



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

KENSINGTON PARK – NORTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT

**Fiscal Year 2015 Assessments
and Maximum Authorized Assessments**

under the provisions of the

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

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

Prepared for

City of San Diego, California

Prepared by

EFS Engineering, Inc

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April 2014

CITY OF SAN DIEGO

Mayor

Kevin Faulconer

City Council Members

Sherrí Lightner
District 1 (Council President Pro Tem)

Ed Harris
District 2

Todd Gloria
District 3 (Council President)

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Jan Goldsmith

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City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

Assessment Engineer

EFS Engineering, Inc.

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- Appendix 1: Kensington Neighborhood Nighttime Traffic Assessment

Assessment Engineer's Report Kensington Park – North Lighting Maintenance Assessment District

Preamble

Pursuant to the provisions of the “Maintenance Assessment Districts Ordinance” (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the “Landscaping & Lighting Act of 1972” (California Streets & Highways Code §22500 et seq.), applicable provisions of “Proposition 218” (Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (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 PARK – NORTH 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 California Streets and Highways §22565.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2014.

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 _____, 2014.

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



Executive Summary

Project: Kensington Park – North
 Lighting Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Total Parcels Assessed:	179	--
Total Estimated Assessment:	\$17,407	\$17,407
Total Estimated EBUs:	198.391	--
Annual Assessment per EBU:	\$87.74	\$87.74

NOTE: Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from fiscal year to fiscal year due to parcel changes and/or land use re-classifications.

⁽¹⁾ FY 2015 is the City's Fiscal Year 2015, which begins July 1, 2014 and ends June 30, 2015.

⁽²⁾ Subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost-Indexing: The maximum authorized assessment will be indexed annually by a factor equal to the published *San Diego Consumer Price Index for Urban Consumers*.

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 have 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 has retained EFS Engineering, Inc. to prepare an Assessment Engineer's Report for the formation of the Kensington Park – North Lighting Maintenance Assessment District (District). The purpose of the District is to fund the procurement, installation, repair, replacement, operation and maintenance of identified ornamental street lighting improvements located within the District.

District Proceedings for Fiscal Year 2015

This District will be authorized and administered under the provisions of the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (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 these proceedings and this Assessment Engineer's Report is to:

- Provide for the formation of the Kensington Park – North Maintenance Assessment District.
- Annex and abandon portions of Sub-Districts #26 (Kensington), #73 (Talmadge Park) and/or #81 (Adams Avenue #2) of Street Light District No. 1 Maintenance Assessment District, after formation of the Kensington Park – North Maintenance Assessment District.



If the District is formed, properties located within the District will no longer be subject to assessments levied for Street Light District No. 1 Maintenance Assessment District.

Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After conclusion of the public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in this Assessment Engineer's Report. If a weighted majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.



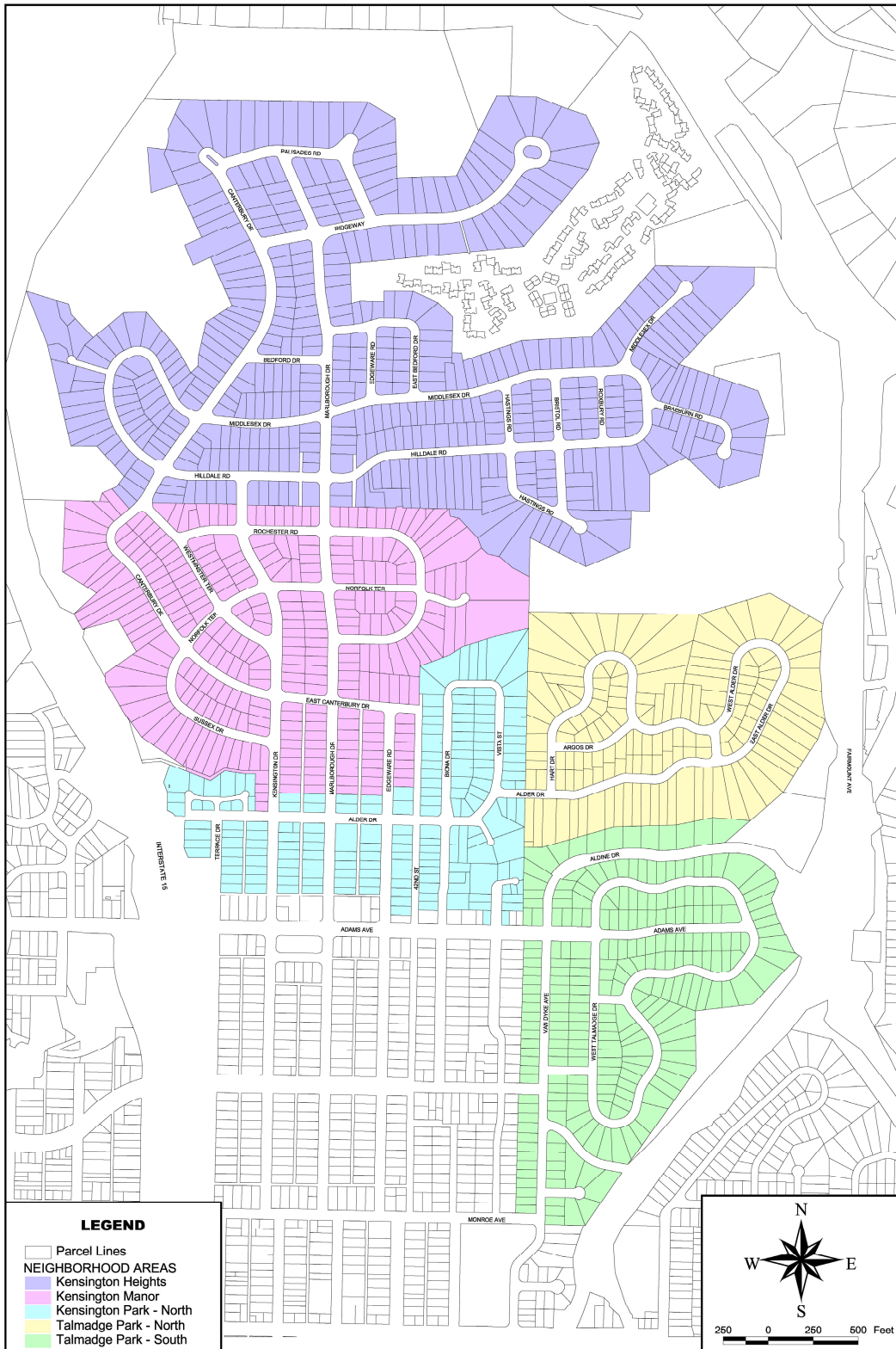


FIGURE 1: Kensington Neighborhood Areas



District Boundary

The District is located in Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area. The District generally includes most properties located south of Alder Drive and north of Adams Avenue, including 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 project to be funded by the proposed assessments is the 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.

A summary of existing and ultimate lighting counts within the District is provided in **Table 1**. All improvements/services 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/services, please refer to the engineering plans, maps, sketches, specifications, maintenance agreements and other materials on file with the City Park and Recreation Department.



