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UTILITY UNDERGROUNDING IN THE CITY OF MANHATTAN BEACH

FACT BOOKLET



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PUBLIC WORKS DEPARTMENT
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What is... Utility Undergrounding?

Utility undergrounding is the process of placing all overhead utilities (electric, telephone, and cable TV wires) and electrical facilities, such as transformers, underground. Existing streetlights which are attached to wooden utility poles are replaced with new lights mounted on decorative “Marbelite” concrete poles. The new streetlight arm heights and lengths are relatively unchanged, while the poles themselves will typically be narrower and shorter than the wood utility poles removed.

PREFACE

The City of Manhattan Beach’s Underground Utility Assessment District (UUAD) Program provides a pathway for property owners to initiate projects to remove overhead utilities throughout their neighborhood. While these projects are funded by property owners, the City’s Public Works Department provides the resources to guide interested parties through the utility undergrounding process.

This Fact Booklet provides answers to frequently asked questions about utility undergrounding, and contains information about the formation and approval process for proposed new undergrounding districts. Historical cost information is also provided, along with an explanation of the payment options available to property owners within a district. Additionally, this booklet contains a description of the Assessment Deferment Program that is available to homeowners who may not have the financial resources to pay for undergrounding.

City staff does not advocate for or against utility undergrounding, however, they are available to provide information about the process, and are able to facilitate district formation in those areas where residents express interest having their overhead utilities removed.

During the district formation process, property owners have the opportunity to review utility design plans and ask questions about the proposed allocation of assessments. Once plans are finalized and all project costs are known, each property owner within a proposed district has the opportunity to vote for or against utility undergrounding.

After a new district is approved by City Council, Public Works staff continues to coordinate with the utility companies and the property owners until all properties are connected to the new underground systems and all overhead wires and poles are removed.



UTILITY UNDERGROUNDING IN MANHATTAN BEACH

How many underground utility districts are there in Manhattan Beach?

Between 2000-2007, fourteen districts were proposed by residents in Manhattan Beach. Of these, five districts were approved by property owners and successfully completed (Districts 1, 2, 3, 5 and 6), six districts were dissolved by City Council prior to formation, and three districts were placed in moratorium for a period of several years, but were ultimately approved by property owners in late 2019 (Districts 4, 12, and 14).

In 2022, two proposed districts (Districts 8 and 13) submitted petitions and were granted funding to begin the utility design phase.

How do I know if I'm in a district?

If you're not sure if you're in a district, you can contact the City's Underground Utility Assessment District (UUAD) Project Manager at (310) 802-5358 or UUAD@manhattanbeach.gov to inquire about whether your property lies inside or immediately adjacent to any proposed district boundaries. Please note that about 3% of properties in any given district originally lie outside the proposed boundaries, but are brought in if a home or building is connected to poles located inside the district AND the service wires cannot be relocated to other poles. Inclusion or exclusion of these homes is determined during the design planning stage by the utility companies.

What are the benefits of utility undergrounding?

Underground utility systems are generally safer than the equivalent overhead systems. In the event of an earthquake, the likelihood of someone being hurt from utility poles and wires is significantly reduced. The risk of utility wires coming into contact with water or other substances is also reduced because the wires are placed in underground conduit. Additional benefits include improved reliability, neighborhood aesthetics, and a reduction in fire hazards.

Will my electricity be out during construction?

No. During construction there will be some disruption because the streets in the area will be dug up. However, your electricity, cable TV, internet, and telephone services should not be affected. You will experience a brief power outage when your house is converted to the new underground system, but you will be notified prior to the cut over, and the outage typically does not last longer than 8 hours.

Here Are Some... Frequently Asked Questions



If You Have... More Questions After Reading This Brochure

Contact the Underground
Utility Assessment District
(UUAD) Project Manager at
(310) 802-5358 or
UUAD@manhattanbeach.gov.



How Is A... Utility Undergrounding Project Initiated?



How Do I... Get an Underground Program Started in My Neighborhood?

You should first contact the City to obtain the "Steps for Forming a Private Residential Underground Utility Assessment District" packet, or download the information from the City's website at www.manhattanbeach.gov/uuad. The packet outlines the steps that must be taken to start a project in your neighborhood. After reviewing this information, you should contact the UUAD Project Manager by calling (310) 802-5358. From there, we'll discuss your project and what will be required from you and your neighbors to form a proposed district.

