



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2017

under the provisions of the

**San Diego Maintenance Assessment District Procedural Ordinance
of the San Diego Municipal Code**

Prepared For

City of San Diego, California

Prepared By

EFS Engineering, Inc.

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June 2016

CITY OF SAN DIEGO

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Andrea Tevlin

City Engineer

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Assessment Engineer

EFS Engineering, Inc.

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Assessment Engineer's Report

Kensington Manor

Lighting Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Procedural Ordinance" (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), applicable provisions of "Proposition 218" (being Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by Assessment Law.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2016.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2016.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Kensington Manor
Lighting Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2016	FY 2017 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	299	299	--
Total Estimated Assessment:	\$24,690	\$25,613	--
Total Estimated EBUs:	294.000	294.000	--
Annual Assessment per EBU:	\$83.98	\$87.12	\$87.13 ⁽³⁾

⁽¹⁾ FY 2017 is the City's Fiscal Year 2017, which begins July 1, 2016 and ends June 30, 2017. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 2.45%.

Annual Cost-Indexing: The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

Bonds: No bonds will be issued in connection with this District.

Background

Property owners located in the Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area petitioned the City of San Diego (City) to form maintenance assessment districts for five (5) neighborhood areas (shown in **Figure 1**), namely: Kensington Heights, Kensington Manor, Kensington Park – North, Talmadge Park – South, and Talmadge Park – North.

The City retained EFS Engineering, Inc. to prepare an Assessment Engineer’s Report for the formation of the Kensington Manor Lighting Maintenance Assessment District (District). The general purpose of the District is to fund defined improvements and activities within the District. The Assessment Engineer’s Report was approved and assessments confirmed in Fiscal Year 2015.

District Proceedings for Fiscal Year 2017

This District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter VI of the San Diego Municipal Code), applicable provisions of “Proposition 218” (being Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer’s Report is to update the District budget and assessments for Fiscal Year 2017, and authorize the continued levy of assessments for the life of the District. The Fiscal Year 2017 assessments proposed within this Assessment Engineer’s Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levy of assessments for the life of the District, and collection of the Fiscal Year 2017 proposed assessments.

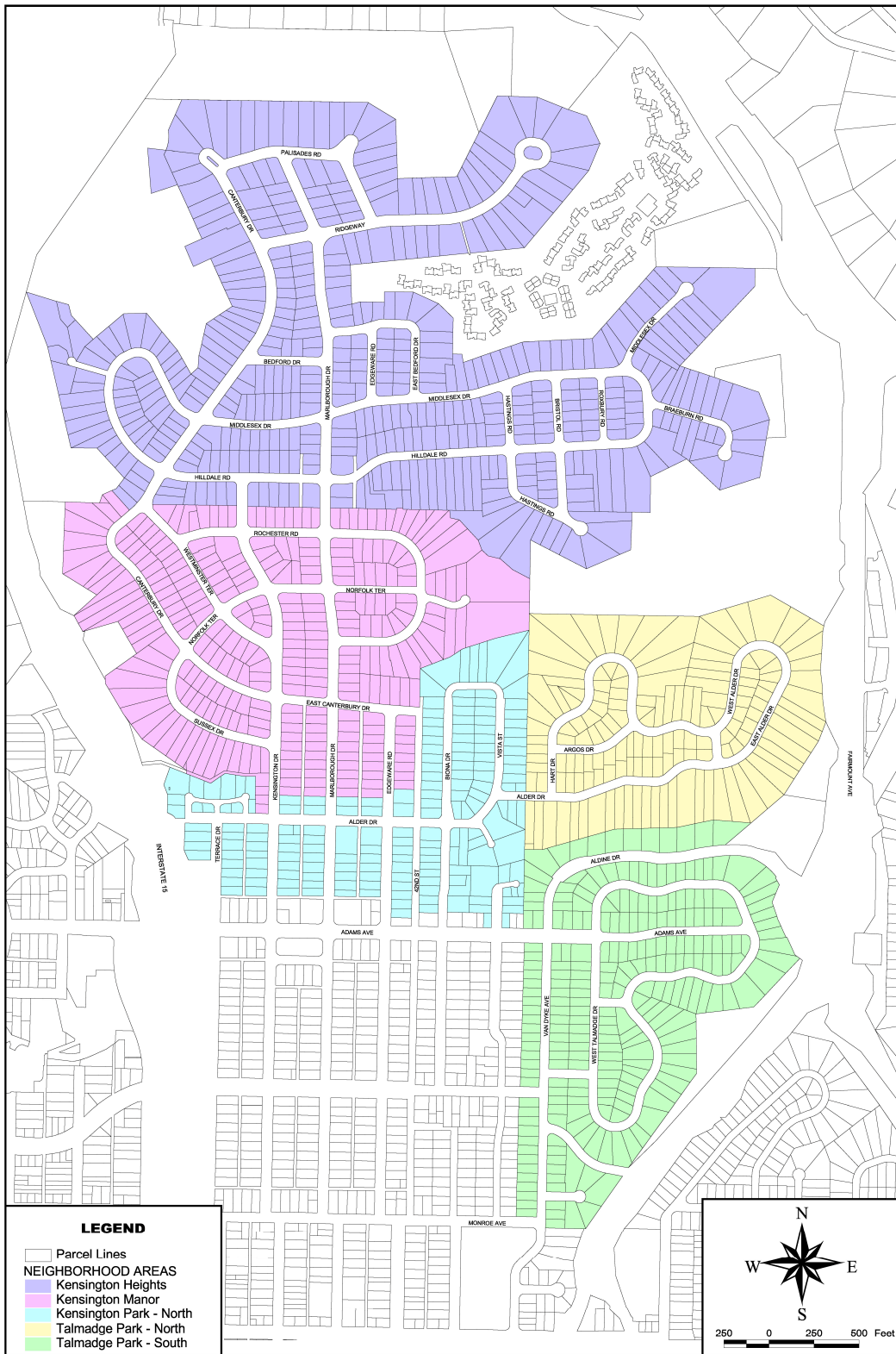


FIGURE 1: Kensington Neighborhood Areas

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The District is located in the Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area. The District generally includes most properties located south of the mid block between Rochester Road and Hilldale Road, and north of Alder Drive, excluding Biona Drive and Vista Street.