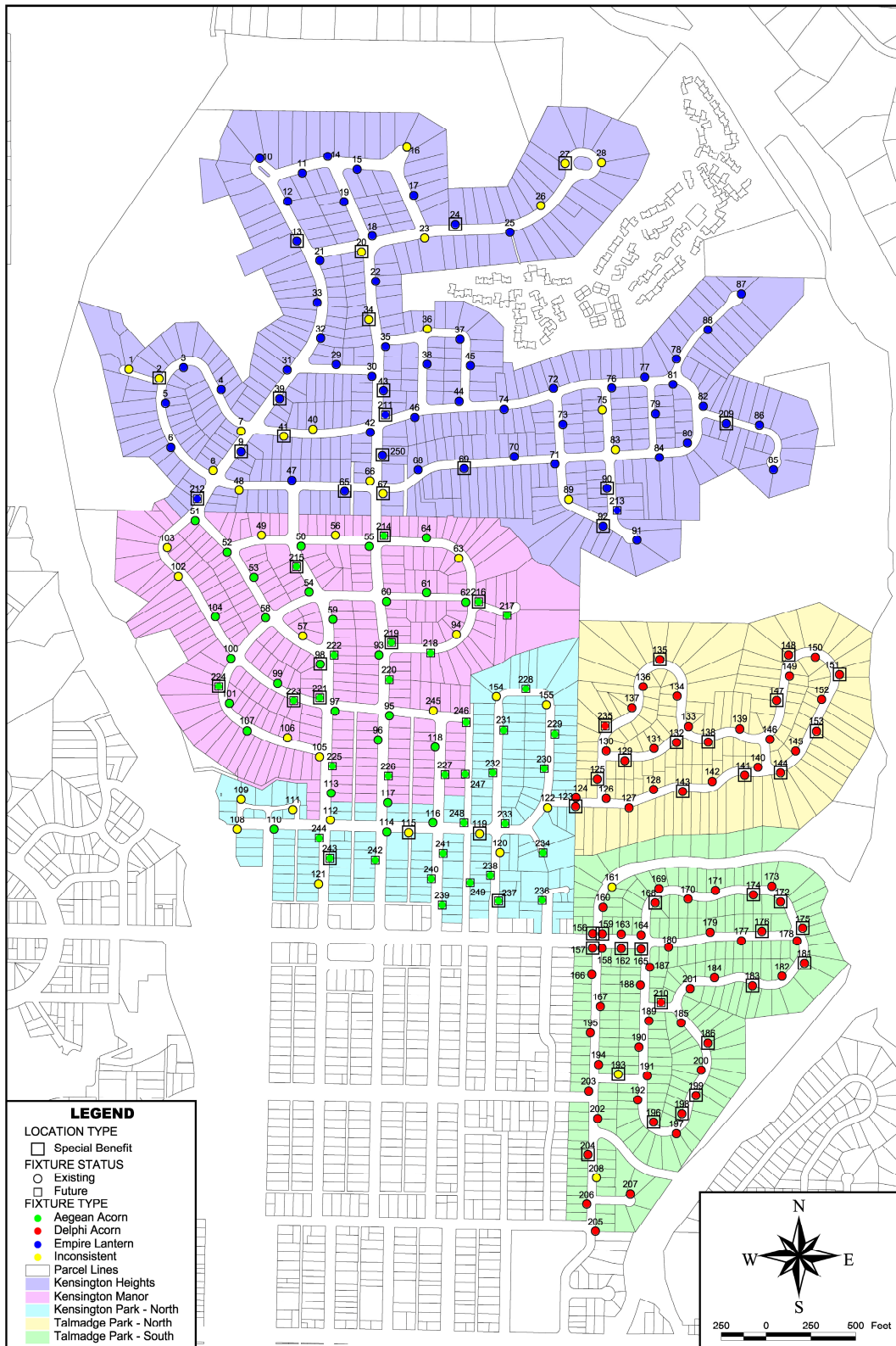


FIGURE 2: Kensington Lighting Improvements



TABLE 1: District Lighting Counts

	Existing	Ultimate
Location Type		
General Benefit Location ⁽¹⁾	13	28
Special Benefit Location ⁽²⁾	1	4
Fixture Type		
Consistent ⁽³⁾	3	32
Inconsistent ⁽⁴⁾	11	0
New Installation	18	--

⁽¹⁾ Consistent with City street light spacing standards.

⁽²⁾ In excess of City street light spacing standards (i.e., greater densification).

⁽³⁾ Consistent with District fixture type standard (Aegean Acorn style).

⁽⁴⁾ 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/services 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 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/services in terms of enhanced aesthetics and greater public safety.

Separation of General & Special Benefits

The identified ornamental street lighting improvements 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/services 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/services; “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 (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 (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 proposed improvements/services corridors, it has been determined that the maintenance and servicing of ornamental street lighting improvements has the potential to confer benefit to others outside the District.

A traffic assessment (see **Appendix 1**) 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 18% 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 82%. With the pedestrian/road-related public safety benefits estimated at 25% and an estimated pass-through rate of 82%, the amount of “External Benefits” (conferred to the public at large or properties located outside the District) is estimated at 20.5%, as shown in the following equation:

$$\text{External Benefits} = 25\% \times 82\% = 20.5\%$$

In other words, 20.5% of the cost of maintaining and servicing the ornamental street lighting improvements (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 2015 and maximum authorized annual costs (provided by the City) are included as **Exhibit B1**. Amounts for each expenditure category may vary depending on the specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

The estimated costs, as presented in **Exhibit B1**, are based on defined responsibilities (see **Exhibit B2**) and certain cost assumptions (see **Exhibit B3**). As currently proposed, the project has an estimated capital payback (construction) period of 25 years, with the work being completed in phases over that period.

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.

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. In future years, the maximum authorized budget may increase or decrease based on the amount of assessments levied in a given fiscal year.

General Benefit Fiscal Implications

The degree of "general benefit" has been identified and quantified for the District. Assessment Law prohibits levying assessments to pay for "general benefits" conferred to the public at large or properties located outside the District. Accordingly, the estimated cost associated with the "general benefits" must come from sources other than the assessments.

For Fiscal Year 2015, the cost attributable to "general benefits" is estimated at \$2,834 (City's standard level of service estimated at



\$2,480, and External Benefits estimated at \$354). These amounts may vary from fiscal year to fiscal year based on estimated and actual costs of maintaining and servicing of District improvements.

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 rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U. Fiscal Year 2016 will be the first year authorized for such indexing. For example, if a parcel's maximum authorized assessment for a given fiscal year was \$100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized assessment for the subsequent fiscal year will be increased to \$102.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized assessment depending upon the estimated budget for the fiscal year.



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 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 installation and maintenance of enhanced improvements/services.

The proposed improvements/services 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/services in terms of enhanced aesthetics and improved public safety.

Apportionment Methodology

The total cost for maintenance of the identified improvements/services 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/services have been assigned zero (0) EBUs.



Land Use Factor

Since the proposed District improvements/services 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/services and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements/services 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/services 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/services 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/services 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/services 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/services 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/services, 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/services. 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:

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

As described above, the total assessment assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

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

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



Summary Results

The District Boundary Map is shown in **Exhibit A**.

An estimate of Fiscal Year 2015 and maximum authorized annual maintenance costs associated with District improvements/services is shown in **Exhibit B1**.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs, Fiscal Year 2015, and maximum authorized annual maintenance assessments for each parcel were calculated, and are as 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.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in **Exhibit D**.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



Eugene F. Shank
Eugene F. Shank, PE

C 52792



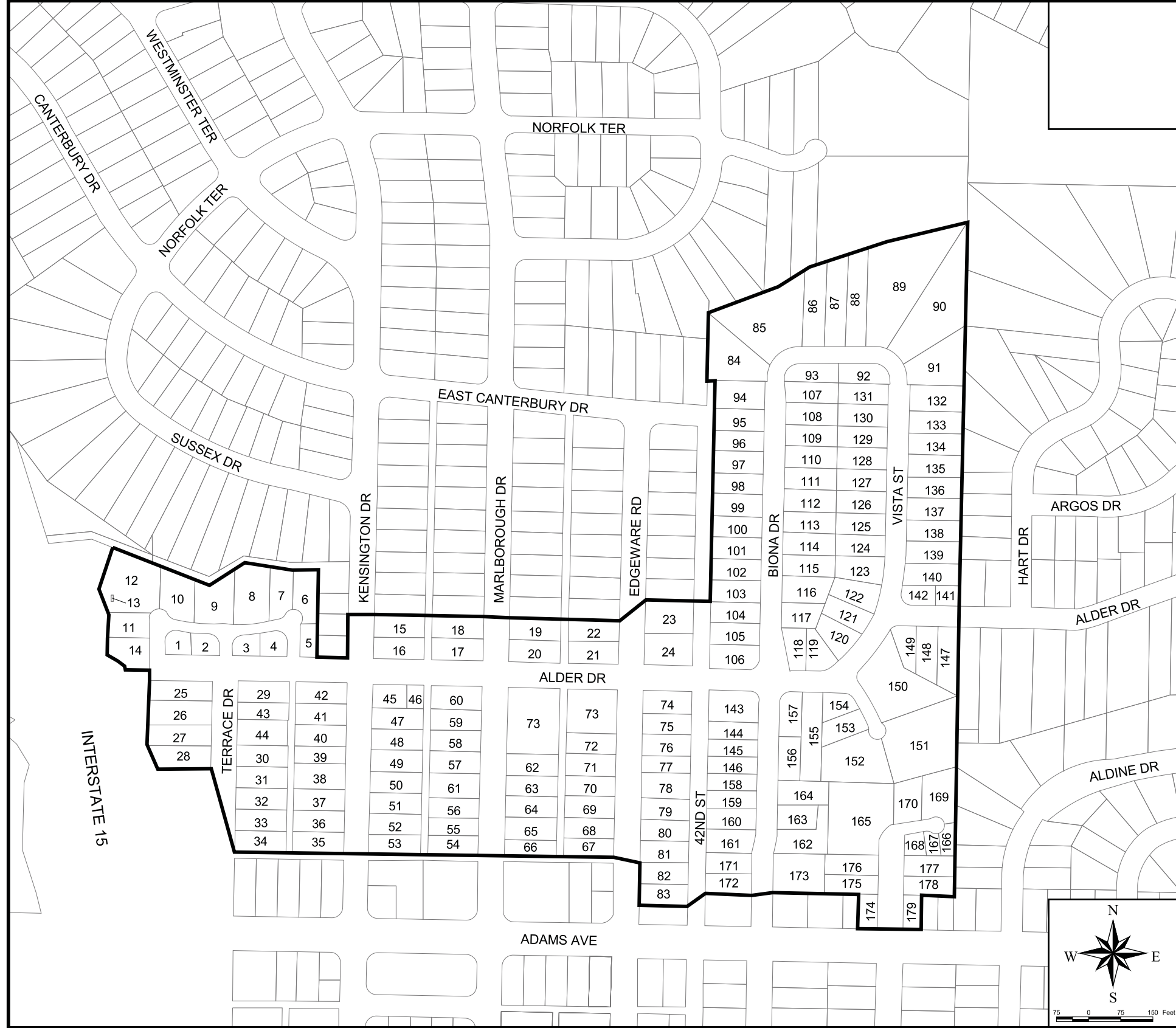
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2014.