FORMING A PROPOSED DISTRICT

Underground utility districts are initially proposed by one or more homeowners in a particular area who favor undergrounding. Simply speaking, it is a homeowner driven process rather than a City-wide directive. For a district to be initiated, a homeowner must follow a series of steps, which, broadly include:

- Discussing proposed district boundaries with the City. Ideally, a proposed district should include no more than 300 homes, but must be at least one block long (or 600 linear feet). Additionally, the boundaries proposed must be compatible with the utilities' networks (to be determined when boundaries are proposed).
- Canvassing the neighborhood to gauge support for undergrounding.
- Obtaining and submitting petition signatures from the required number of homeowners within the defined area who are in support of undergrounding. The City will notify all property owners within the proposed boundary that such an effort is underway at the time a petition drive commences.

After petitions are verified by the City, design plans will be requested from all participating utilities (Southern California Edison, Frontier, Spectrum, and potentially Crown Castle and AT&T). These design plans will become the basis for pricing a project, which in turn allows homeowners to vote for or against undergrounding knowing the exact cost of undergrounding utilities in the public right-of-way. This cost DOES NOT include the additional private property expenses a homeowner may incur. See "What's Included in the Cost to Underground Utilities" on page 8 for a full description of the costs associated with undergrounding.

Is the City allowed to assess my property even if I am not in favor of undergrounding?

Yes, provided that certain steps are followed. California State Proposition 218 (CA Proposition 218), which was signed into law in 1996, set forth a process by which municipalities, such as the City of Manhattan Beach, can levy assessments against properties that will receive "special benefits" from a proposed improvement project. Benefits are considered "special" when only those properties within a proposed district will receive them, as in the case of utility undergrounding. To form a special assessment district, CA Proposition 218 requires that every property owner is provided the cost of their proposed assessment, along with a ballot to vote for or against the formation of the district. Ballots are opened and counted at a public hearing.



FORMING A PROPOSED DISTRICT

Who pays for the utility design plans?

Current City policy provides that if residents want to form a district and are able to meet the signature threshold, then the City will retain staff and allocate funds to complete the design phase, and retain an Assessment Engineer to calculate per-parcel costs. The estimated costs of these activities are on the order of \$300,000 to \$450,000 per district, depending on the district size, housing density, and the utilities involved. Should a district be approved during the CA Proposition 218 ballot process, then the City is fully reimbursed for all funds expended for design plans, assessment engineering, and staff time. If the district fails, or is dissolved by City Council, then design and personnel support expenses are not recovered.

City funding is limited, and once funds are committed to a proposed district, those funds are not available to lend to another district until the first district is officially formed and the funds are re-paid to the City. Repayment typically occurs on the order of 2 to 3 years from the time the funds are appropriated to the district by City Council. Due to funding limitations and the duration of the utility design and district approval processes, the City is only able to support the design of 2 to 3 districts at any given time.

If City funds are not available, but property owners from a given neighborhood still desire to initiate an undergrounding district in their neighborhood, they may elect to self-fund the utility designs and the preparation of an Engineer's Report. In order to self-fund, district proponents must collect voluntary contributions to cover the cost of the utility designs and Assessment Engineer's fees. The collective of property owners providing the design and engineering funding must sign an agreement acknowledging that the funds are provided "at risk," meaning that their contribution will not be refunded should the district ultimately fail to form. Additionally, self-funded districts must obtain City Council approval of the proposed district boundaries before the utility design process is initiated.

What percentage of property owners must sign the petition for undergrounding?

If the UUAD Project Manager has confirmed that City funding is available, and if the representatives for the proposed district intend to request an appropriation of City funds to initiate the utility design process, per City policy, the district proponents must collect signed petitions from 66% of the parcel owners within the proposed district. This threshold was established by City Council in order to signify that a clear majority of property owners are in support of undergrounding prior to expending City funds. Recall that if a proposed district fails to obtain the required amount of support during the CA Proposition 218 ballot process, the design funds previously provided by the City are not recovered.



FORMING A PROPOSED DISTRICT

If City funding is not available to initiate the designs for a new proposed district, and/or if a new district wishes to move forward without requesting City funding, the undergrounding proponents must first collect signatures in support of undergrounding from the owners representing at least 50% of the land area within the proposed district. This percentage of property owner support is a requirement of State law in order to later move forward with a CA Proposition 218 hearing.

What if I want to opt-out of the district?