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as **Exhibit A**.

Project Description

The proposed assessments will be used to fund defined improvements and activities within the District. The activities include procurement, installation, repair, replacement, operation and maintenance of identified ornamental (Aegean Acorn style) street lighting improvements located within the District and conceptually depicted in **Figure 2**.

The lighting locations shown in **Figure 2** are conceptual. More detailed planning and design efforts will be prepared and reviewed by the City and the Kensington-Talmadge Planning Group prior to project permitting and construction.

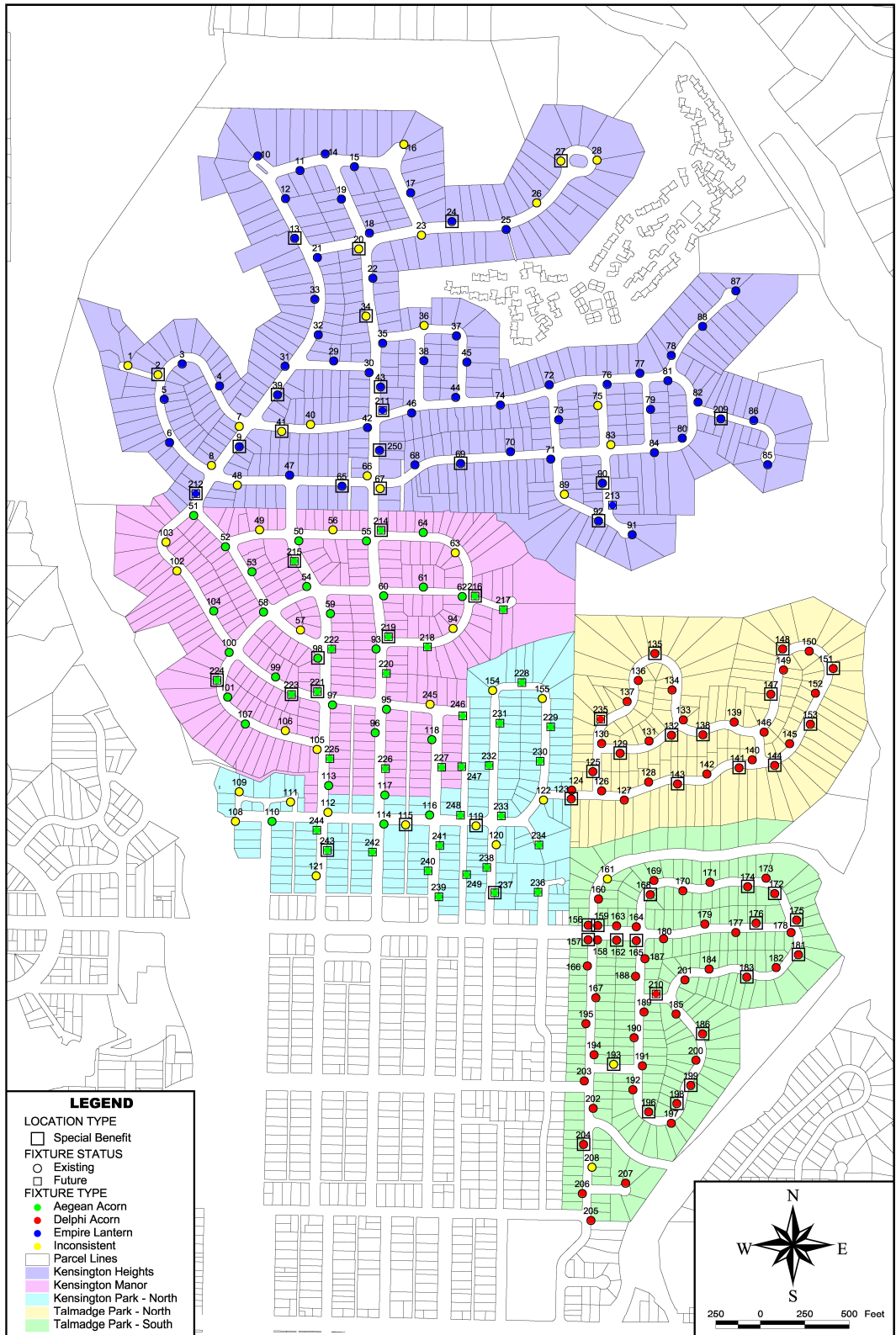


FIGURE 2: Kensington Lighting Improvements

A summary of existing and ultimate lighting counts within the District (at the time of District formation) is provided in **Table 1**. All improvements and activities to be provided by the District fall within dedicated City public rights-of-way, are on City property, City easements, or other public utility easements. For additional detail as to location and type of improvements and activities, please refer to the engineering plans, maps, sketches, specifications, maintenance agreements and other materials on file with the City Park and Recreation Department.

TABLE 1: District Lighting Counts

	Existing ⁽¹⁾	Ultimate
Location Type		
General Benefit Location ⁽²⁾	35	43
Special Benefit Location ⁽³⁾	0	8
Fixture Type		
Consistent ⁽⁴⁾	25	51
Inconsistent ⁽⁵⁾	10	0
New Installation	16	--

⁽¹⁾ Existing lighting counts at time of District formation.

⁽²⁾ Consistent with City street light spacing standards.

⁽³⁾ In excess of City street light spacing standards (i.e., greater densification).

⁽⁴⁾ Consistent with District fixture type standard (Aegean Acorn style).

⁽⁵⁾ Non-standard (inconsistent) street light to be replaced.

Within the confines of applicable Assessment Law, the proposed assessments may be used to construct and/or maintain additional improvements and activities of like character and nature to the extent that such activities are consistent with the method of cost apportionment.