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 _____, 2014.

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.

LEGEND:
 _____ District Boundary
 _____ Parcel Line
 # Diagram Number

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 PARK - NORTH 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

SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2014.

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.



**CITY OF
SAN DIEGO**

**KENSINGTON PARK - NORTH
LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

W.O. _____

DATE: _____

REVS: _____

EXHIBIT A

EXHIBIT B

EXHIBIT B1
Kensington Park - North Lighting Maintenance Assessment District
ESTIMATED ANNUAL BUDGET

	Fiscal Year 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Expenditures		
Inspection Costs (all light locations)*	\$1,190	\$2,720
Maintenance of Fixtures		
Bulb Replacement (special benefit light locations)	\$20	\$80
Repair of Fixtures, Poles, Paint, etc. (all light locations)*	\$700	\$1,600
Misc. Wiring Repairs (special benefit light locations)	\$25	\$100
Major Restoration (all light locations)	\$933	\$2,133
Energy Costs (all light locations)*	\$1,341	\$1,390
City Administrative Costs	\$3,500	\$3,500
Repayment of Formation Fund	\$8,833	\$0
Amount Available for CIP or Reserve	\$3,700	\$10,610
Total Expenditures	\$20,241	\$22,133
Revenues		
Estimated Assessment Revenue	\$17,407	\$17,407
General Fund Services/Contributions ⁽³⁾		
Inspection (general benefit light locations)	\$1,105	\$2,380
Energy (general benefit light locations)	\$1,245	\$1,216
Maintenance (general benefit baseline)	\$130	\$280
External Benefits	\$354	\$850
Total Revenues	\$20,241	\$22,133

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

⁽¹⁾ Fiscal Year 2015 begins July 1, 2014 and ends June 30, 2015.

⁽²⁾ Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report.

⁽³⁾ Refer to Assessment Engineer's Report for quantification and estimation of "General Benefit" costs.

NOTE: Amounts for each expenditure category may vary depending on specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

EXHIBIT B2
Kensington Park - North Lighting Maintenance Assessment District
RESPONSIBILITIES MATRIX

IMPROVEMENTS	New Light Installation	Existing Improvement		
		Replacement ⁽²⁾	Restoration	Repair
Ornamental Street Light Fixtures ⁽¹⁾				
General Benefit Location	M ⁽³⁾⁽⁴⁾⁽⁵⁾	M ⁽⁵⁾	M ⁽³⁾	M ⁽³⁾
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Foundations & Concrete Pads				
General Benefit Location	C ⁽⁵⁾⁽⁶⁾	C ⁽⁵⁾⁽⁶⁾	C	C
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Wiring & Conduits (Feeder - from Main Line to Pad)				
General Benefit Location	C ⁽⁵⁾⁽⁶⁾	C ⁽⁵⁾⁽⁶⁾	C	C
Special Benefit Location	M ⁽⁵⁾	M ⁽⁵⁾	M	M
Wiring & Conduits (Main Line) ⁽⁷⁾				
Circuit Failing			C ⁽⁵⁾	
Circuit Adequate - insufficient excess capacity			C/M ⁽⁵⁾	
Circuit Adequate - sufficient excess capacity			C ⁽⁵⁾	

KEY: M = MAD responsibility; C = City responsibility

⁽¹⁾ Includes globe, bulb, pole, controller and all internal wiring/circuitry.

⁽²⁾ Replacement of existing inconsistent lighting through discretionary action of community.

⁽³⁾ A portion of the cost may be offset by General Fund contribution or in-kind service associated with standard (cobra) installation and/or maintenance.

⁽⁴⁾ Accelerated installation (via MAD) can provide some special benefit.

⁽⁵⁾ Potential reduced cost (or offset) if performed in conjunction with utility undergrounding effort.

⁽⁶⁾ Minor cost potentially attributable to MAD.

⁽⁷⁾ City remains responsible for existing series circuit wiring handling current service load.

EXHIBIT B3

Kensington Park - North Lighting Maintenance Assessment District UNIT COST ASSUMPTIONS

COST ITEM	ANNUAL UNIT COST (\$/light)	ASSUMPTIONS
Inspection of Lighting	\$85.00	Visual inspection yearly, reactive response, \$85 per location
Maintenance of Lighting Fixtures		
Bulb Replacement - Special Benefit Lights Only	\$20.00	20% of bulbs replaced annually (5-year life span); \$100 per bulb
Repair of Fixtures, Poles, Paint, etc. - All Decorative Lights	\$50.00	5% of fixtures, globes, poles, etc. need fixing; \$1K per occurrence
Misc. Wiring Repairs - Special Benefit Lights Only	\$25.00	5% of lights need conduit repair or replacement; \$500 per location
Major Restoration - All Acorn Style Lights	\$66.67	Restoration needed every 75 years; \$5,000 per light
Major Restoration - All Empire Lantern Lights	\$107.69	Restoration needed every 65 years; \$7,000 per light
Utilities - Energy		
85W Induction (6,000 lumens)	\$43.45	Historical figure provided by City
165W Induction (12,000 lumens)	\$83.72	Historical figure provided by City
35W LPS (4,800 lumens)	\$30.30	Historical figure provided by City
55W LPS	\$41.90	Historical figure provided by City
70W HPS (5,800 lumens)	\$72.93	Historical figure provided by City
100W HPS (9,500 lumens)	\$84.22	Historical figure provided by City
150W HPS	\$113.14	Historical figure provided by City

Capital Improvement Program	UNIT COST (\$/light)	COST TO INSTALL DECORATIVE STREET LIGHT			
		Description	Minimum	Maximum	Average
Replacement of Current Inconsistent Lights ⁽¹⁾	\$13,650.00	Trenching (labor + materials)	\$3,500	\$5,250	\$4,375
General Benefit Location (MAD Cost)	\$13,650.00	Trench cut fee & street overlay for trench influence area	\$2,500	\$3,750	\$3,125
Special Benefit Location (MAD Cost)	\$13,650.00	Pole, globe, base (materials)	\$2,000	\$7,000	\$4,500
Installation of New Lights ⁽²⁾	\$21,150.00	Induction Fixture (material)	\$1,000	\$1,000	\$1,000
General Benefit Location (MAD Cost)	\$7,000.00	Pull Box (labor + materials)	\$1,000	\$1,000	\$1,000
Special Benefit Location (MAD Cost)	\$21,150.00	Foundation (labor + materials)	\$1,000	\$1,000	\$1,000
Installation of New Lights with Undergrounding Program ⁽³⁾	\$7,000.00	Streetlight installation (labor)	\$2,000	\$2,000	\$2,000
		SDG&E Service Point	\$0	\$2,000	\$1,000
		Traffic Control, SWPP, Street Cleaning	\$350	\$550	\$450
		Field Inspection & Construction Engineering	\$1,050	\$1,650	\$1,350
		Design and administration	\$1,050	\$1,650	\$1,350
		Total Cost	\$15,450	\$26,850	\$21,150

⁽¹⁾ Cost assumes installation prior to circuit conversion.