Opting out of a district may only occur during the district petition phase, when district proponents try to achieve the required percentage of property owner support. It may or may not be possible for some homes to be excluded from a proposed district (i.e., opt out), and depends on: 1) where the home is located relative to the district's proposed boundaries, and 2) the level of support for or against undergrounding of nearby homeowners. A district's boundaries may morph during the petition drive to include those homeowners most favoring undergrounding and exclude those most opposed, provided the boundaries are compatible with both the utilities' networks and the City's district boundary guidelines. However, once final boundaries are set and petitions have been submitted, the boundaries may not change (i.e., no opting out at this stage). Because the City notifies all potentially affected homeowners during the petition circulation, homeowners will have plenty of opportunity to campaign for or against undergrounding during that time.



APPROVING A PROPOSED DISTRICT

After utility design plans are finalized, the project will be bid for construction and the following steps will then occur:

1. Each property owner in a proposed district will receive a ballot in the mail identifying their share of the project cost and will have a minimum of 45 days to consider support for, or opposition to, the proposed assessment. Under California State law, you CANNOT be assessed until you are informed of what the exact assessment will be and you are provided the opportunity to cast your vote either for or against that assessment. Please note that the assessments presented on the ballot do not include the additional private property expenses that may be incurred to complete the undergrounding project. See "What's Included in the Cost to Underground Utilities" on page 8 for more information.
2. Each ballot must be returned to the City by a specified deadline; those returned are counted during a City Council public hearing.
3. Under Council policy, the underground utility assessment district is formed only if: a) the weighted returns are greater than 50%, and b) a resolution is passed by a majority vote of City Council following the combined procedures of CA Proposition 218 and the Municipal Improvement Act of 1913.

Once approved, the assessments presented cannot be increased without implementing new balloting and voting procedures.

What Does "Weighted Return" Mean?

CA Proposition 218 mandates that the value of each vote be weighted according to the proposed assessment presented to each parcel. This means that parcels with higher proposed underground assessments will have a stronger vote. For example, a vote given to a parcel receiving a \$60,000 proposed assessment would count for twice as much as a vote given to a parcel receiving a proposed \$30,000 assessment. A proposed assessment for utility undergrounding is not the same as, and is not based on, the Assessed Tax Value of your home.

How is A... Proposed District Approved by Voters and City Council?



How Long... Does It Take An Undergrounding Project to Finish?

Based on the size of the project, it will typically take 3-5 years to complete once funds are authorized by the City to initiate design plans. While this may seem like a long time, several steps must be accomplished. These include:

- Creation of Utility Design Plans (up to 2 years)
- Review, Pricing and Voting Procedures (6-9 months)
- Construction within the Streets (9-12 months, typically)
- Cabling and Residential Connections (9-18 months)
- Pole Removal (3 months)



What is... An Assessment Methodology and How is it Derived?

CA Proposition 218 requires that an Assessment Methodology be developed by a professional Assessment Engineer when allocating the cost of a project among parcels within a defined area. It is based on a particular formula that first evaluates the direct benefit(s) that each parcel will receive as a result of the project, and then allocates a proportionate share of the total project cost to each parcel based on those benefit(s).

In developing an Assessment Methodology (i.e., a formula), the benefits considered by the Assessment Engineer must be appropriate for both the district and the proposed project, as well as be legally defensible and supported by City Council. Please note that ocean views are not considered because they are not a protected right in the City of Manhattan Beach, and are subject to change at any time based on surrounding development.

The value of your home and property cannot be used in deriving individual assessments, nor is an assessment formula based on your property tax amount.

WHAT'S INCLUDED IN THE COST TO UNDERGROUND UTILITIES?

In residential neighborhoods, utility undergrounding is paid for by property owners. The cost includes: 1) the proposed assessment for undergrounding utilities in the PUBLIC RIGHT-of-WAY, and 2) PRIVATE PROPERTY EXPENSES associated with installing underground service connections from the property line to the house.

The proposed assessment represents a collection of variables such as design, assessment engineering and financing fees, public right-of-way construction labor and materials costs, and staff time (see sidebar, "What is An Assessment Methodology and How is it Derived?"). Private property expenses are further described on page 9. Please note that because the utility companies own and maintain the wires placed underground, both in the street and on your property up to the meter, maintenance of these wires is paid for by them. However, if the conduit installed on your property fails, you will be responsible for the cost of repairing it.