Benefit of District Improvements

The ornamental street lighting improvements and activities are estimated to benefit parcels in the District in the following ways:

- **Aesthetics** – the ornamental street lights provide a unique neighborhood identity/enhanced community image (50%).
- **Public Safety** – the spatial uniformity and densification of street lights enhances public safety through illumination of roadways/sidewalks (25%), and property frontages (25%).

Parcels within the District benefit from the improvements and activities in terms of enhanced aesthetics and greater public safety.

Separation of General & Special Benefits

The identified ornamental street lighting improvements and activities provide benefits to the parcels located within the District. Some of these benefits are “special benefits,” benefits that are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. Under Assessment Law, only “special benefits” are assessable. As such, isolation and quantification of the “special benefits” associated with the improvements and activities are paramount, and illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{External Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements and activities; “City Standard” represents the cost of providing the City’s standard level of service; and “External Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the ornamental street lighting improvements.

City Standard

The District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs. Consistent with City policy for the public at large, the City will contribute toward street lighting energy costs and provide in-kind service at a level equivalent to that provided for City minimum required street lights. These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by assessments.

For additional detail as to the City’s street lighting standards, refer to *City Council Policy 200-18 – Mid-Block Street Light Policy for Developed Areas*, and *Street Design Manual – Street Lights*, Section 5, page 94 (approved by Council Resolution R-297376 on November 25, 2002).

External Benefits

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. While the aesthetic benefits of the improvements and activities (i.e., unique neighborhood identity/enhanced community image) provide direct and special benefits solely to the properties in the District, the public safety benefits of the improvements and activities (i.e., illumination of roadways/sidewalks, and property frontages) may accrue to incidental beneficiaries (i.e., drivers, pedestrians, etc.) simply passing through the District. Based on a review of the spatial limits of the District and the improvements and activities, it has been determined that the improvements and activities have the potential to confer benefits to others outside the District.

A traffic assessment was completed for the Kensington neighborhood areas to isolate and quantify the estimated “pass-through” traffic in each neighborhood area. Pass-through traffic, defined as traffic that has neither an origin nor destination within the defined neighborhood area, provides a reasonable means of quantifying incidental beneficiaries located outside the District.

It is estimated that 38% of the traffic on the neighborhood streets (improvement corridors) is internally generated by the properties within the District. In other words, the District has an estimated pass-through rate of 62%. With the pedestrian/road-related public safety benefits estimated at 25% and an estimated pass-through rate of 62%, the amount of “External Benefits” (conferred to the public at large or properties located outside the District) is estimated at 15.5%, as shown in the following equation:

$\text{External Benefits} = 25\% \times 62\% = 15.5\%$

In other words, 15.5% of the cost of maintaining and servicing the ornamental street lighting improvements and activities (in excess of City standards) must be funded by sources other than the assessments and/or City standard contributions.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2017 annual expenses, revenues, reserves, and assessments (provided by the City) are included as **Exhibit B** hereto. Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time.

The budget and corresponding assessments do not take into account possible future utility undergrounding efforts in the area. Should such undergrounding efforts occur, there is the potential for decreased assessments and/or accelerated construction of District improvements due to economies of scale and shared construction costs.

Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel's proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer's report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 2016 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the *U.S. Bureau of Labor Statistics* (see www.bls.gov), for the prior year period was from 265.039 to 271.526 (a 2.45% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 2.45%.

Method of Apportionment

Estimated Benefit of Improvements

The *Mid-City Communities Plan* (Community Plan) and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals, objectives, and guidelines for the planned development of the community. The

Community Plan makes the following noteworthy comments, objectives and recommendations:

- “With its stone gateways, ornamental lighting, and curving streets, [Kensington] is a strong candidate for designation as a historic district.” (p. 23)
- “Provide adequate lighting for vehicles and pedestrians. Pedestrian-oriented acorn lights should be provided in very active pedestrian areas. Mid-block lighting programs should be expanded.” (p. 57)
- “These streets are traditional neighborhood pathways, many well maintained with mature street trees, historic pedestrian lighting, and ceremonial gates that reinforce neighborhood identity.” (p. 69)
- “Design infrastructure and lighting in keeping with district themes where possible.” (p. 94)
- “Encourage pedestrian activity and the use of public transit through public and private investment in quality streetscape improvements including landscaping, crosswalk paving, lighting and other pedestrian-oriented enhancements.” (p. 94)
- “Enhance the character and security of alleys through public and private investment in lighting, landscaping, and litter control.” (p. 94)
- “Continue conversion of ‘yellow’ (low-pressure sodium) streetlights to ‘white’ (white low-energy consumption street lighting).” (p. 114)
- “All sidewalks with high pedestrian usage should be lighted with pedestrian-oriented streetlights.” (p. 135)
- “Provide adequate security for pedestrians with lighting and design of landscaped walkways to ensure visibility.” (p. 135)
- “Assure that public improvements, including street trees and pedestrian-oriented lighting, are provided in conjunction with street encroachment permits.” (p. 143)

The District’s ornamental street lighting improvements and activities are consistent with these objectives and recommendations. The City’s General Plan and Community Plan support the establishment of community-based improvement and maintenance districts, such as this District, to fund enhanced improvements and activities.

The proposed improvements and activities are generally located in the public rights-of-way along the various transportation corridors within the District. These transportation corridors serve as the primary access routes for inter-community and intra-community trips. Parcels within the District benefit from the improvements and activities in terms of enhanced aesthetics and improved public safety.

Apportionment Methodology

The total cost associated with District improvement and activities will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel's total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

Equivalent Benefit Units (EBUs)

EBUs for each parcel have been determined as a function of parcel area (or number of residential units) and two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$$

Parcels determined to receive no benefit from the maintenance of District improvements and activities have been assigned zero (0) EBUs.

Land Use Factor

Since the proposed District improvements and activities are primarily associated with the Transportation Element of City's General Plan and Community Plan, trip generation rates for various land use categories (as previously established by the City's Transportation Planning section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates address vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City's Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in **Table 2**.

