance and servicing of street lights, traffic signals and landscaping.

The 1972 Act requires that maintenance assessments be levied according to benefit rather than according to assessed value. Section 22573 provides that:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements" (Sec. 22574) Thus, the 1972 Act requires the levy of a true "benefit assessment" rather than a "special tax."

Exempted from the assessment would be the areas of all publicly owned property in use in the performance of a public function. Railroad and utility rights-of-way are also exempt from assessment.

BENEFIT ANALYSIS

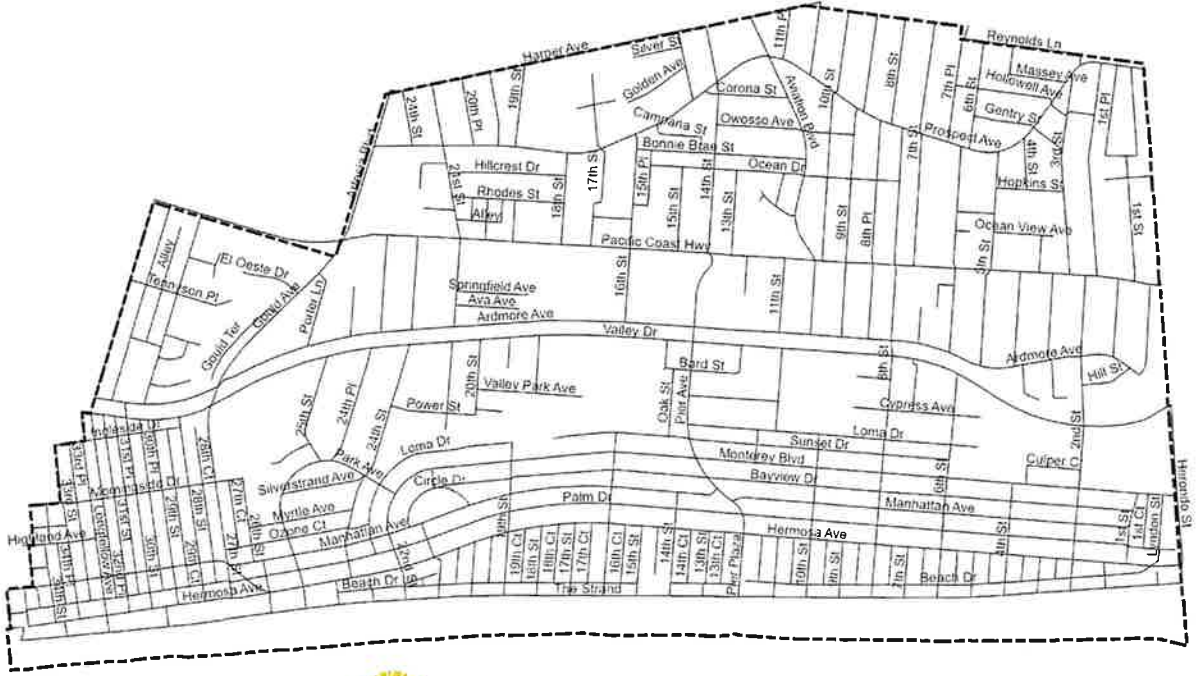
- **Street Lighting and Traffic Signals** - The proper functioning of street lighting and traffic signals is imperative for the welfare and safety of the public and property throughout the City. Proper operation, maintenance and servicing of the street lighting system benefits properties within the District by providing proper illumination for ingress and egress and safe traveling at night. Properties within the District also benefit from the proper functioning of the District's traffic signal system. Proper operation of the streetlight and traffic signal systems is imperative to public convenience, orderly traffic flow, enhanced congestion management and safety. Improved security, fuel conservation, protection of property from crime and vandalism, and reduction of traffic accidents, are special and direct benefits to all properties within the City; lighting benefits are directly related to public safety and property protection and therefore increase property values.
- **Median and Parkway Landscaping and Tree Trimming** - Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value.

The City maintains trees and miscellaneous shrubbery and landscaping throughout the City. The trees, shrubbery and landscaping are located within the public street and sidewalk rights-of-way, including parkways and medians. These trees, shrubbery and landscaping provide an

PART E

PROPERTY OWNER LIST

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Los Angeles, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Hermosa Beach.



City of Hermosa Beach

Diagram of Landscaping and Street Lighting Assessment District 2025-2026