1. Public Right-of-Way Expenses (The Proposed Assessment)

Individual assessments are calculated based on the variables listed above as well as several other factors, including the district's housing density, the total trenching distance needed to underground utilities in the public right-of-way, and the difficulty of construction (e.g., digging in sand or through narrow streets). Please note that the ULTIMATE COST of undergrounding will depend on bids received and the financing option chosen by each homeowner once assessments are calculated. For example, homeowners who elect to pay their assessment in full can expect to pay 9-12% less than the fully burdened assessment presented, due to the elimination of bond fees and capitalized interest. Conversely, homeowners who elect to add their assessment to their annual property tax bills will pay the annual installment PLUS interest for up to 20 years (much like a simple interest loan). The actual interest rate applied will depend on market conditions at the time bond financing is secured.

Until a thorough design is completed and the project bid for construction, an exact cost cannot be provided. However, the range of assessments presented to homeowners of recently approved districts may help you estimate what your future assessment might be.



2. Private Property Expenses (Not Part of the Proposed Assessment)

In addition to the proposed assessment described on page 8, each homeowner may or may not incur additional private property expenses. See sidebar, "Will I Incur Additional Out-of-Pocket Private Property Expenses if..."

If installation of conduit is needed for a service conversion, homeowners will need to hire a licensed electrical contractor to perform the work. Expenses incurred to make a home ready for underground service can range from \$5,000 - \$15,000, OR MORE depending on parcel and house characteristics. The ACTUAL COST will depend on property characteristics such as the trenching distance needed from the street property line to the house connection point, the type and quality of the surface material(s) that will be disrupted (e.g., cutting concrete, removing brick or flagstone, digging in dirt) and whether the electrical panel box must be upgraded. Since every house is unique, the City is not able to accurately estimate what this additional cost will be for individual homes. Past estimates for some neighborhoods have been:

Sand Section (Districts 12 and 14)
\$5,000 - \$15,000

Hill Section (District 4)
\$5,000 - \$10,000

The City encourages homeowners to consider additional private property expenses and to obtain multiple quotes for such work prior to making any decision about undergrounding. Please note that private property expenses cannot be financed in conjunction with the proposed assessment unless the homeowner qualifies for the City-sponsored deferment program (see "Financing a Utility Undergrounding Project" on page 10). Rather, they are direct "out-of-pocket" expenses.

Will I Incur... Additional Out-of-Pocket, Private Property Expenses if...

1. My utility wires are already located underground to the nearest telephone pole and there are no overhead wires to my house?
Typically, No. Your home will be connected to the new underground system and your wires "picked up" by the utilities when cabling begins. However, if your underground connection is to a back yard pole with no street access, you will need to provide conduit from your point of service to the street, provided it was not already installed by your home's builder.
2. My house has overhead wires, but was built or significantly remodeled (+50%) after 1977?
Yes, however, expenses might be minimal. In 1977, the City began requiring conduit installation for new residential construction and for re-model projects that exceed 50% of the home value. However, conduit may not have been installed if the builder of your home requested and obtained an exemption from the City. If your home does have conduit, you will incur the cost associated with connecting your existing conduits to the conduits that will be installed in the street.
3. My house has overhead wires and was built prior to 1977?
Yes. The cost depends on several factors as described under Private Property Expenses (to the left).



What Are My... Options For Paying An Assessment?

When a proposed district is approved by voters and City Council, three options become available to homeowners to pay the assessment. These include:

1. Pay the full amount within 30 days of receiving a "Notice to Pay Assessment" from the City. You can expect to pay about 9-12% less than the assessment presented due to the elimination of financing fees.
2. Pay Yearly. You can spread all or a portion of the assessment PLUS INTEREST over 20 years as a lien on your property tax bill. The interest rate is determined when bonds are sold to finance the total project and will be current market rate at that time.
3. Defer your assessment partially or completely. If you are 62 years of age or older, and have a household income below thresholds established by the City, you may be able to defer a portion or all of your assessment until the sale or transfer of your home, at which time the assessment PLUS INTEREST ACCRUED will be due and payable. See "The City's Assessment Deferment Program" to the right.

FINANCING A UTILITY UNDERGROUNDING PROJECT

The sidebar, "What Are My Options for Paying the Assessment" explains the three payment options currently available. If financing an assessment for utility undergrounding over 20 years (Option 2), the total cost of the project will include the base value of the assessment (the principal) plus simple interest paid during that time. The following table provides examples of the total cost homeowners will have paid either in full within 30 days or as a lien over 20 years using three different simple interest rates.