TABLE 2: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
House of Worship	CRH	2.8 per acre
Open Space (designated)	OSP	0.0 per acre
Street/Roadway	STR	0.0 per acre
Utility Facility	UTL	3.0 per acre
Vacant/Undevelopable	VAC	0.0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

The purpose of designated open space and vacant/undevelopable areas is primarily to preserve natural landforms and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since these lands are essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated open space and vacant/undevelopable lands receive no benefit from District improvements and activities and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements and activities being maintained by the District, the actual benefit accrues to the lands within the District not to the lands of the streets and roadways, themselves. Accordingly, the streets/roadways category receives no benefit and has been assigned a Land Use Factor of zero.

Benefit Factor

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements and activities to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the

subcomponents of the benefits of the improvements and activities in a district may include some or all of the following: public safety, aesthetics, and recreational potential. The subcomponents used for this District are: aesthetics and public safety.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements and activities maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements and activities being maintained. For a given land use, the overall Benefit Factor is equal to the sum of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in **Table 3**.

TABLE 3: Benefit Factors by Land Use

Land Use/Zoning	Aesthetics (Max. 0.50)	Public Safety (Max. 0.50)	Composite Benefit Factor (Max. 1.00)
Residential – All	0.50	0.50	1.00
Commercial – Office & Retail	0.25	0.25	0.50
House of Worship	0.25	0.25	0.50
Open Space (designated)	0.00	0.00	0.00
Street/Roadway	0.00	0.00	0.00
Utility Facility	0.25	0.25	0.50
Vacant/Undevelopable	0.00	0.00	0.00

Aesthetics. The improvements and activities provide aesthetic benefit to the properties in the District. Ornamental street lighting provides a unique neighborhood identity and enhanced community image. The degree of benefit received from this aspect of the District improvements varies among the land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from aesthetic enhancement of the transportation corridors. Lands in the commercial and institutional categories are considered to receive a lesser degree of benefit from these enhancements based on the non-continuous or temporal nature of these uses. Lands in the open space, street/roadway, and vacant/undevelopable categories are considered to receive no significant benefit from the aesthetic elements of the District improvements and activities, as enhanced aesthetics does not affect their function, use, or value.

Public Safety. Public safety is essential to all land uses, and even to lands, such as designated open space, held in stewardship with only incidental human use. The residential lands are considered to receive the maximum available benefit from the public safety aspect of the District improvements and activities. Lands in the commercial, institutional, open space, street/roadway, and vacant/undevelopable categories are considered to receive a lesser degree of benefit based on the temporal nature of these uses compared to the street light illumination times.

Unit Assessment Rates

The Unit Assessment Rate (annual assessment per EBU) is based on the Total Annual Program Costs and Total Estimated EBUs, as shown in the following equation:

$$\text{Unit Assessment Rate} = \text{Total Annual Program Costs} / \text{Total Estimated EBUs}$$

Sample Calculations

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

$$\text{EBUs} = (\text{Acres or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$$

Shown below are sample EBU calculations for several common land uses found in the District.

- **1 Single-Family Residence**
EBUs = 1 unit x 1.00 x 1.00 = 1.00 EBUs
- **1 Condominium**
EBUs = 1 unit x 0.70 x 1.00 = 0.70 EBUs
- **10-unit Apartment Complex**
EBUs = 10 units x 0.70 x 1.00 = 7.00 EBUs

The total assessment for each parcel in the District is based on the calculated EBUs for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

Based on the above formula, the EBUs calculated for each property, can be found in the Assessment Roll (**Exhibit C**).

Summary Results

The District Boundary is presented in **Exhibit A**.

An estimate of the costs of the improvements and activities provided by the District is included as **Exhibit B** to this report.


The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2017 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).


Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2017 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE C 52792


Sharon F. Risse

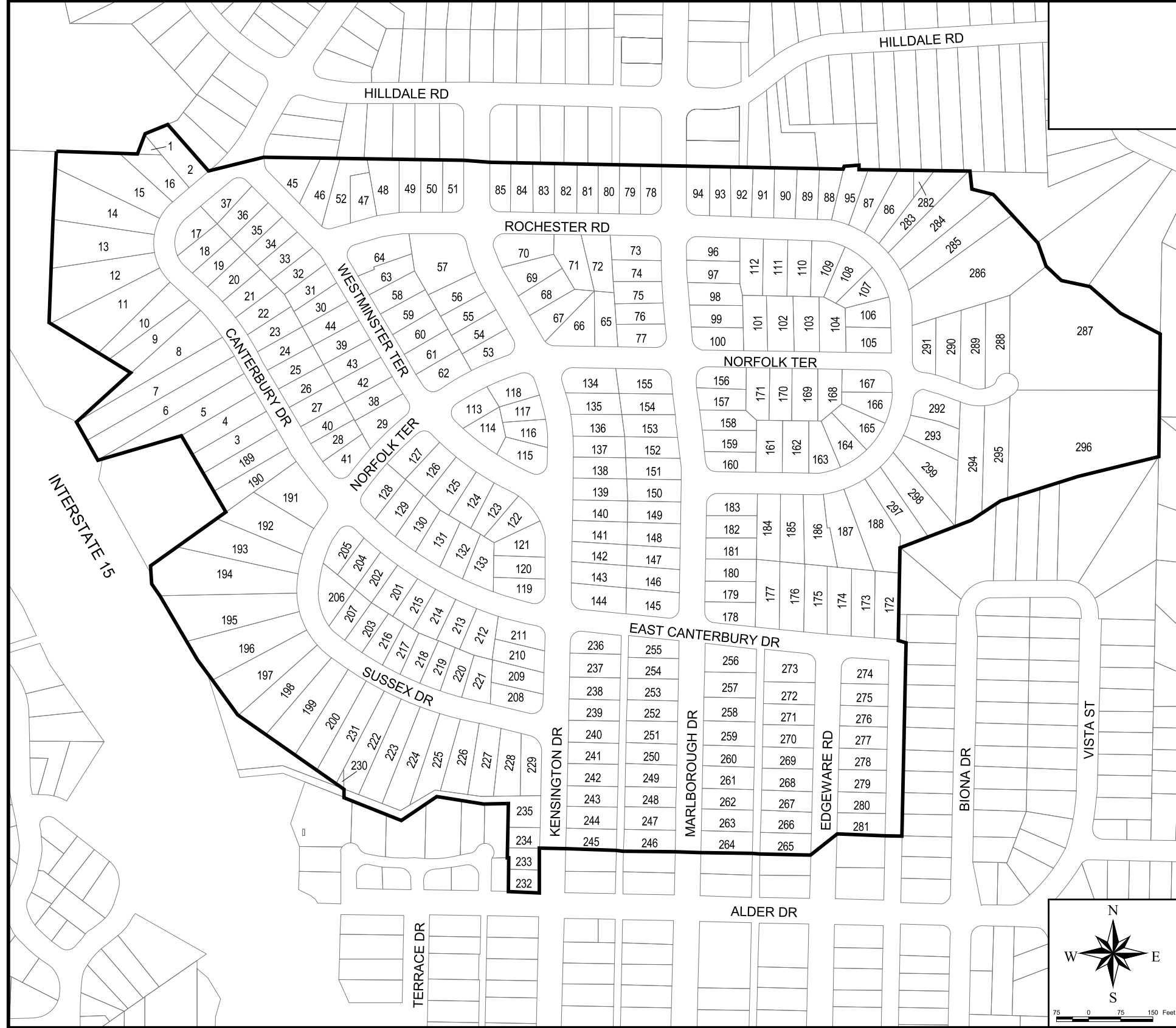
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2016.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2016.

