

ORDINANCE BILL NO. 3 FOR 2021

ORDINANCE NO. 1297

IN THE MATTER OF WATER, STREET, SIDEWALK, CURB, GUTTER AND STORM DRAIN IMPROVEMENTS FOR THE WILLOW-YUCCA STREET NEIGHBORHOOD LID AND DECLARING A NEED FOR AN EXPEDIENCY CLAUSE.

WHEREAS, The improvement project being the installation of water, street, sidewalk, curb, gutter and storm drain improvements, on Willow Street, Yucca Street, parts of 18th, 19th, and 20th Avenues and other roadways in the Local Improvement District (LID) area as set forth in Exhibit A and Exhibit B attached hereto;

WHEREAS, It is determined pursuant to SHMC Chapter 3.16 that the subject LID is established hereby and the estimated proper assessments of the benefits therefor to the respective properties benefitted thereby have been determined and set forth in the Estimated Costs and Assessment Methodology in the Project Costs Current Development and Project Costs Future Development columns for each property and as a total project cost as set forth in Exhibit C attached hereto; and

WHEREAS, This ordinance needs to be in effect as soon as possible to take advantage of financial opportunities to help pay for the improvements.

NOW THEREFORE, THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

Section 1. That assessments for said improvements are to be levied as to be determined and set by a subsequent city ordinance or resolution as allowed by SHMC Chapter 3.16. The assessments shall be based on the average of frontage and area of each property up to 150-foot depth, and modification factors for property size and proximity to sidewalks as set forth in Exhibit C.

Section 2. The assessment procedures and amounts set out in the Estimated Costs and Assessment Methodology as set forth in Exhibit C are hereby declared to be just and proper to the property benefitted thereby.

Section 3. The unpaid balances on assessments shall bear interest at a rate to be determined and set by the subsequent ordinance or resolution specified in Section 1. The unpaid balance of said assessments shall be paid in the time period given to the City to pay the financing that the City has to pay but not less than ten years.

Section 4. Said improvement project is hereby designated as the Willow-Yucca Street Neighborhood LID for water, street, sidewalk, curb, gutter and storm drain improvements.

Section 5. Exhibits A, B, and C attached hereto are by this reference made a part hereof.

Section 6. The City Council does hereby direct and order the work to be done in accordance with applicable State and City laws.

Section 7. Expediency Clause. It is hereby adjudged and declared that it is necessary that this Ordinance become effective immediately in order to take advantage of existing financing opportunities. Therefore, this Ordinance shall be in full force and effect after its passage by the City Council and approved by the Mayor.