⁽²⁾ Cost assumes installation after circuit conversion.

⁽³⁾ Cost only includes material cost (fixture, etc.); all other aspects paid by undergrounding program.

EXHIBIT C

**ASSESSMENT ENGINEER'S REPORT
ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Boundary Map and Assessment Diagram on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. A reduced copy of the Boundary Map is included in the Assessment Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (including maintenance) for the Assessment District based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: April 7, 2014

EFS ENGINEERING, INC.



By: Eugene F. Shank
Eugene F. Shank, PE

C 52792

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 500 01 00	1	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HORNE-CEPERLEY REV TR C/O MAYHUGH HORNE ANDREW CEPERL
440 500 02 00	2	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CRILLEY CHARLENE TR
440 500 03 00	3	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	DUST WILLIAM J
440 500 04 00	4	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RACICOT RENEE J TR
440 500 05 00	5	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LOPEZ FAMILY TR
440 500 10 00	6	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HUBBELL DREW L&PAMELA J
440 500 11 00	7	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WALKER ANDREW D&SHEILA A
440 500 12 00	8	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RUDD FAMILY TR
440 500 13 00	9	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	DEAN DOROTHEY J TR
440 500 14 00	10	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HUNT RALPH B III 2010 TR
440 500 18 00	11	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	KETTERING JESSICA&ROBYN
440 500 27 00	12	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LAGUNERO ALLEN A
440 500 28 00	13	0.01	UTL	3.00	0.50	0.015	\$87.74	\$1.32	PACIFIC BELL WIRELESS <LF> LAGUNERO ALLEN A&EVA M TRS
440 500 29 00	14	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	SILBER LOREN J TR;MEYUHAS FAMILY TR ET AL
440 511 11 00	15	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	REMPER ROBERT&OMILUSIK KYLA
440 511 12 00	16	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BOSWORTH CHRISTOPHER TR
440 511 13 00	17	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ESPINOSA T PAUL&SANCHEZ MARTA E
440 511 14 00	18	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SMYTH MICHAEL T&HONORA
440 512 10 00	19	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	NEUBRAND FAMILY REVOCABLE TR
440 512 11 00	20	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	VIJAYAKUMAR KUMARAN
440 512 12 00	21	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MEZA PONCIANO JR&BARRY NANCY E
440 512 13 00	22	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MORRIS SCOTT C LIVING TR;NEELEY SHANE G LIVING TR
440 513 09 00	23	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GUSTAVEL WALTER H;REVELES BONNIE L
440 513 10 00	24	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	FOR MY TR
440 541 01 00	25	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	HOANG-TRUONG FAMILY TR
440 541 02 00	26	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BROWN GREGORY A&EUGENIA M
440 541 03 00	27	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	TODD STEVEN F;NELSON JENNIFER E T
440 541 12 00	28	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	FURSTENFELD JANICE K
440 542 01 00	29	4.00	MFR	0.70	1.00	2.800	\$87.74	\$245.66	DOVE SAMUEL D&CESENA-DOVE SANDRA M
440 542 04 00	30	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MCGILL-VALENTI FAMILY TR
440 542 05 00	31	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	BODNAR LIVING TR;ROSE TAMI
440 542 06 00	32	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	BONHAM LINDA M FAMILY TR
440 542 07 00	33	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WHITING K STEVEN
440 542 08 00	34	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MARCELLO ARTHUR D JR;TROIIS ANN A;WILLIS JERRILYN M

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 542 14 00	35	0.14	CRH	2.80	0.50	0.196	\$87.74	\$17.20	FRATERNAL SPIRITUALIST CHURCH CO
440 542 15 00	36	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LOPEZ FAMILY 2002 TR
440 542 16 00	37	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	GARDNER SIDNEY G TR (TR A);GARDNER SIDNEY G TR (TR B)
440 542 17 00	38	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MARSH BEVERLY C TR
440 542 18 00	39	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HARTMAN JOSEPH L&BENITA H
440 542 19 00	40	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LOFTS MICHAEL&KATHLEEN
440 542 20 00	41	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MCCARTHY JAMES P
440 542 21 00	42	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	ROSOFF GARY&ROBIN JOINT REVOCABLE TR
440 542 22 00	43	3.00	MFR	0.70	1.00	2.100	\$87.74	\$184.24	HERRMANN LIVING TR
440 542 23 00	44	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	FERREIRA LIVING REVOCABLE TR
440 551 01 00	45	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BOTTINI FAMILY TR 1
440 551 02 00	46	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CROMWELL JONATHAN L&BARRIO VICTORIA R
440 551 03 00	47	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	RITTEN CHARLES L&CO
440 551 04 00	48	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	SIDRICK ELAINE TR
440 551 05 00	49	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RABAGO JENNIFER
440 551 06 00	50	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LEES FAMILY TR
440 551 07 00	51	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CHAPMAN ANNE V TR
440 551 08 00	52	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	ACKER ROBERT&SUSAN FAMILY TR
440 551 09 00	53	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ELICONE RAYMOND A&MARGUERITE R
440 551 12 00	54	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	RIFFLE JUDITH M&WIBLIN BRADFORD M
440 551 13 00	55	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	STRATE DONNA;E&D FAMILY TR
440 551 14 00	56	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	HARA JERRY J&SANDRA K FAMILY TR;MEADOR THOMAS C&ELLEN H
440 551 16 00	57	4.00	MFR	0.70	1.00	2.800	\$87.74	\$245.66	MASTORAKOS FAMILY TR
440 551 17 00	58	3.00	MFR	0.70	1.00	2.100	\$87.74	\$184.24	LAPIERRE RICHARD E&RICARDO M&RONALD N
440 551 18 00	59	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HENNESSEY GREGG R&MELINDA M TR
440 551 19 00	60	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SHIELDS NANCY A
440 551 22 00	61	3.00	MFR	0.70	1.00	2.100	\$87.74	\$184.24	CLOWARD PAUL S&SHAWNA
440 552 03 00	62	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	WEBBER FAMILY TR
440 552 04 00	63	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WELLS STEPHANIE A
440 552 05 00	64	4.00	MFR	0.70	1.00	2.800	\$87.74	\$245.66	OHARE COLUM G TR
440 552 06 00	65	3.00	MFR	0.70	1.00	2.100	\$87.74	\$184.24	GREER GAIL A TR
440 552 07 00	66	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SHEPHERD GERALD A
440 552 14 00	67	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MARTIN BILL C REVOCABLE TR
440 552 15 00	68	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BROWN GARY J&SUSAN J

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
440 552 16 00	69	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	COLQUITT CLARE
440 552 17 00	70	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GREENE FAMILY TR
440 552 18 00	71	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RIMLAND BERNARD&GLORIA B REVOCABLE 1987 TR
440 552 19 00	72	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WELLS LYNN E&LINDA
440 552 26 00	73	0.70	CRH	2.80	0.50	0.980	\$87.74	\$85.98	KENSINGTON COMMUNITY CHURCH
440 553 01 00	74	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SCHUSTER-GARNER JUDITH M TR
440 553 02 00	75	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CAMP FAMILY TR
440 553 03 00	76	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	KELLY KEVIN J&GIANZERO GINA
440 553 04 00	77	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RIMLAND BERNARD&GLORIA B FAMILY REV 1987 TR
440 553 05 00	78	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GUNN DONNA M
440 553 06 00	79	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BERRY PETER W&MARIE E
440 553 07 00	80	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	TEDERMAN JOELYN A
440 553 08 00	81	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	SPENCER FAMILY TR:SPENCER ARTHUR W&MARY F TRS
440 553 09 00	82	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	DEBORD ORIE L&BARBARA R 1992 TR
440 553 10 00	83	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	KISNER CLINTON REVOCABLE TR
465 230 01 00	84	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	JOSTAD-WAHLEN FAMILY TR:WAHLEN FAMILY TR
465 230 02 00	85	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	EVANS FAMILY TR
465 230 03 00	86	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LARA OLGA M REVOCABLE 2003 TR
465 230 04 00	87	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HICKEY TIMOTHY W&MARTINEZ SYLVIA M
465 230 05 00	88	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	DOYLE PATRICIA A
465 230 06 00	89	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	KYTASTY HELEN TR
465 230 07 00	90	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	JONES REBECCA P&REYNARJE MARIELA A REV TR
465 230 08 00	91	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	DOYLE JOSEPH P
465 230 09 00	92	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WOOD JOHN W TR
465 230 10 00	93	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MILLER SANDRA S
465 261 01 00	94	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	PETERSON ERIC W&BROOKE E
465 261 02 00	95	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	VANGALEN RICHARD&PAMELA TR
465 261 03 00	96	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GOLDZBAND-THOMPSON FAMILY SCHEDULE W TR
465 261 04 00	97	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RYBERG ELIZABETH J REVOCABLE TR
465 261 05 00	98	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	REED JOHN M
465 261 06 00	99	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	FITTS LOER FAMILY TR
465 261 07 00	100	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MESHUGANEH FAMILY 2011 TR
465 261 08 00	101	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LANTRY FRANK JULIAN&VIRGINIA KATHLEEN TR
465 261 09 00	102	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CRAWFORD/SIMON TR