Elizabeth Maland, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



BOUNDARY MAP & ASSESSMENT DIAGRAM

NOTE: FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS. REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 2014; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2014. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2014, BY ITS RESOLUTION NO. _____.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
EFS ENGINEERING, INC.
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490

LEGEND:
 _____ District Boundary
 _____ Parcel Line
 # Diagram Number



**CITY OF
SAN DIEGO**

KENSINGTON MANOR

LIGHTING MAINTENANCE ASSESSMENT DISTRICT

W.O. _____

DATE: _____

REVS: _____

EXHIBIT A

EXHIBIT B

EXHIBIT B

**Park and Recreation Department - Open Space Division
Maintenance Assessment Districts Program
Summary of Fiscal Year 2017 (07-01-16 to 06-30-17) Budget**

**Kensington Manor Lighting Maintenance Assessment District
Fund 200718**

	FY 2015 Unaudited Actuals	FY 2016 Estimate	FY 2017 Proposed
<u>District Expenses</u>			
Services			
City Services Billed - Inspection Costs (all light locations) ⁽¹⁾	\$ -	\$ 2,975.00	\$ 2,975.00
Maintenance of Fixtures			
City Services Billed - Bulb Replacement (special benefit light locations)	\$ -	\$ -	\$ -
City Services Billed - Repair of Fixtures, Poles, Paint, etc. (all light locations) ⁽¹⁾	\$ -	\$ 1,750.00	\$ 1,750.00
City Services Billed - Misc. Wiring Repairs (special benefit light locations)	\$ -	\$ -	\$ -
City Services Billed - Major Restoration (all light locations)	\$ -	\$ 2,333.00	\$ 2,333.00
Reimbursement Agreement - (Formation Costs - Reimbursement to Formation Fund)	\$ 13,547.42 ⁽²⁾	\$ -	\$ -
Other Non-Personnel Expense (Amount available for CIP or Reserve)	\$ -	\$ 28,000.00 ⁽³⁾	\$ 22,000.00
Special District Street Lighting - Energy Costs (all light locations) ⁽¹⁾	\$ -	\$ -	\$ -
Special Districts Administration	\$ -	\$ 7,000.00 ⁽⁴⁾	\$ 3,500.00
Subtotal	\$ 13,547.42	\$ 42,058.00	\$ 32,558.00
TOTAL EXPENSE	\$ 13,547.42	\$ 42,058.00	\$ 32,558.00
<u>District Revenues & Reserves</u>			
Assessment Income	\$ 24,205.21	\$ 24,690.12	\$ 25,613.28
Interest Earnings	\$ 83.99	\$ 100.00	\$ 100.00
General Fund Services/Contributions			
Inspection (general benefit locations)	\$ -	\$ 2,975.00	\$ 2,975.00
Energy (general benefit light locations)	\$ -	\$ 1,316.00	\$ 1,316.00
Maintenance (general benefit baseline)	\$ -	\$ 350.00	\$ 350.00
General Benefit Offset: 4.87%	\$ 578.62	\$ 579.00	\$ - ⁽⁵⁾
Council District 9 Donation - CCPS Funds(Community Projects, Programs, and Services Funds)	\$ -	\$ 8,000.00	\$ -
TOTAL REVENUE	\$ 24,867.82	\$ 38,010.12	\$ 30,354.28
<u>District Reserves</u>			
Beginning Fund Balance	\$ -	\$ 11,334.33	\$ 7,286.45
Change in Fund Balance	\$ 11,334.33	\$ (4,047.88)	\$ (2,203.72)
Year End Operating Reserves	\$ 11,334.33	\$ 7,286.45	\$ 5,082.73

⁽¹⁾ A portion of this cost item will be offset by General Fund contribution or in-kind service (see "Revenues" section of the budget).

⁽²⁾ Total cost for repayment of Formation Fund = \$13,547.42 (Paid 100% in year one)

⁽³⁾ Total \$28,000 has been allocated to Internal Order (IO #21003739) at the request of Labib Qasem - includes \$8,000 from CD9).

⁽⁴⁾ FY16 amount includes: \$3,500 each year for FY15 and FY16, totalling \$7,000.

⁽⁵⁾ General Benefit Offset contribution adjusted for prior year overpayments.