PASSED by the City Council and approved by the Mayor this 27th day of July, 2021

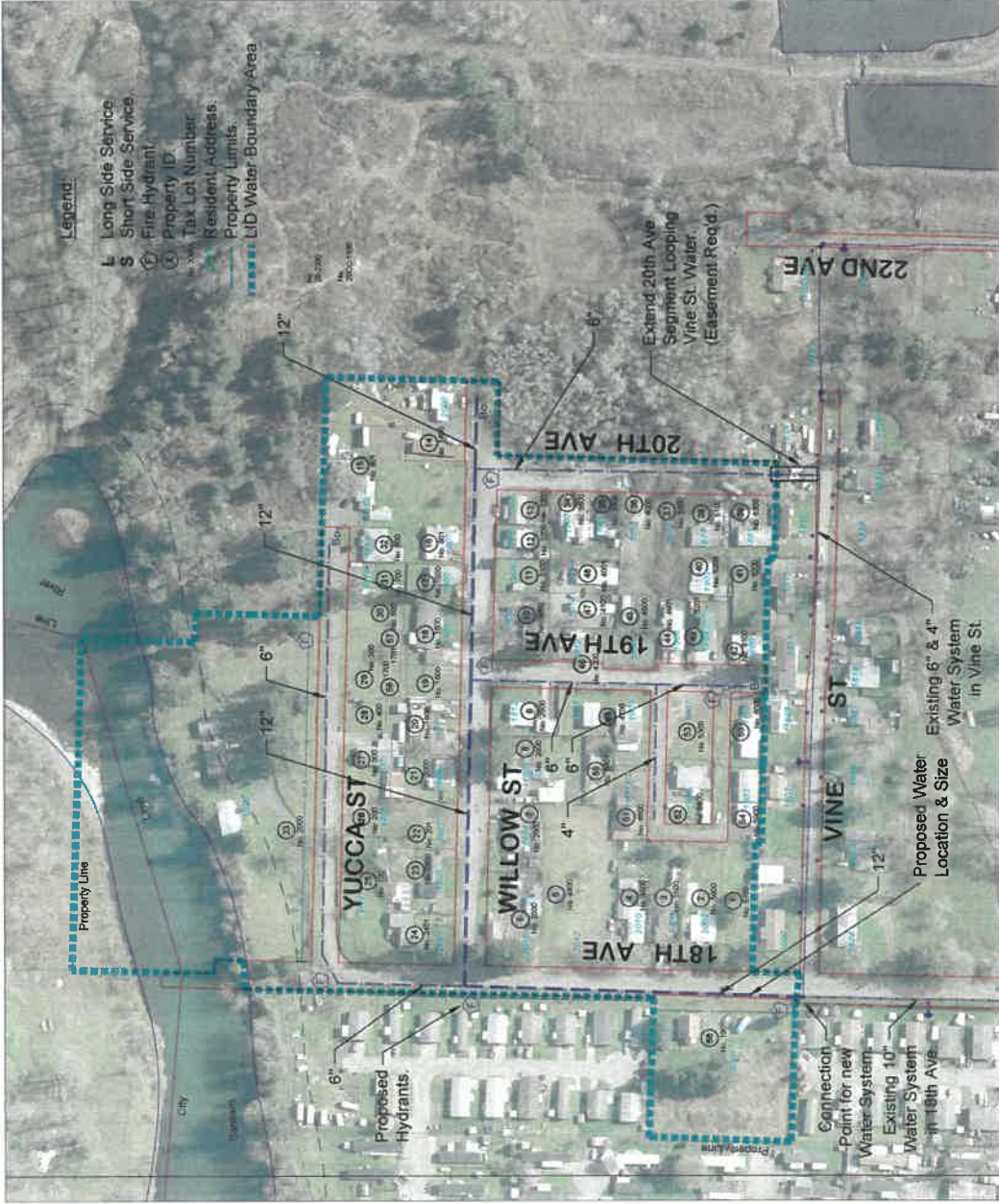
 7-27-21

Mayor

ATTEST:

 27 July 21

City Manager-Ex Officio City Recorder



Project Overview
Horizontal Scale 1" = 80'