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 261 10 00	103	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SPENLA KEVIN M&MORGAN
465 261 11 00	104	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	STANGL LISA A
465 261 12 00	105	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LANCASTER TR
465 261 13 00	106	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SANDSTROM KATHARINE S TR
465 262 01 00	107	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	COAN MICHAEL A TR
465 262 02 00	108	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RHEE ROBERT Y J&KRISTINE D FAMILY TR
465 262 03 00	109	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SEXTON THEODORE C&BARBARA A
465 262 04 00	110	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HEBRANK THOMAS C
465 262 05 00	111	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WAHL CARTER E
465 262 06 00	112	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MARTINI JANET M FAMILY TR
465 262 07 00	113	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LARSON ROBIN J SEPARATE PROPERTY TR
465 262 08 00	114	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	NAISH PATRICK C;NAISH HERBERT S JR TR
465 262 09 00	115	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SNOOK JAMES E&JANET M
465 262 10 00	116	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BELL HOPE A TR (DCSD)
465 262 11 00	117	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	PATTON JOHN F&PATRICIA A
465 262 12 00	118	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SILER GAIL L;KLEIS KAREN M
465 262 13 00	119	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	OAS STEVEN
465 262 14 00	120	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	CAMPBELL CARLOS I&NIKOLETICH KRISTIE L
465 262 15 00	121	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BERNHARD FAMILY TR
465 262 16 00	122	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BENNETT REVOCABLE TR
465 262 17 00	123	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MICCIO-FONSECA L C
465 262 18 00	124	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	YOUNG NANCY E
465 262 19 00	125	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	JENDIAN MICAH A&ALEEN J
465 262 20 00	126	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MARCOUX ALICE G TR
465 262 21 00	127	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LESSARD JEFFREY&KATHERINE
465 262 22 00	128	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	STEPHENS TAMRA L
465 262 23 00	129	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	TROTTER PHILIP&FABUNMI ROSALIND
465 262 24 00	130	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SO KENNETH K&KATHERINE M
465 262 25 00	131	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	NEMIROVSKY BENJAMIN R&CATHERINE C
465 263 01 00	132	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GOULDING CONOR J&ANGELICA M
465 263 02 00	133	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	PRIBYL SHAUNA E
465 263 03 00	134	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ERVIN REVOCABLE TR
465 263 04 00	135	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	NUDING E KRISTINE TR
465 263 05 00	136	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MAXWELL JAMIE R&POMPEI STACEY

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 263 06 00	137	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	DECKTER JUDITH I TR
465 263 07 00	138	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GALLOWAY GARY D
465 263 08 00	139	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	THANGARAJ VIJAY&ANITA
465 263 09 00	140	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MAHAFFEY ALAN D
465 263 10 00	141	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ELASSAAD ABDALLAH&JULIA
465 263 11 00	142	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BERES FAMILY TR
465 300 01 00	143	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ZELLMANN ELIZABETH L
465 300 02 00	144	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	TRACHTENBERG DENNIS&CONTOS STEPHANIE
465 300 03 00	145	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ROSENSTEIN PAULA S&BRIGGS LINDA L
465 300 04 00	146	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	FENNER CAROL A 2004 TR
465 300 05 00	147	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	METSCH SUSAN L TR
465 300 06 00	148	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	OSULLIVAN CATHERINE&JEAN M
465 300 07 00	149	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	FITZGERALD JOHN
465 300 08 00	150	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HUMPAL MEGAN;ROCK ANGELA
465 300 09 00	151	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	COPENHAVER CHARLES C JR;HAGER PETER D
465 300 10 00	152	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MCLAUGHLIN RICHARD K&MARJORIE E
465 300 11 00	153	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LAIRD FAMILY TR
465 300 12 00	154	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	JARVIS JAMIE S
465 300 13 00	155	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SUITER JUSTIN
465 300 15 00	156	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RAMSAY DAVID&WILLA D
465 300 16 00	157	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MCCUTCHEON CHRISTOPHER J
465 310 01 00	158	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	STOCKER FREDERICK J&DIANE M
465 310 02 00	159	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	HINSON TONY D
465 310 03 00	160	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	REED JAMES N&JENNIFER L
465 310 04 00	161	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	SCHOCH TAD B&KATHERINE H
465 310 05 00	162	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	WINITZ MARC M&ROQUE JENNIFER L
465 310 06 00	163	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HASLIM MARILYN J&RICHARD A
465 310 07 00	164	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BUZZELL FLORENCE E REVOCABLE LIVING TR
465 310 08 00	165	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	GEE BRIAN H&MOLLY G
465 310 13 00	166	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	BARRETT-FREY FAMILY TR
465 310 14 00	167	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	RANSOM HOLLY E;BENKOV EDITH J
465 310 15 00	168	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	LORDEN DAVID H&KATHY L
465 310 16 00	169	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MILLER FAMILY TR
465 310 17 00	170	0.15	VAC	0.00	0.00	0.000	\$87.74	\$0.00	DARRAGH ANDREW S

EXHIBIT C
Kensington Park - North Lighting Maintenance Assessment District
ASSESSMENT ROLL

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2015 ⁽⁴⁾ & Maximum Authorized ⁽⁵⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
465 341 01 00	171	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	OTOOLE LESLIE S
465 341 02 00	172	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	FERNANDEZ ELVIA TR
465 342 01 00	173	6.00	MFR	0.70	1.00	4.200	\$87.74	\$368.50	PARK LEGACY INVESTMENTS
465 342 05 00	174	2.00	DUP	0.70	1.00	1.400	\$87.74	\$122.84	HARRIS DAVID P&MANON K
465 342 06 00	175	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	NEWMAN CLYDE T TR;SOSATH FREDERICK C TR
465 342 07 00	176	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	ROSENBERGER VIRGINIA L TR C/O RICHARD W ROSENBERGER
465 343 01 00	177	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	MEDEL KENNETH J&DEBRA
465 343 02 00	178	1.00	SFD	1.00	1.00	1.000	\$87.74	\$87.74	HANN-BALDWIN ANDREW;BRENNAN MEGAN A
465 343 03 00	179	0.08	COM	45.00	0.50	1.800	\$87.74	\$157.92	DEVEDIA ANA TR
TOTAL	-	-	-	-	-	198.391	-	\$17,407	

⁽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 2015 begins July 1, 2014 and ends June 30, 2015.