If the Proposed Assessment Is...	Then the Actual Assessment if Paid In Full Within 30 Days is Estimated to be... ⁺	Or the Estimated Total Amount Paid Over 20 Years if Financed at the Following Simple Interest Rates is... [*]		
		5%	6%	7%
\$30,000	\$26,400	\$47,516	\$51,582	\$55,820
\$40,000	\$35,200	\$63,356	\$68,777	\$74,428
\$50,000	\$44,000	\$79,194	\$85,970	\$93,035

⁺ This is only an estimate of the cash value of an assessment paid within 30 days. The actual cash value will be based on the fees and projected capitalized interest subtracted at the time the district is approved.

^{*} The yearly assessment payment due can be determined by dividing the total by 20.

The City's Assessment Deferment Program

The City has created a tiered financial assistance (loan) program to help home-owners 62 years of age or older with an annual household income of less than \$127,300 defer all or part of the cost of undergrounding utilities until the sale or transfer of their homes. The amount loaned by the City will accrue interest until it is repaid, with a fixed interest rate determined at the time the project commences. Qualifying for the program requires filling out an application form and providing certain information about your age, income and assets so that the City may determine your eligibility. The table on the next page illustrates the various levels of assistance available to homeowners. Other qualifying factors include:

- Applicant must be 62 years of age or older, or blind or disabled as defined by the IRS.
- The applicant must apply for funds within a specified period after the assessment is approved and may remain in the program until the sale or transfer of the property qualifying for assistance.
- Hardship exceptions may be considered for those who do not meet the established deferment criteria, although funding is not guaranteed.
- This program applies to the principal residence only. Eligibility requirements and amount of financial assistance available are subject to change.



ASSESSMENT DEFERMENT PROGRAM LEVELS OF ASSISTANCE

Defined Taxable Income (DTI)*	Homeowner Pays....	City Loans...
\$35,500 or less	<i>Homeowner directly qualifies for CA State Property Tax Postponement Program**</i>	
\$35,501 - \$50,900	First 1% of Defined Taxable Income towards annual assessment	Balance of Annual Assessment
\$50,901 - \$89,000	First 2% of Defined Taxable Income towards annual assessment	
\$89,901 - \$101,800	First 3% of Defined Taxable Income towards annual assessment	
\$101,801 - \$114,600	First 4% of Defined Taxable Income towards annual assessment	
\$114,601 - \$127,300	First 5% of Defined Taxable Income towards annual assessment	

* The Defined Taxable Income (DTI) is determined by the inclusion and exclusion of certain income and expenses, as specified on the application for assistance.

** For more information about the State's Property Tax Postponement Program, please visit the State Controller's Office website at www.sco.ca.gov or call (800) 952-5661.

Homeowners with a household income of less than \$35,500 qualify for the CA State Controller's Office (SCO) Property Tax Postponement Program and thus are not eligible for assistance through the City's program. More information about the State program can be obtained by contacting SCO directly. Please note that homeowners need only qualify for the City's loan program during the initial application period (i.e. one time). The level of assistance available would remain the same over the duration of the deferment due to the program's funding pool constraints.

Help Me Calculate How Much Assistance I Can Receive

Let's assume you are 66 years old, have a Defined Taxable Income (DTI) of \$55,000, meet other program guidelines, and your annual assessment is \$2,400. Under the City's program, you would qualify for partial assessment deferment under the income bracket \$50,901 - \$89,000 and thus be expected to contribute the first 2% of your DTI toward your assessment. The City would loan you the remaining balance due. The calculated amounts are as follows:

$$\begin{array}{r}
 \$2,400 \text{ Total Annual Assessment Due} \\
 - \$1,100 \text{ Your Annual Contribution } (\$55,000 \times 2\%) \\
 \hline
 = \$1,300 \text{ City loans you this amount annually}
 \end{array}$$

Can I Also.. Defer the Private Property Expenses I Will Incur to Connect to the New System?

If you qualify for the City's Assessment Deferment Program, the additional cost to connect your private property to the new underground utility system may also be included. This one-time hook up expense would simply be added to your annual assessment in the year the expense occurred, and the qualifying balance would still be paid by the City according to the criteria established in the table to the left.