EXHIBIT C

Exhibit C - Assessment Roll (Fiscal Year 2017)
Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Fiscal Year 2017 ⁽⁴⁾		Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 170 17 00	0.00	SFD	1.00	1.00	0.000	\$87.12	\$0.00	Gevirtz Revocable Family Trust 06-17-05
440 170 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bormann Joan L Separate Property Trust 12-29-09
440 330 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Serra John P&Natalie M
440 330 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Keller Family Trust 06-09-98
440 330 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Short Family Trust 08-06-99
440 330 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Brenner Jonathan M&Beatty Heather L
440 330 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hanna Ralph B&Melissa M
440 330 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Newman Gregory S&Zeiss Brigette K
440 330 07 00	0.24	OSP	0.00	0.00	0.000	\$87.12	\$0.00	City Of San Diego
440 330 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Larabee Raymond H&Carol W
440 330 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Berge Priscilla A
440 330 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rangarajan Family 2009 Trust 06-10-09
440 330 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Holloway Sally A Trust 06-12-00
440 330 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Williamson Robin L Living Trust 04-12-13
440 330 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Chau John K Living Trust 03-16-14
440 330 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gevirtz Revocable Family Trust 06-17-05
440 341 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hamor Grant&Chloe Family Trust 04-14-14
440 341 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bruce 2004 Trust 07-06-04
440 341 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Balistrieri Gina R
440 341 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hofman Gregory J&Debbie R Revocable Trust
440 341 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Osullivan Edward P
440 341 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Braden Julie E Family Trust 05-19-98
440 341 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pierce David M Trust 05-03-04
440 341 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Garr Cecelia M Revocable Trust 08-23-04
440 341 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	4945 Series Of 1221 Enterprises L L C
440 341 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hansel Earl E&Dolores A
440 341 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lovberg/Smyth Family Trust 04-01-99
440 341 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Leath Family Trust 12-01-01
440 341 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ely Family Trust B 06-22-88
440 341 26 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wohl Emil J&Caroline R
440 341 27 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cavanagh Jodie R Living Trust 08-25-97
440 341 28 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Thomson John G Jr Family Trust 06-28-06
440 341 29 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Petersen Kirsten E
440 341 30 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jimenez Richard G&Karen A
440 341 31 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mueller Diana S Trust 01-29-07
440 341 32 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Day Diane M Trust 04-18-05
440 341 33 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Chambers Rebecca&Carter Holly A
440 341 36 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hartman Joseph&Barbara K Revocable Trust 12-21-06
440 341 37 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rentto David A&Jessica
440 341 38 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kosmos Family Trust 12-06-07
440 341 39 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Colburn Inter Vivos Trust 11-29-90
440 341 40 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Spinella Stephen M Living Trust 07-19-07
440 341 41 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mendez Terry L Trust 03-10-89
440 341 42 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jensen John Revocable Trust 10-21-10
440 342 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rogers Living Trust 04-13-10
440 342 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	S E I Shields Llc
440 342 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jardine Liz Trust 12-29-11
440 342 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rosas Julie E F Generation Skipping Trust 06-17-97
440 342 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sund Betty J
440 342 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mcjessy Stephen R&Hoddy-Mcjessy Lori
440 342 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Allen-Larson Family Trust 01-23-15
440 342 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dingwall Family Trust 12-03-10
440 343 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gunnell Simone Trust 11-08-06
440 343 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Morrell Family Trust 11-26-96
440 343 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Roth/Vonjenef Family Trust 10-18-01
440 343 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hubachek Family Revocable Trust 10-12-09
440 343 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lewis Jerald P&Elsa T
440 343 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Stanton Sarah B
440 343 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Asimos-Gallegos Family Trust 11-17-01
440 343 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Salm Arthur&Duerksen Susan
440 343 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	M P R F Family Trust 03-02-13
440 343 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gleason-Matys Family Trust 05-15-03
440 343 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Reid Stewart M&Madeleine Revocable Trust 10-29-07
440 343 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Newmyer Michael J&Talley Tracey D
440 350 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Herzman Nieces Nonexempt Trust
440 350 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jodzio Frank M Revocable Trust 08-26-11

Exhibit C - Assessment Roll (Fiscal Year 2017)

Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2017 ⁽⁴⁾		Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 350 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rogers Living Trust 04-13-10
440 350 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Thorsnes Carole J Trust 10-07-10
440 350 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Weiss Nathan S&Evelte F
440 350 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Reynolds David R&Susan M
440 350 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Arneson Mary J P Tr
440 350 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Yarber Family Trust 10-06-04
440 350 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Robertson John D
440 350 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dowell Keith B Trust 10-13-99
440 350 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mccooy Joyce A
440 350 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Deluca Carl&Harrelson Zachary Living Trust 08-31-15
440 350 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cashvan Jeffrey S Trust 09-10-93
440 350 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dutro Georgia D Living Trust 01-27-89
440 350 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hall Timothy J&Ellen B
440 350 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Roesink Gary A
440 350 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jih/Jjh Family Trust 05-07-12
440 350 18 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Christensen Hjordis 2010 Trust 01-11-10
440 350 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mckenney Frank D&Ramola L Trust 07-08-65
440 350 20 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Carrillo James A&Carol A Trs
440 350 21 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Colston Stephen A Trust 09-28-94
440 361 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Musico/Lum Trust 08-28-07
440 361 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Fitzsimons Joan B
440 361 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Conway Revocable Trust 10-19-06
440 361 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Zickert Robert W&Peggy J
440 361 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Baker Samuel W&Jennifer K
440 361 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jaber Yasser&Carla Living Trust
440 361 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Etzler Robert C Jr
440 361 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Zalthas John Revocable Trust 11-23-10
440 361 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	West Guy E&Olga E
440 361 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Peabody Nancy L H
440 362 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bowers Family Trust 02-02-95
440 362 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gurule Gary D&Kathryn H
440 362 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Avery Halina&Stead Kimberley
440 362 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Apodaca Daniel F Family Trust 02-12-09
440 362 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Redmond Raymond B&Gladys V 1991 Trust A 05-14-91
440 362 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dromgole Douglas J
440 362 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Clements Trust 03-09-12
440 362 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Moser Irrevocable 2010 Trust 11-06-10
440 362 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Miller Leslie A&Judith M Trs
440 362 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sewell Daniel D Tr
440 362 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Swietlik David W
440 362 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mousel James E Trust 03-09-11
440 362 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pruett Thomas W&Michelle L
440 362 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Grauer Marguerite R Trust 07-16-07
440 362 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Goodman Lynnsey S Living Trust 01-22-98
440 362 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Toothaker James L&Smith Betsy J
440 362 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sechriest Stuart B
440 371 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pietranico Paul C&Welsh-Pietranico Barrie L
440 371 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bodnar Dede M (Dp)
440 371 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dennstedt Patricia R Tr
440 371 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lee Gregory P&Grant-Lee Susan C Revocable Living Trust
440 371 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mcelhinney Elaine B Trust
440 371 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Anderson Michael&Teresa
440 372 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Toyser Curtis L Living Trust 06-15-04
440 372 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sherry Adam L&Marley C
440 372 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	M N S Family Trust 09-18-08
440 372 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Caldwell Craig R&Gigette P
440 372 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pierce Florence C Sole&Separate Property Trust 08-18-03
440 372 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Walsh James&Marguerite Living Trust 03-15-05
440 372 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Salerno Gloria L Tr
440 372 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Parton Family Trust 04-05-00
440 372 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Conover Living Trust 07-25-00
440 372 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kaufman Family Trust 02-18-03
440 372 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Chappell Ken W Tr
440 372 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	West Trust 05-06-04
440 372 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Robinson Family Trust 05-24-12
440 372 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Krusen James P&Karen E Revocable Trust 09-09-04