URS 200 West Broadway, Suite 2000, San Diego, CA 92101 Phone: 619.594.1000 Fax: 619.594.1001 www.urscorp.com	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	CITY OF SAN DIEGO, Public Works Department Engineering Division, LID 12th Avenue 1200 La Jolla Village Drive, San Diego, CA 92161 Phone: 619.497.7111 Fax: 619.497.7112	SHEET NUMBER: _____
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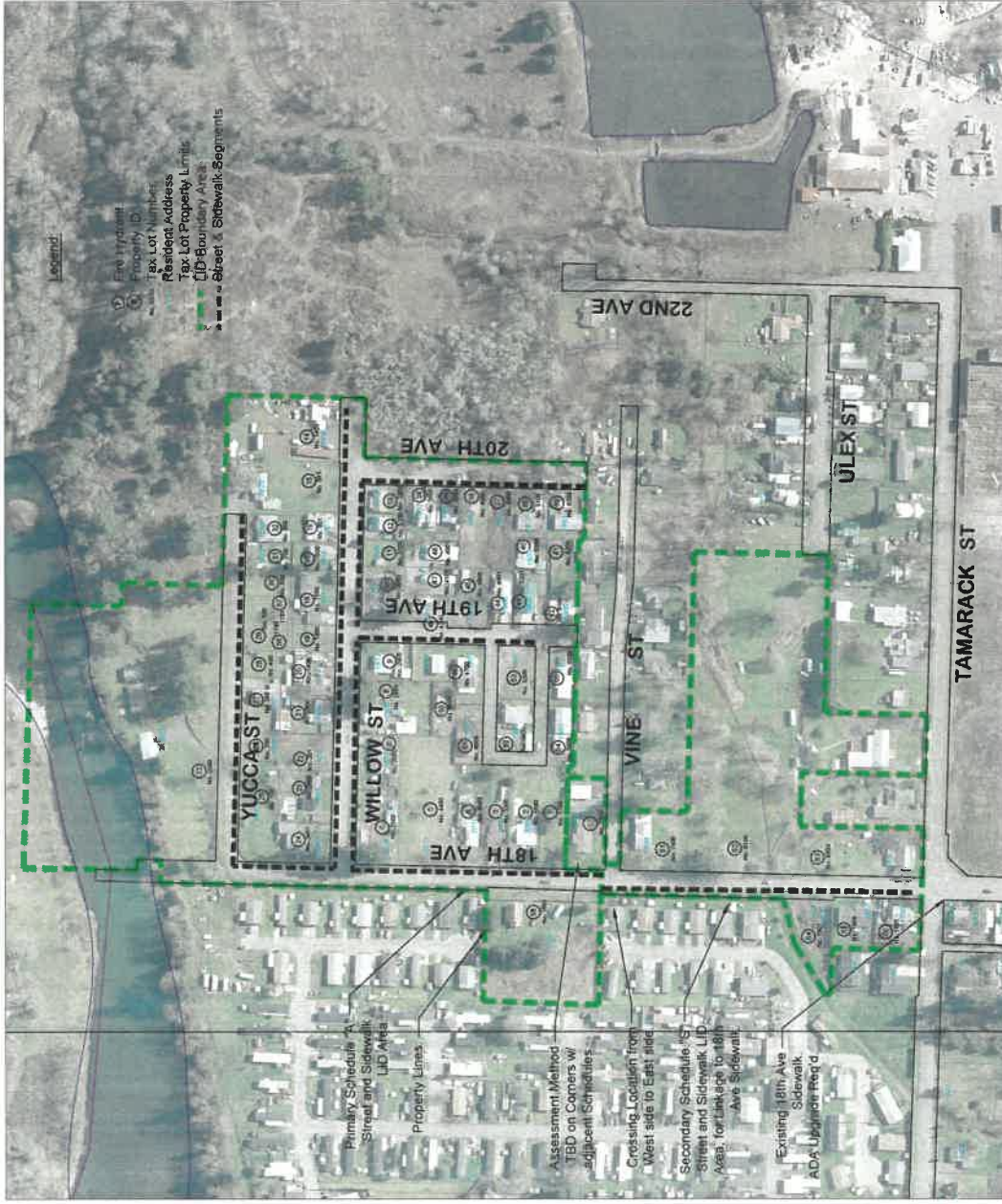
Exhibit A

Willow - Yucca St Neighborhood LID

Boundary Map of Waterline & Service Improvements

18th Ave, 19th Ave, 20th Ave, Willow St, Yucca St.