For example, let's again assume your annual assessment is \$2,400 and your annual defined taxable income is \$55,000. Under the City's loan program, you would pay the first \$1,100 of your annual assessment (2% x \$55,000), and the City would loan you the remaining balance of \$1,300. If your private property expense to connect to the new system was \$5,000, then in that year, the City would loan you \$1,300 + \$5,000 (or \$6,300).

If grant funds or donations become available to pay for private property hook up costs, the City will allocate them according to the greatest need until such funds are expended.



Why Can't the City Pay For A Part of A Residential Undergrounding Project?

The City of Manhattan Beach is receptive to homeowners desire to pursue neighborhood undergrounding projects, and the City Council will allocate seed money to initiate those that qualify. However, there are many competing infrastructure needs that must be met, such as repaving roads, repairing public buildings, sewer lines and water lines, and maintaining our parks. If your neighborhood qualifies, City Council will fund the utility designs and the initial engineering studies to determine the cost of the project. The seed money provided by the City will be added to the total cost of the project and will be recovered if the district is approved by property owners. The City has also created a financial assistance program to help qualifying homeowners defer all or a portion of the assessment until the sale or transfer of their homes. For more information about this program and for all costs associated with undergrounding, see "Financing A Utility Undergrounding Project" on page 10.

PAST ASSESSMENTS

In the City of Manhattan Beach, eight proposed assessment districts have been approved by homeowners, and their public right-of-way assessment ranges are provided in the two tables below. Each district's assessment range reflects the unique dynamics of the area, i.e., timing in moving forward, housing density, size of the district, etc. Future district assessments will be based on construction pricing and financing costs at the time the district moves forward with construction bidding.

It is worth noting that neighborhoods with higher housing densities will be, on average, less expensive per parcel to construct due to the greater number of homes sharing the total cost of construction. For example, in the mid-2000's, the four Sand Section districts witnessed significantly lower assessments than the Hill Section district because the lot sizes, and thus trenching distance per house, were much smaller.

Assessment Ranges for Approved Districts

The ranges provided below do not include the private property connection expenses discussed under "What's Included in the Cost to Underground Utilities?" on page 8.

Mid 2000's

District No.	Formation Date	No. of Parcels	Per-Parcel Assessment Range	Total District Cost
District 1	March 2004	186	\$8,103 - \$13,087	\$2,075,434
District 2	November 2005	194	\$33,482 - \$57,963	\$8,103,771
District 3	March 2004	219	\$4,978 - \$8,036	\$1,478,538
District 5		173	\$6,393 - \$10,591	\$1,447,500
District 6	November 2005	304	\$17,100 - \$29,087	\$6,652,236

Districts 1, 3, 5, and 6 are located in the Sand Section.

Districts 2 is located in the Hill Section

2019-2020

District No.	Formation Date	No. of Parcels	Per-Parcel Assessment Range	Total District Cost
District 12	October 2019	228	\$19,754 - \$43,583	\$6,735,000
District 14		244	\$23,421 - \$56,185	\$6,810,000
District 4	January 2020	167	\$14,651 - \$128,323	\$7,255,000

District 12 and 14 is located in the Sand Section

District 4 is located in the Hill Section



FUTURE ESTIMATES

At the time petitions are circulated and signatures collected, the City will estimate future assessment ranges in current dollars for a proposed district based on its housing density and known open-market construction prices. However, the City cannot forecast the actual assessments that will be presented because: 1) the project is typically priced 2-3 years after signatures are submitted to the City and 2) the construction market is volatile. Therefore, actual cost may be higher than that estimated. The lag in pricing is due to the time needed by the utilities to design construction plans for the district and put those plans out to bid.