Exhibit C - Assessment Roll (Fiscal Year 2017)
Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2017 ⁽⁴⁾		Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 372 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sanders-Sampson Family Trust 12-21-12
440 373 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Becker Matthew G
440 373 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Simpson Gary&Nicole
440 373 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jordan Julie A
440 373 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ashcraft Steven D&Lynch-Ashcraft Karen A
440 373 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Yager Donald&Heidi
440 373 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dove Living Trust 04-23-96
440 373 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Machado Jared&Mcgough Christina
440 373 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Davis Family Trust 11-14-06
440 373 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jacobs Delores A&Berberet Heather M
440 373 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Klein Gary A
440 373 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ussell David P Trust 12-19-13
440 373 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Easterday Steven G&Katrinka E
440 373 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Back Christina
440 373 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Nakanishi Fay
440 373 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cotten Paul J
440 373 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Barnes Ronald D&Rosemary V Family Trust Of 2005 11-1
440 373 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Worley Michael B&Alberts Allison C Family Trust 06-18-14
440 373 18 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Erich Ronen B&Jesslyn E
440 373 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Byun-Kwak Family Trust 07-10-15
440 373 20 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Nye Family Trust 06-28-96
440 373 21 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pfeiffer Larue&Caroline F
440 373 22 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Napolitano Clemente P&Cynthia G
440 381 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Faris Robert E Living Trust 05-05-05
440 381 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Baran Joseph Jr Trust 05-27-09
440 381 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kay Donald B&Browner Deirdre K
440 381 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hughart Mark&Clark Steven
440 381 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Haviland Mary E
440 381 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Benson Lawrence J&Valerie G
440 381 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Schrenkeisen/Miller Family Trust 12-16-02
440 381 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Todd Living Trust 10-11-99
440 381 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hallcioglu Living Trust 05-18-12
440 381 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Warren Arlene A Family Trust 04-15-07
440 381 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Beck Jeffrey B
440 381 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	McCotter John D&Suzanne Family Trust 03-20-98
440 381 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Capp Family Trust 12-12-12
440 381 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rogers Living Trust 04-13-10
440 381 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ryndes True Trust 10-03-05
440 381 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Thye Trust 12-13-01
440 382 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kawka Linda
440 382 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dearden Mark L&Alison O
440 382 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Croff James L&Cynthia D
440 382 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Oconnor Kyle S&Maria R
440 382 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hughes Ralph E&Stringer Jerrie Trs
440 382 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Telford Joseph L
440 382 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rotondella Francesca Trust 10-26-09
440 382 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dunne John&Gundula Family Trust 07-07-05
440 382 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dixon Eric&Stephanie
440 382 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Blose Jamie
440 382 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Crikelair&Abraham Trust 12-07-01
440 382 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Koenig Family Trust 02-16-07
440 382 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Litchfield Living Trust A 05-16-90
440 382 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gistaro Nicholas M Living Trust 02-26-04
440 382 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mckerrow-Hales Family Revocable Trust 11-22-91
440 382 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Quinn Family Trust 12-03-99
440 382 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Harris Michael
440 481 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lucchini Sara Trust (Woertz Special 2007 Trust) 03-12-07
440 481 02 00	0.22	OSP	0.00	0.00	0.000	\$87.12	\$0.00	City Of San Diego
440 481 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Georgens Family Trust 09-27-90
440 481 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Porter-Nielsen Richard L&Kathleen E Trust 10-25-95
440 481 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Teeters-Witt Trust 10-16-98
440 481 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Andrews Family 2003 Trust 10-08-03
440 481 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Dickinson Fidelia R Trust 07-26-10
440 481 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Barth Roger Trust 10-31-02
440 481 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	McCoy John
440 481 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Anderson Meredith L