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

EXHIBIT D

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
440 500 01 00	1	HORNE-CEPERLEY REV TR C/O MAYHUGH HORNE ANDREW CEPERL	302 WASHINGTON ST #252	SAN DIEGO	CA	92103	
440 500 02 00	2	CRILLEY CHARLENE TR	4052 ALDER DR	SAN DIEGO	CA	92116	
440 500 03 00	3	DUST WILLIAM J	4056 ALDER DR	SAN DIEGO	CA	92116	
440 500 04 00	4	RACICOT RENEE J TR	4060 ALDER DR	SAN DIEGO	CA	92116	
440 500 05 00	5	LOPEZ FAMILY TR	5711 LAMBDA LN	LA MESA	CA	91942	
440 500 10 00	6	HUBBELL DREW L&PAMELA J	4080 TERRACE CT	SAN DIEGO	CA	92116	
440 500 11 00	7	WALKER ANDREW D&SHEILA A	4060 TERRACE CT	SAN DIEGO	CA	92116	
440 500 12 00	8	RUDD FAMILY TR	4056 TERRACE CT	SAN DIEGO	CA	92116	
440 500 13 00	9	DEAN DOROTHEY J TR	4046 TERRACE CT	SAN DIEGO	CA	92116	
440 500 14 00	10	HUNT RALPH B III 2010 TR	4036 TERRACE CT	SAN DIEGO	CA	92116	
440 500 18 00	11	KETTERING JESSICA&ROBYN	4010 TERRACE CT	SAN DIEGO	CA	92116	
440 500 27 00	12	LAGUNERO ALLEN A	4030 TERRACE CT	SAN DIEGO	CA	92116	
440 500 28 00	13	PACIFIC BELL WIRELESS <LF> LAGUNERO ALLEN A&EVA M TRS	4030 TERRACE CT	SAN DIEGO	CA	92116	
440 500 29 00	14	SILBER LOREN J TR;MEYUHAS FAMILY TR ET AL	939 24TH ST	SANTA MONICA	CA	90403	
440 511 11 00	15	REMPEL ROBERT&OMILUSIK KYLA	4807 KENSINGTON DR	SAN DIEGO	CA	92116	
440 511 12 00	16	BOSWORTH CHRISTOPHER TR	4638 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 511 13 00	17	ESPINOSA T PAUL&SANCHEZ MARTA E	6934 E CHAPARRAL RD	PARADISE VALLEY	AZ	85253	
440 511 14 00	18						
440 512 10 00	19	NEUBRAND FAMILY REVOCABLE TR	4807 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 512 11 00	20	VIJAYAKUMAR KUMARAN	147 W 22ND ST #4	NEW YORK	NY	10011	
440 512 12 00	21	MEZA PONCIANO JR&BARRY NANCY E	4802 EDGEWARE RD	SAN DIEGO	CA	92116	
440 512 13 00	22	MORRIS SCOTT C LIVING TR;NEELEY SHANE G LIVING TR	4810 EDGEWARE RD	SAN DIEGO	CA	92116	
440 513 09 00	23	GUSTAVEL WALTER H;REVELES BONNIE L	4815 EDGEWARE RD	SAN DIEGO	CA	92116	
440 513 10 00	24	FOR MY TR	4803 EDGEWARE RD	SAN DIEGO	CA	92116	
440 541 01 00	25	HOANG-TRUONG FAMILY TR	P O BOX 2458	DEL MAR	CA	92014	
440 541 02 00	26	BROWN GREGORY A&EUGENIA M	5133 CANTERBURY DR	SAN DIEGO	CA	92116	
440 541 03 00	27	TODD STEVEN F;NELSON JENNIFER E T	10659 FUERTE DR	LA MESA	CA	91941	
440 541 12 00	28	FURSTENFELD JANICE K	3544 COLUMBIA ST	SAN DIEGO	CA	92103	
440 542 01 00	29	DOVE SAMUEL D&CESENA-DOVE SANDRA M	4925 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 04 00	30	MCGILL-VALENTI FAMILY TR	4745 TERRACE DR	SAN DIEGO	CA	92116	
440 542 05 00	31	BODNAR LIVING TR;ROSE TAMI	4343 ADAMS AVE	SAN DIEGO	CA	92116	
440 542 06 00	32	BONHAM LINDA M FAMILY TR	4733 1/2 TERRACE DR #4733	SAN DIEGO	CA	92116	
440 542 07 00	33	WHITING K STEVEN	4727 TERRACE DR	SAN DIEGO	CA	92116	
440 542 08 00	34	MARCELLO ARTHUR D JR;TROI SI ANN A;WILLIS JERRILYN M	4723 TERRACE DR	SAN DIEGO	CA	92116	
440 542 14 00	35	FRATERNAL SPIRITUALIST CHURCH CO	4720 KENSINGTON DR	SAN DIEGO	CA	92116	

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
440 542 15 00	36	LOPEZ FAMILY 2002 TR	4726 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 16 00	37	GARDNER SIDNEY G TR (TR A);GARDNER SIDNEY G TR (TR B)	5516 BACA CIR	BOULDER	CO	80301	
440 542 17 00	38	MARSH BEVERLY C TR	4738 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 18 00	39	HARTMAN JOSEPH L&BENITA H	4740 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 19 00	40	LOFTS MICHAEL&KATHLEEN	5202 CANTERBURY DR	SAN DIEGO	CA	92116	
440 542 20 00	41	MCCARTHY JAMES P	4756 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 21 00	42	ROSOFF GARY&ROBIN JOINT REVOCABLE TR	4760 KENSINGTON DR	SAN DIEGO	CA	92116	
440 542 22 00	43	HERRMANN LIVING TR	19836 LAKE DR	ESCONDIDO	CA	92029	
440 542 23 00	44	FERREIRA LIVING REVOCABLE TR	595 CALLE DE LA SIERRA	EL CAJON	CA	92019	
440 551 01 00	45	BOTTINI FAMILY TR 1	4787 KENSINGTON DR	SAN DIEGO	CA	92116	
440 551 02 00	46	CROMWELL JONATHAN L&BARRIO VICTORIA R	16643 4S RANCH PKWY	SAN DIEGO	CA	92127	
440 551 03 00	47	RITTEN CHARLES L&CO	2015 NE 55TH AVE	PORTLAND	OR	97213	
440 551 04 00	48	SIDRICK ELAINE TR	5218 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 551 05 00	49	RABAGO JENNIFER	4745 KENSINGTON DR	SAN DIEGO	CA	92116	
440 551 06 00	50	LEES FAMILY TR	13902 MANGO DR	DEL MAR	CA	92014	
440 551 07 00	51	CHAPMAN ANNE V TR	4733 KENSINGTON DR	SAN DIEGO	CA	92116	
440 551 08 00	52	ACKER ROBERT&SUSAN FAMILY TR	1780 CORTE DE LAS PIEDRAS	EL CAJON	CA	92019	
440 551 09 00	53	ELICONE RAYMOND A&MARGUERITE R	4719 KENSINGTON DR	SAN DIEGO	CA	92116	
440 551 12 00	54	RIFFLE JUDITH M&WIBLIN BRADFORD M	770 SPRUCE ST	BERKELEY	CA	94707	
440 551 13 00	55	STRATE DONNA;E&D FAMILY TR	4005 N HEMPSTEAD CIR	SAN DIEGO	CA	92116	
440 551 14 00	56	HARA JERRY J&SANDRA K FAMILY TR;MEADOR THOMAS C&ELLEN H	7955 RUFUS CT	SAN DIEGO	CA	92129	
440 551 16 00	57	MASTORAKOS FAMILY TR	1478 HACIENDA DR	EL CAJON	CA	92020	
440 551 17 00	58	LAPIERRE RICHARD E&RICARDO M&RONALD N	4748 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 551 18 00	59	HENNESSEY GREGG R&MELINDA M TR	4756 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 551 19 00	60	SHIELDS NANCY A	4772 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 551 22 00	61	CLOWARD PAUL S&SHAWNA	6142 LOUKELTON CIR	SAN DIEGO	CA	92120	
440 552 03 00	62	WEBBER FAMILY TR	5463 ADAMS AVE	SAN DIEGO	CA	92115	
440 552 04 00	63	WELLS STEPHANIE A	4737 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 552 05 00	64	OHARE COLUM G TR	4563 VAN DYKE AVE	SAN DIEGO	CA	92116	
440 552 06 00	65	GREER GAIL A TR	4725 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 552 07 00	66	SHEPHERD GERALD A	5657 ADOBE FALLS PL	SAN DIEGO	CA	92120	
440 552 14 00	67	MARTIN BILL C REVOCABLE TR	P O BOX 519	LA MESA	CA	91944	
440 552 15 00	68	BROWN GARY J&SUSAN J	4734 EDGEWARE RD	SAN DIEGO	CA	92116	
440 552 16 00	69	COLQUITT CLARE	4742 EDGEWARE RD	SAN DIEGO	CA	92116	
440 552 17 00	70	GREENE FAMILY TR	4748 EDGEWARE RD	SAN DIEGO	CA	92116	