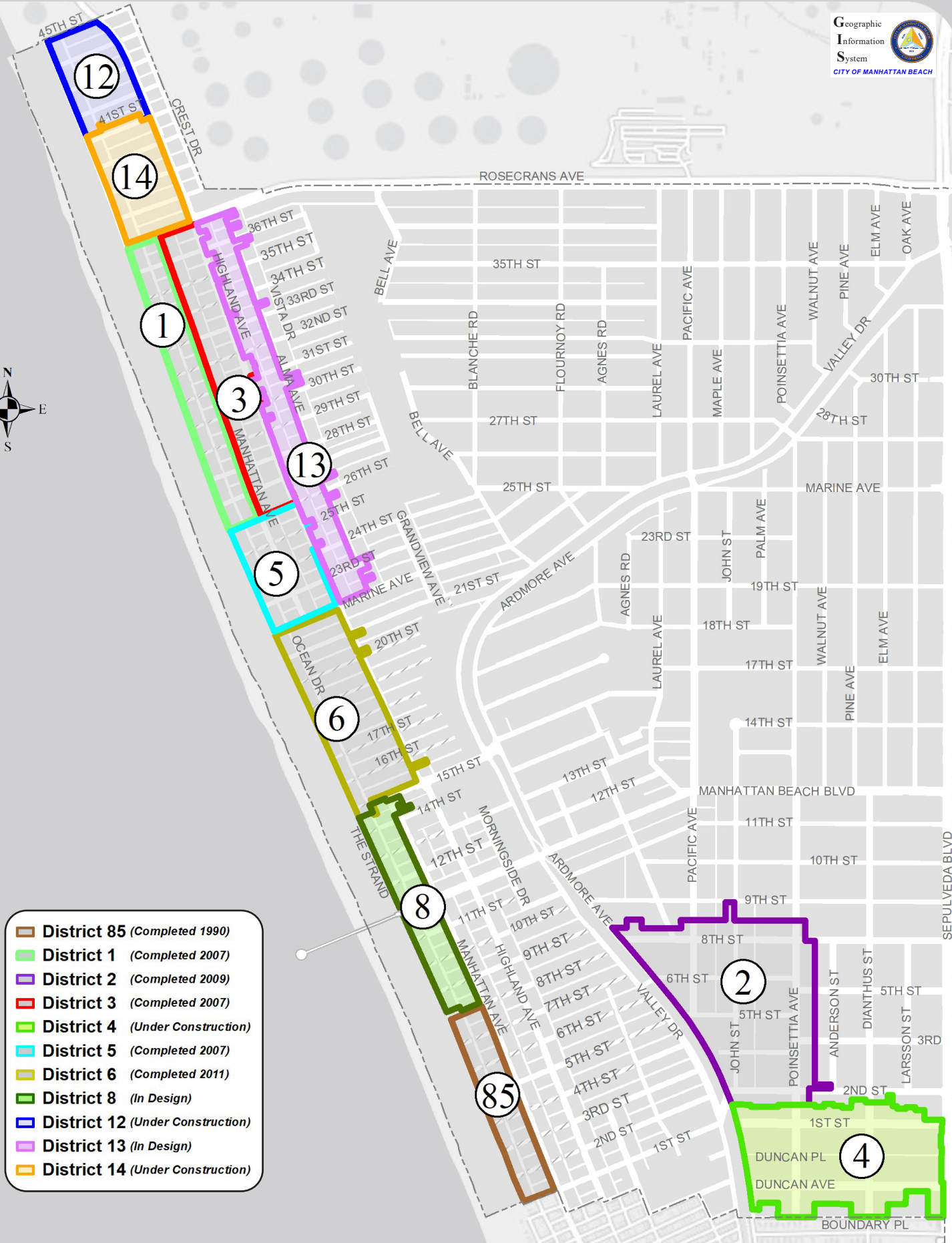
However, homeowners will know the exact cost they will incur before deciding whether to formally support utility undergrounding. See "Approving a Proposed District" on page 7.

Why Can't the Utilities Pay... For Part of a Residential Undergrounding Project? They Own The Wires, Right?

There is no legal requirement for utility companies to underground their existing overhead facilities. However, Edison is mandated by the California Public Utilities Commission (CPUC) to set aside funds to pay for undergrounding projects in high traffic or public use areas such as Manhattan Beach Blvd., Sepulveda Blvd. and other locations throughout the City.

Edison does bear some costs associated with undergrounding, such as pole/wire removal and continued maintenance of the new system. Edison also credits each district the value of an equivalent overhead system if a new underground system is constructed. This credit results in a reduction of the total assessment costs presented to homeowners.

ACTIVE UNDERGROUND UTILITY ASSESSMENT DISTRICTS



- District 85 (Completed 1990)
- District 1 (Completed 2007)
- District 2 (Completed 2009)
- District 3 (Completed 2007)
- District 4 (Under Construction)
- District 5 (Completed 2007)
- District 6 (Completed 2011)
- District 8 (In Design)
- District 12 (Under Construction)
- District 13 (In Design)
- District 14 (Under Construction)