PRINT DATE: 03-25-2023 SCALE: 1" = 80' SHEET: 10 of 10 PROJECT: LID 12th Avenue	SIZE: D DATE: 03-21-2023
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Legend:

- Easement
- Property ID
- Tax Lot Number
- Resident Address
- Tax Lot Property Limit
- LID Boundary Area
- Street & Sidewalk Segments

Primary Schedule A
Street and Sidewalk
LID Area

Property Lines

Assessment Method
TBD on Corners w/
adjacent Schedules

Crossing Location from
West side to East side

Secondary Schedule 'B'
Street and Sidewalk LID
Area, for linkage to 18th
Ave Sidewalk

Existing 18th Ave
Sidewalk
ADA Upgrade req'd

Project Overview
Horizontal Scale 1" = 100'

DATE	01-24-2023
SCALE	1" = 100'
SIZE	D

REV.	DATE

Exhibit B

CITY OF RIVERSIDE (PLANNING, PUBLIC WORKS DEPARTMENT)
 900 N. G ST., RIVERSIDE, CA 92507
 TEL: 951-337-6977 | FAX: 951-337-5440

LID IS A FINANCE BOND ISSUE
 PURCHASE THROUGH

SHEET NUMBER

Willow - Yucca St Neighborhood LID
Boundary Map of Street & Sidewalk Improvements
 18th Ave, 19th Ave, 20th Ave, Willow St, Yucca St, Tamarack St Corner.

Willow - Yucca St Neighborhood
Local Improvement District
Estimated Costs and Assessment Methodology
Exhibit C

Assessment Method: 50/50 Averaging
Total = (Cost per frontage foot + Cost per square foot) / 2

Modification Factor #1 applies for properties that are odd shaped or oversize (<2X Area Average).

Modification Factor #2 applies for properties with "Sidewalk across the Street" proximity.

City Financing Options		City Contribution
Water LID City Partnership \$ / Lot		0
Street LID City Partnership \$ / Lot		0
City Partnership % / Lot		28.0%

Note: Costs are Estimates Only and are Subject to Change.