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
440 552 18 00	71	RIMLAND BERNARD&GLORIA B REVOCABLE 1987 TR	4758 EDGEWARE RD	SAN DIEGO	CA	92116	
440 552 19 00	72	WELLS LYNN E&LINDA	4766 EDGEWARE RD	SAN DIEGO	CA	92116	
440 552 26 00	73	KENSINGTON COMMUNITY CHURCH	4773 MARLBOROUGH DR	SAN DIEGO	CA	92116	
440 553 01 00	74	SCHUSTER-GARNER JUDITH M TR	4561 50TH ST	SAN DIEGO	CA	92115	
440 553 02 00	75	CAMP FAMILY TR	4757 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 03 00	76	KELLY KEVIN J&GIANZERO GINA	4751 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 04 00	77	RIMLAND BERNARD&GLORIA B FAMILY REV 1987 TR	4758 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 05 00	78	GUNN DONNA M	4739 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 06 00	79	BERRY PETER W&MARIE E	4733 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 07 00	80	TEDERMAN JOELYN A	4727 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 08 00	81	SPENCER FAMILY TR;SPENCER ARTHUR W&MARY F TRS	4821 W ALDER DR	SAN DIEGO	CA	92116	
440 553 09 00	82	DEBORD ORIE L&BARBARA R 1992 TR	4715 EDGEWARE RD	SAN DIEGO	CA	92116	
440 553 10 00	83	KISNER CLINTON REVOCABLE TR	4709 EDGEWARE RD	SAN DIEGO	CA	92116	
465 230 01 00	84	JOSTAD-WAHLEN FAMILY TR;WAHLEN FAMILY TR	4202 BIONA PL	SAN DIEGO	CA	92116	
465 230 02 00	85	EVANS FAMILY TR	4218 BIONA PL	SAN DIEGO	CA	92116	
465 230 03 00	86	LARA OLGA M REVOCABLE 2003 TR	4236 BIONA PL	SAN DIEGO	CA	92116	
465 230 04 00	87	HICKEY TIMOTHY W&MARTINEZ SYLVIA M	4244 BIONA PL	SAN DIEGO	CA	92116	
465 230 05 00	88	DOYLE PATRICIA A	4250 BIONA PL	SAN DIEGO	CA	92116	
465 230 06 00	89	KYTASTY HELEN TR	4264 BIONA PL	SAN DIEGO	CA	92116	
465 230 07 00	90	JONES REBECCA P&REYNARFJE MARIELA A REV TR	4270 BIONA PL	SAN DIEGO	CA	92116	
465 230 08 00	91	DOYLE JOSEPH P	4284 BIONA PL	SAN DIEGO	CA	92116	
465 230 09 00	92	WOOD JOHN W TR	4255 BIONA PL	SAN DIEGO	CA	92116	
465 230 10 00	93	MILLER SANDRA S	141 COUNTY ROAD 718	ENCAMPMENT	WY	82325	
465 261 01 00	94	PETERSON ERIC W&BROOKE E	4896 BIONA DR	SAN DIEGO	CA	92116	
465 261 02 00	95	VANGALEN RICHARD&PAMELA TR	4890 BIONA DR	SAN DIEGO	CA	92116	
465 261 03 00	96	GOLDZBAND-THOMPSON FAMILY SCHEDULE W TR	4880 BIONA DR	SAN DIEGO	CA	92116	
465 261 04 00	97	RYBERG ELIZABETH J REVOCABLE TR	4876 BIONA DR	SAN DIEGO	CA	92116	
465 261 05 00	98	REED JOHN M	4866 BIONA DR	SAN DIEGO	CA	92116	
465 261 06 00	99	FITTS LOER FAMILY TR	4891 HART DR	SAN DIEGO	CA	92116	
465 261 07 00	100	MESHUGANEH FAMILY 2011 TR	4854 BIONA DR	SAN DIEGO	CA	92116	
465 261 08 00	101	LANTRY FRANK JULIAN&VIRGINIA KATHLEEN TR	4842 BIONA DR	SAN DIEGO	CA	92116	
465 261 09 00	102	CRAWFORD/SIMON TR	4834 BIONA DR	SAN DIEGO	CA	92116	
465 261 10 00	103	SPENLA KEVIN M&MORGAN	4826 BIONA DR	SAN DIEGO	CA	92116	
465 261 11 00	104	STANGL LISA A	4820 BIONA DR	SAN DIEGO	CA	92116	
465 261 12 00	105	LANCASTER TR	4808 BIONA DR	SAN DIEGO	CA	92116	

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 261 13 00	106	SANDSTROM KATHARINE S TR	4804 BIONA DR	SAN DIEGO	CA	92116	
465 262 01 00	107	COAN MICHAEL A TR	5348 VEGAS DR #602	LAS VEGAS	NV	89108	
465 262 02 00	108	RHEE ROBERT Y J&KRISTINE D FAMILY TR	4885 BIONA DR	SAN DIEGO	CA	92116	
465 262 03 00	109	SEXTON THEODORE C&BARBARA A	4879 BIONA DR	SAN DIEGO	CA	92116	
465 262 04 00	110	HEBRANK THOMAS C	4873 BIONA DR	SAN DIEGO	CA	92116	
465 262 05 00	111	WAHL CARTER E	4867 BIONA DR	SAN DIEGO	CA	92116	
465 262 06 00	112	MARTINI JANET M FAMILY TR	4857 BIONA DR	SAN DIEGO	CA	92116	
465 262 07 00	113	LARSON ROBIN J SEPARATE PROPERTY TR	4849 BIONA DR	SAN DIEGO	CA	92116	
465 262 08 00	114	NAISH PATRICK C;NAISH HERBERT S JR TR	3273 DAWNVIEW AVE	POMONA	CA	91767	
465 262 09 00	115	SNOOK JAMES E&JANET M	4835 BIONA DR	SAN DIEGO	CA	92116	
465 262 10 00	116	BELL HOPE A TR (DCSD)	4825 BIONA DR	SAN DIEGO	CA	92116	
465 262 11 00	117	PATTON JOHN F&PATRICIA A	4817 BIONA DR	SAN DIEGO	CA	92116	
465 262 12 00	118	SILER GAIL L;KLEIS KAREN M	4805 BIONA DR	SAN DIEGO	CA	92116	
465 262 13 00	119	OAS STEVEN	4210 ALDER DR	SAN DIEGO	CA	92116	
465 262 14 00	120	CAMPBELL CARLOS I&NIKOLETICH KRISTIE L	4214 ALDER DR	SAN DIEGO	CA	92116	
465 262 15 00	121	BERNHARD FAMILY TR	4218 ALDER DR	SAN DIEGO	CA	92116	
465 262 16 00	122	BENNETT REVOCABLE TR	4820 VISTA ST	SAN DIEGO	CA	92116	
465 262 17 00	123	MICCIO-FONSECA L C	4824 VISTA ST	SAN DIEGO	CA	92116	
465 262 18 00	124	YOUNG NANCY E	4836 VISTA ST	SAN DIEGO	CA	92116	
465 262 19 00	125	JENDIAN MICAH A&ALEEN J	4842 VISTA ST	SAN DIEGO	CA	92116	
465 262 20 00	126	MARCOUX ALICE G TR	4850 VISTA ST	SAN DIEGO	CA	92116	
465 262 21 00	127	LESSARD JEFFREY&KATHERINE	4860 VISTA ST	SAN DIEGO	CA	92116	
465 262 22 00	128	STEPHENS TAMRA L	4868 VISTA ST	SAN DIEGO	CA	92116	
465 262 23 00	129	TROTTER PHILIP&FABUNMI ROSALIND	4874 VISTA ST	SAN DIEGO	CA	92116	
465 262 24 00	130	SO KENNETH K&KATHERINE M	4886 VISTA ST	SAN DIEGO	CA	92116	
465 262 25 00	131	NEMIROVSKY BENJAMIN R&CATHERINE C	4890 VISTA ST	SAN DIEGO	CA	92116	
465 263 01 00	132	GOULDING CONOR J&ANGELICA M	4889 VISTA ST	SAN DIEGO	CA	92116	
465 263 02 00	133	PRIBYL SHAUNA E	4881 VISTA ST	SAN DIEGO	CA	92116	
465 263 03 00	134	ERVIN REVOCABLE TR	4873 VISTA ST	SAN DIEGO	CA	92116	
465 263 04 00	135	NUDING E KRISTINE TR	2835 MILO HAE LOOP	KOLOA	HI	96756	
465 263 05 00	136	MAXWELL JAMIE R&POMPEI STACEY	4857 VISTA ST	SAN DIEGO	CA	92116	
465 263 06 00	137	DECKTER JUDITH I TR	4851 VISTA ST	SAN DIEGO	CA	92116	
465 263 07 00	138	GALLOWAY GARY D	4841 VISTA ST	SAN DIEGO	CA	92116	
465 263 08 00	139	THANGARAJ VIJAY&ANITA	P O BOX 12843	LAHAINA	HI	96761	
465 263 09 00	140	MAHAFFEY ALAN D	4825 VISTA ST	SAN DIEGO	CA	92116	