Exhibit C - Assessment Roll (Fiscal Year 2017)
Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2017 ⁽⁴⁾		Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 481 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wall Gregory
440 481 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Guthrie James B
440 482 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kashefska Gary A Trust 04-10-14
440 482 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Thompson Lynne C Revocable 2004 Trust 05-28-04
440 482 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Feldman-Galdieri Trust 08-30-14
440 482 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jones Trust 04-27-04
440 482 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sweeney Maureen E
440 482 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Paxton Robert V&Maria E
440 482 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Tierney Thomas J Jr&Casale Almerinda L 2007 Trust
440 491 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Atlantic Pacific Home Loans Inc
440 491 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Broughton William J
440 491 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bart Revocable Family Trust 08-25-06
440 491 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hartman Family Trust 02-03-05
440 491 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Thomas Patrick M&Trempe-Thomas Jennifer L
440 491 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Prentice Stephen P&Sandra A Revocable Living Trust 02-
440 491 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cook Family Trust 04-26-98
440 491 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lee R Todd&Caldwell John R
440 491 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rhee Eugene Y
440 491 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Strauss Family Trust 08-19-10
440 491 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wong Ronnie C&Maria M
440 491 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	4821 Sussex L L C
440 491 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Knipe Zachary J&Laura C
440 491 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Steinbarth Leonard L&Straus Roberta P
440 492 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Johnson Chelsea
440 492 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Batanov Ivan I
440 492 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cole Charlie J Jr&A Fonzeal Revocable Living Trust 11-25
440 492 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ghosh Indusree
440 492 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Davis Joshua
440 492 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Winfield Jeffrey A&Follansbee Ann L
440 492 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Navarra Adrienne Trust 02-08-13
440 492 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wood Constance A
440 492 11 00	0.01	OSP	0.00	0.00	0.000	\$87.12	\$0.00	City Of San Diego
440 492 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Harris Glenn A
440 500 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mitterando Marc&Usami Yasuko
440 500 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Olshevsky George&Andrea M
440 500 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Tricaso David S&Ondrea F
440 500 24 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bormann M Victoria Separate Property Trust 12-29-09
440 511 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ahern/Robinson Trust 01-15-05
440 511 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kambourakis Spiros&Kristie M M
440 511 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lokers Gwin E Living Trust 09-04-12
440 511 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Stephenson Blair P
440 511 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pierce Edwin&Vanna Living Trust 08-10-09
440 511 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Clark/Rasp Trust 10-12-15
440 511 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wooley Shirley 2011 Trust 10-11-11
440 511 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wachtmann Revocable Family Trust 05-19-92
440 511 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Scinocca Family Trust 12-06-99
440 511 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Cooper Gerald&Lilian Family Trust 03-20-02
440 511 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Vo Harvey Family Living Revocable Trust 08-05-04
440 511 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Abbott Patrick L 2010 Trust 09-23-10
440 511 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Munduate Felipe B&Kay F 2003 Trust 07-01-03
440 511 18 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Rodesiler Trust 03-24-97
440 511 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Alexander&Fayman Trust 09-22-14
440 511 20 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Reid John K&Ruth T Survivors Trust A 12-05-91
440 511 21 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Gintz Family Trust 08-22-00
440 511 22 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Watson Lawrence C&Maria-Barbara Trust 06-10-15
440 511 23 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Valenzuela Walter R&Kimberly L
440 511 24 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Carolyn Robert&Rivera Leon
440 512 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Warner Survivors Family 2002 Trust
440 512 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Coppenrath Joan M Family Trust 10-23-10
440 512 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Burns Carrick T&Hatsushi Katie I
440 512 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Courbay Zane T
440 512 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Fujihara Alan K&Lassins-Fujihara Virginia
440 512 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Arola-Goiz Trust 02-14-12
440 512 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kneale Family Trust 05-09-91
440 512 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Shaw Larry S
440 512 09 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Anderson Family Trust 03-25-94

Exhibit C - Assessment Roll (Fiscal Year 2017)

Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2017 ⁽⁴⁾		Owner Name
			Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 512 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Lorden David&Kathy
440 512 15 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jones Gary J Revocable 2009 Trust
440 512 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Entreken Vicki J
440 512 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Siefker Linda J
440 512 18 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Wheeler Richard H&Karen R Family Trust 09-14-05
440 512 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Shea Trust 01-26-96
440 512 20 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Stein Ellen G Trust 06-17-99
440 512 21 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Crockett Douglas M&Virginia B
440 512 22 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Berger Family Trust 07-02-97
440 513 01 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Hargrave Wayne E
440 513 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Ledger James&Kay Family Trust 10-15-02
440 513 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Greenfield Nancie
440 513 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Pavlovich Alvera Trust 12-16-92
440 513 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Sigler Shannon K&Ruth
440 513 06 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Plaseied Shahraam R (Dp)
440 513 07 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bast Frederick E&Janet L Trs
440 513 08 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Toriello Anthony J&Natalie L
465 070 01 00	0.04	OSP	0.00	0.00	0.000	\$87.12	\$0.00	City Of San Diego
465 070 02 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Borschel Family Trust 08-30-01
465 070 03 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Jsducki Trust 07-03-00
465 070 04 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Baldwin Family Trust 09-30-14
465 070 05 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Evons Family Trust 12-17-08
465 070 10 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Metts N Byron Trust 06-10-83
465 070 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Zwissler Trust 08-07-06
465 070 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Art Family Trust 06-27-94
465 070 13 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Beatrice Dorothy K Revocable Trust 06-14-02
465 070 14 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Reed John M Separate Property Trust 03-19-15
465 230 11 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Barlett Kellyn
465 230 12 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mason Family Trust 09-02-03
465 230 16 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Bhavsar Sunil&Ava
465 230 17 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Kuhken Robert&Carole Joint Trust 10-06-05
465 230 18 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mansbach Robert S&Dorsey Martha J
465 230 19 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Klemfuss Harry&Ruggles Janet E
465 230 20 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Borer Bennett C&Kephart Susan E
465 230 21 00	1.00	SFD	1.00	1.00	1.000	\$87.12	\$87.12	Mcpheeters David M&Margaret K
TOTAL	-	-	-	-	294.000	-	\$25,613	

⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code

⁽²⁾ Refer to Assessment Engineer's Report for description of Land Use Codes and applicable Land Use Factor

⁽³⁾ Refer to Assessment Engineer's Report for applicable Benefit Factors.

⁽⁴⁾ Fiscal Year 2017 begins July 1, 2016 and ends June 30, 2017

⁽⁵⁾ Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report