LID	Map Page	Tax Lot	Site Address	Owner of Record	Modification Factor #1	Modification Factor #2	Waterline Project Costs		Street & Sidewalk Project Costs		Total Project Costs	City Partnership %	Project Costs			
							60/50 Averaging Method of Large Lot Reduction Factors	Property Area	60/50 Averaging Method of Large Lot Reduction Factors	Property Area			Total Project Costs w/ Modification Factors	City % Partnership	Project Costs Current Development	Project Costs Future Development
50/50 Ave																
50/50 Ave																
1	131E29CC	9700	na	REYES DALE & BONNIE			\$ 9,988.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	6,022.76	0	\$ 15,487.19			
2	131E29CC	9800	2006 18th Ave	REYES DALE & BONNIE			\$ 9,988.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	6,022.76	0	\$ 15,487.19			
3	131E29CC	9900	2006 18th Ave	DUBART GARY C			\$ 9,988.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	6,022.76	0	\$ 15,487.19			
4	131E29CC	4500	2910 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,988.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	6,022.76	0	\$ 15,487.19			
5	131E29CC	4420	2912 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,988.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	6,022.76	0	\$ 15,487.19			
6	131E29CC	2200	2018 18th Ave	WYN LOS, WHITE DANOLD C, WHITE JOY ANN			\$ 15,272.15	\$ 17,005.48	\$ 32,872.03	\$ 32,872.03	9,204.34	0	\$ 23,668.30			
7	131E29CC	2800	1804 Willow St	REYNOLDS WAYNE H & VERONICA RUSAN			\$ 14,329.85	\$ 16,119.67	\$ 30,743.42	\$ 30,743.42	8,406.16	0	\$ 22,185.29			
8	131E29CC	2800	1805 Willow St	CHASE BELL & BRETINA			\$ 10,026.41	\$ 11,206.01	\$ 21,506.01	\$ 21,506.01	5,811.52	0	\$ 15,694.49			
9	131E29CC	2900	1812 Willow St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 10,988.04	\$ 12,118.18	\$ 23,607.40	\$ 23,607.40	6,387.00	0	\$ 17,220.40			
10	131E29CC	3000	1800 Willow St	VICTOR MANUEL			\$ 14,329.85	\$ 16,119.67	\$ 30,743.42	\$ 30,743.42	8,406.16	0	\$ 22,185.29			
11	131E29CC	3100	1804 Willow St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,161.82	\$ 8,208.76	\$ 15,371.71	\$ 15,371.71	4,104.08	0	\$ 11,267.63			
12	131E29CC	3200	1806 Willow St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,161.82	\$ 8,208.76	\$ 15,371.71	\$ 15,371.71	4,104.08	0	\$ 11,267.63			
13	131E29CC	3300	1808 Willow St	PHILLIPS DANIEL ALVIN, PHILLIPS PENNY LEE, PHILLIPS KALLY			\$ 7,161.82	\$ 8,208.76	\$ 15,371.71	\$ 15,371.71	4,104.08	0	\$ 11,267.63			
14	131E29CC	1400	2009 Willow St	KIMBELL KASSANDRA & KOLOIC JOE			\$ 17,367.26	\$ 20,156.36	\$ 37,717.61	\$ 37,717.61	10,360.83	0	\$ 27,356.78			
15	131E29CC	801	1820 Yucca St	ANDREWS ROBERTA J & DANIEL A TRUSTEE	0.5	0.5	\$ 16,215.18	\$ 18,211.87	\$ 34,627.05	\$ 34,627.05	9,589.35	0	\$ 25,037.70			
16	131E29CC	801	1807 Willow St	PLUETT JOHN F & JESSIE M			\$ 7,370.72	\$ 8,208.76	\$ 15,787.78	\$ 15,787.78	4,253.10	0	\$ 11,534.68			
17	131E29CC	1500	1905 Willow St	ROSE JOHN W & J			\$ 7,444.07	\$ 8,208.76	\$ 15,850.04	\$ 15,850.04	4,276.86	0	\$ 11,573.18			
18	131E29CC	1600	1901 Willow St	GOODWIN TRAVEL			\$ 14,887.38	\$ 16,848.24	\$ 31,832.82	\$ 31,832.82	8,429.13	0	\$ 23,403.69			
19	131E29CC	1800	na	GOODWIN TRAVEL			\$ 7,528.45	\$ 8,435.45	\$ 15,963.91	\$ 15,963.91	4,250.06	0	\$ 11,713.85			
20	131E29CC	1900	1811 Willow St	JOHN CHRISTOPHER			\$ 19,738.02	\$ 22,317.34	\$ 42,055.36	\$ 42,055.36	11,154.64	0	\$ 30,900.72			
21	131E29CC	2000	1809 Willow St	NORTHERN INVESTMENTS			\$ 10,201.32	\$ 11,718.32	\$ 21,920.64	\$ 21,920.64	5,808.57	0	\$ 16,112.07			
22	131E29CC	2011	1807 Willow St	VICTOR MANUEL L			\$ 9,864.75	\$ 11,005.15	\$ 20,870.90	\$ 20,870.90	5,630.84	0	\$ 15,240.06			
23	131E29CC	2400	1805 Willow St	MELLEN JORNFER			\$ 15,142.58	\$ 17,395.87	\$ 32,538.45	\$ 32,538.45	8,611.77	0	\$ 23,926.68			
24	131E29CC	2401	2100 18th Ave	STEDMAN-ORRAN ESTELLE LYNN, HUGHES CURTIS ANTHONY			\$ 11,854.67	\$ 13,735.03	\$ 25,589.26	\$ 25,589.26	6,800.00	0	\$ 18,789.26			
25	131E29CC	300	1800 Yucca St	VICTOR MANUEL			\$ 39,326.36	\$ 44,258.06	\$ 83,584.42	\$ 83,584.42	22,346.86	0	\$ 61,237.56			
26	131E29CC	300	1800 Yucca St	VICTOR MANUEL			\$ 2,707.82	\$ 3,038.24	\$ 5,746.06	\$ 5,746.06	1,514.87	0	\$ 4,231.19			
27	131E29CC	300	1810 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 13,615.99	\$ 15,473.62	\$ 29,089.62	\$ 29,089.62	7,645.22	0	\$ 21,444.40			
28	131E29CC	400	na	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 6,384.07	\$ 7,263.84	\$ 13,647.91	\$ 13,647.91	3,611.81	0	\$ 10,036.10			
29	131E29CC	500	1812 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,329.85	\$ 16,119.67	\$ 30,743.42	\$ 30,743.42	8,406.16	0	\$ 22,185.29			
30	131E29CC	600	1814 Yucca St	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 11,816.86	\$ 13,298.78	\$ 25,115.64	\$ 25,115.64	6,661.54	0	\$ 18,454.10			
31	131E29CC	700	1816 Yucca St	TUNNELL BRINDA			\$ 7,161.82	\$ 8,208.76	\$ 15,371.71	\$ 15,371.71	4,104.08	0	\$ 11,267.63			
32	131E29CC	800	1818 Yucca St	TUNNELL BRINDA L			\$ 8,332.31	\$ 9,581.39	\$ 17,913.71	\$ 17,913.71	4,724.71	0	\$ 13,189.00			
33	131E29CC	2000	1803 Yucca St	JONES DAVID L	0.2	0.4	\$ 68,338.89	\$ 77,566.81	\$ 145,905.70	\$ 145,905.70	39,149.86	0	\$ 106,755.84			
34	131E29CC	3800	1907 20th Ave	BENITEZ GOODENO			\$ 5,746.79	\$ 6,507.12	\$ 12,253.91	\$ 12,253.91	3,246.85	0	\$ 9,007.06			
35	131E29CC	3900	1905 20th Ave	SHARED OMAN			\$ 2,127.80	\$ 2,411.88	\$ 4,539.68	\$ 4,539.68	1,197.27	0	\$ 3,342.41			
36	131E29CC	4000	1881 20th Ave	SHARED OMAN			\$ 9,989.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	5,630.84	0	\$ 15,379.04			
37	131E29CC	6000	1881 20th Ave	SHARED OMAN			\$ 9,989.42	\$ 11,020.87	\$ 21,009.88	\$ 21,009.88	5,630.84	0	\$ 15,379.04			
38	131E29CC	0100	1871 20th Ave	IVerson STEPHEN E & CHRISTINE L			\$ 6,546.84	\$ 7,377.26	\$ 13,924.10	\$ 13,924.10	3,680.92	0	\$ 10,243.18			
39	131E29CC	0300	1861 20th Ave	IVerson STEPHEN E & CHRISTINE L			\$ 2,076.96	\$ 2,322.82	\$ 4,400.78	\$ 4,400.78	1,150.20	0	\$ 3,250.58			
40	131E29CC	0200	1863 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 7,277.01	\$ 8,151.78	\$ 15,428.79	\$ 15,428.79	4,060.34	0	\$ 11,368.45			
41	131E29CC	0200	na	MARTIN MICHAEL D			\$ 12,846.07	\$ 14,338.00	\$ 27,184.07	\$ 27,184.07	7,207.82	0	\$ 19,976.25			
42	131E29CC	0100	1800 18th Ave	VICTOR JORRAN J			\$ 7,277.01	\$ 8,151.78	\$ 15,428.79	\$ 15,428.79	4,060.34	0	\$ 11,368.45			
43	131E29CC	0201	1804 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 6,546.84	\$ 7,377.26	\$ 13,924.10	\$ 13,924.10	3,680.92	0	\$ 10,243.18			
44	131E29CC	4901	1806 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 6,379.32	\$ 7,234.58	\$ 13,613.90	\$ 13,613.90	3,590.40	0	\$ 10,023.50			
45	131E29CC	4800	1803 18th Ave	CHIFFI DANIEL E			\$ 13,387.93	\$ 15,140.30	\$ 28,528.23	\$ 28,528.23	7,615.07	0	\$ 20,913.16			
46	131E29CC	4200	1912 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 9,520.23	\$ 10,668.40	\$ 20,388.63	\$ 20,388.63	5,496.83	0	\$ 14,891.80			
47	131E29CC	4100	1914 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,329.85	\$ 16,119.67	\$ 30,743.42	\$ 30,743.42	8,406.16	0	\$ 22,185.29			
48	131E29CC	4001	1916 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 14,329.85	\$ 16,119.67	\$ 30,743.42	\$ 30,743.42	8,406.16	0	\$ 22,185.29			
49	131E29CC	4700	1809 18th Ave	REYNOLDS EVERETT L & WANNIE			\$ 19,862.07	\$ 22,355.91	\$ 42,217.98	\$ 42,217.98	11,201.59	0	\$ 31,016.39			
50	131E29CC	4601	na	ELLIARDSON K & BLANCKENHORN M			\$ 11,154.90	\$ 12,629.20	\$ 23,784.10	\$ 23,784.10	6,345.11	0	\$ 17,438.99			
51	131E29CC	4800	1908 12 18th Ave	HOE JAMES & PATRY			\$ 13,090.31	\$ 14,938.93	\$ 28,030.24	\$ 28,030.24	7,484.47	0	\$ 20,545.77			
52	131E29CC	5800	1905 18th Ave	NORTHERN INVESTMENTS WESTPHAL RUSSELL L			\$ 13,020.58	\$ 14,802.33	\$ 27,822.91	\$ 27,822.91	7,422.89	0	\$ 20,400.02			
53	131E29CC	5900	1907 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS			\$ 13,020.58	\$ 14,802.33	\$ 27,822.91	\$ 27,822.91	7,422.89	0	\$ 20,400.02			
54	131E29CC	5900	1903 18th Ave	MUSKOVICH JASON DOON, YOUNG JERRY			\$ 13,020.58	\$ 14,802.33	\$ 27,822.91	\$ 27,822.91	7,422.89	0	\$ 20,400.02			
55	131E29CC	6000	1901 18th Ave	VICTOR MANUEL L DBA NORTHERN INVESTMENTS, GOODENO LAMAR J A			\$ 13,020.58	\$ 14,802.33	\$ 27,822.91	\$ 27,822.91	7,422.89	0	\$ 20,400.02			
56	131E29CC	1700	na - 4th St	GOODWIN TRAVEL			\$ -	\$ -	\$ -	\$ -	0	0	\$ -			
57	131E29CC	1101	na - 4th St	GOODWIN TRAVEL			\$ -	\$ -	\$ -	\$ -	0	0	\$ -			
58	131E29CC	1101	2009 18th Ave	ESPINOZA CARMEN & FRANCIS JR	0.25	0.5	\$ 41,897.82	\$ 47,052.15	\$ 88,949.97	\$ 88,949.97	23,440.35	0	\$ 65,509.62			
Subtotal:							\$ 728,614.14	\$ 810,206.21	\$ 1,538,820.35	\$ 1,538,820.35	413,136.27	0	\$ 1,125,684.08			
10th Avenue from Tamarack St to Yucca St:																
59	131E29CC	7500	1824 18th Ave	HENDERSON S & MISTY N	0.0	0.4	\$ 23,222.37	\$ 26,222.37	\$ 49,444.74	\$ 49,444.74	13,000.45	0	\$ 36,444.29			
60	131E29CC	1900	1824 Tamarack St	CHIFFI DANIEL E	0.0	0.4	\$ 41,897.82	\$ 47,052.15	\$ 88,949.97	\$ 88,949.97	23,440.35	0	\$ 65,509.62			
61	131E29CC	8500	1800 18th Ave	JACKSON MELVIN K & M H	0.0	0.4	\$ 38,474.36	\$ 43,274.36	\$ 81,748.72	\$ 81,748.72	21,459.86	0	\$ 60,288.86			
62	131E30D	1907	1920 & 1922 18th Ave	AI AMERSON BUILDING CONTRACTOR LLC			\$ 17,883.44	\$ 20,156.36								