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 263 10 00	141	ELASSAAD ABDALLAH&JULIA	660 H AVE	CORONADO	CA	92118	
465 263 11 00	142	BERES FAMILY TR	4817 VISTA ST	SAN DIEGO	CA	92116	
465 300 01 00	143	ZELLMANN ELIZABETH L	10055 SHADOW RD	LA MESA	CA	91941	
465 300 02 00	144	TRACHTENBERG DENNIS&CONTOS STEPHANIE	4764 BIONA DR	SAN DIEGO	CA	92116	
465 300 03 00	145	ROSENSTEIN PAULA S&BRIGGS LINDA L	4756 BIONA DR	SAN DIEGO	CA	92116	
465 300 04 00	146	FENNER CAROL A 2004 TR	501 W BROADWAY, PMB 163	SAN DIEGO	CA	92101	
465 300 05 00	147	METSCH SUSAN L TR	4241 ALDER DR	SAN DIEGO	CA	92116	
465 300 06 00	148	OSULLIVAN CATHERINE&JEAN M	4235 ALDER DR	SAN DIEGO	CA	92116	
465 300 07 00	149	FITZGERALD JOHN	4227 ALDER DR	SAN DIEGO	CA	92116	
465 300 08 00	150	HUMPAL MEGAN;ROCK ANGELA	4771 VISTA LN	SAN DIEGO	CA	92116	
465 300 09 00	151	COPENHAVER CHARLES C JR;HAGER PETER D	4755 VISTA LN	SAN DIEGO	CA	92116	
465 300 10 00	152	MCLAUGHLIN RICHARD K&MARJORIE E	4754 VISTA LN	SAN DIEGO	CA	92116	
465 300 11 00	153	LAIRD FAMILY TR	4758 VISTA LN	SAN DIEGO	CA	92116	
465 300 12 00	154	JARVIS JAMIE S	4215 ALDER DR	SAN DIEGO	CA	92116	
465 300 13 00	155	SUITER JUSTIN	4209 ALDER DR	SAN DIEGO	CA	92116	
465 300 15 00	156	RAMSAY DAVID&WILLA D	6677 BONNIE VIEW DR	SAN DIEGO	CA	92119	
465 300 16 00	157	MCCUTCHEON CHRISTOPHER J	4205 ALDER DR	SAN DIEGO	CA	92116	
465 310 01 00	158	STOCKER FREDERICK J&DIANE M	4742 BIONA DR	SAN DIEGO	CA	92116	
465 310 02 00	159	HINSON TONY D	12536 SORA WAY	SAN DIEGO	CA	92129	
465 310 03 00	160	REED JAMES N&JENNIFER L	4730 BIONA DR	SAN DIEGO	CA	92116	
465 310 04 00	161	SCHOCH TAD B&KATHERINE H	4724 BIONA DR	SAN DIEGO	CA	92116	
465 310 05 00	162	WINITZ MARC M&ROQUE JENNIFER L	221 ELM AVE	MILL VALLEY	CA	94941	
465 310 06 00	163	HASLIM MARILYN J&RICHARD A	25870 BARNARD ST	HAYWARD	CA	94545	
465 310 07 00	164	BUZZELL FLORENCE E REVOCABLE LIVING TR	4753 BIONA DR	SAN DIEGO	CA	92116	
465 310 08 00	165	GEE BRIAN H&MOLLY G	4730 VISTA ST	SAN DIEGO	CA	92116	
465 310 13 00	166	BARRETT-FREY FAMILY TR	4735 VISTA ST	SAN DIEGO	CA	92116	
465 310 14 00	167	RANSOM HOLLY E;BENKOV EDITH J	4733 VISTA ST	SAN DIEGO	CA	92116	
465 310 15 00	168	LORDEN DAVID H&KATHY L	4814 EDGEWARE RD	SAN DIEGO	CA	92116	
465 310 16 00	169	MILLER FAMILY TR	2404 LORING ST #26	SAN DIEGO	CA	92109	
465 310 17 00	170	DARRAGH ANDREW S	2275 VIA APRILIA	DEL MAR	CA	92014	
465 341 01 00	171	OTOOLE LESLIE S	4720 BIONA DR	SAN DIEGO	CA	92116	
465 341 02 00	172	FERNANDEZ ELVIA TR	12825 VIA NIEVE #50	SAN DIEGO	CA	92130	
465 342 01 00	173	PARK LEGACY INVESTMENTS	4304 PARK BLVD	SAN DIEGO	CA	92103	
465 342 05 00	174	HARRIS DAVID P&MANON K	P O BOX 16988	SAN DIEGO	CA	92176	
465 342 06 00	175	NEWMAN CLYDE T TR;SOSATH FREDERICK C TR	4722 VISTA ST	SAN DIEGO	CA	92116	

EXHIBIT D
Kensington Park - North Lighting Maintenance Assessment District
NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 342 07 00	176	ROSENBERGER VIRGINIA L TR C/O RICHARD W ROSENBERGER	4161 60TH ST	SAN DIEGO	CA	92115	
465 343 01 00	177	MEDEL KENNETH J&DEBRA	4725 VISTA ST	SAN DIEGO	CA	92116	
465 343 02 00	178	HANN-BALDWIN ANDREW;BRENNAN MEGAN A	4723 VISTA ST	SAN DIEGO	CA	92116	
465 343 03 00	179	DEVEDIA ANA TR	2791 MARATHON DR	SAN DIEGO	CA	92123	

APPENDIX 1

MEMORANDUM

TO: Eugene F. Shank PE, EFS Engineering
 FROM: Stephen Cook PE, Chen Ryan Associates
 DATE: October 7, 2013
 RE: Kensington Neighborhood Nighttime Traffic Assessment

The purpose of this memorandum is to determine estimated “pass-through traffic” during nighttime hours (7:00 PM to 6:00 AM) within each of the five Kensington neighborhood areas shown in **Figure 1**. Pass-through traffic is defined as traffic that has neither an origin nor destination within the defined study areas (i.e., neighborhood areas).

Background

The Kensington community, located in San Diego, California, is a rather isolated community in terms of vehicular travel. Regional access to/from the community is generally provided by Adams Avenue and Aldine Dive which run through or are adjacent to two of the five neighborhood areas (Kensington Park - North and Talmadge Park - South). Traffic associated with the remaining three neighborhood areas (Kensington Manor, Kensington Heights and Talmadge Park - North) must travel through one or more neighborhood areas to enter/exit the community.

Trip Generation by Neighborhood

The total average daily traffic (ADT) attributable to each neighborhood area was determined by using existing land use data (provided by EFS Engineering, Inc.), and the trip generation rates contained in the *City of San Diego Land Development Code – Trip Generation Manual, May 2003*. **Table 1** provides a summary of the estimated vehicle trips associated with each neighborhood area on a daily basis.

TABLE 1
Kensington Average Daily Traffic (ADT) – By Neighborhood Area

Land Use	Trip Generation Rate ⁽¹⁾⁽²⁾	Kensington Heights		Kensington Manor		Kensington Park - North		Talmadge Park - North		Talmadge Park - South	
		Units	ADT	Units	ADT	Units	ADT	Units	ADT	Units	ADT
Single Family Residential	10 / du	450 du	4,500	294 du	2,940	145 du	1,450	142 du	1,420	230 du	2,300
Condominium	8 / du	12 du	96	0 du	0	0 du	0	0 du	0	0 du	0
Duplex	8 / du	0 du	0	0 du	0	42 du	336	2 du	16	2 du	16
Multi-Family Residential	6 / du	28 du	168	0 du	0	30 du	180	0 du	0	0 du	0
Commercial	400 / ac	0.11 ac	44	0.00 ac	0	0.08 ac	32	0.00 ac	0	0.00 ac	0
Church	30 / ac	0.00 ac	0	0.00 ac	0	0.84 ac	25	0.00 ac	0	0.00 ac	0
Total	--	--	4,808	--	2,940	--	2,023	--	1,436	--	2,316

⁽¹⁾ Based on data contained in *City of San Diego Land Development Code – Trip Generation Manual, May 2003*.

⁽²⁾ KEY: du = dwelling unit; ac = acre.

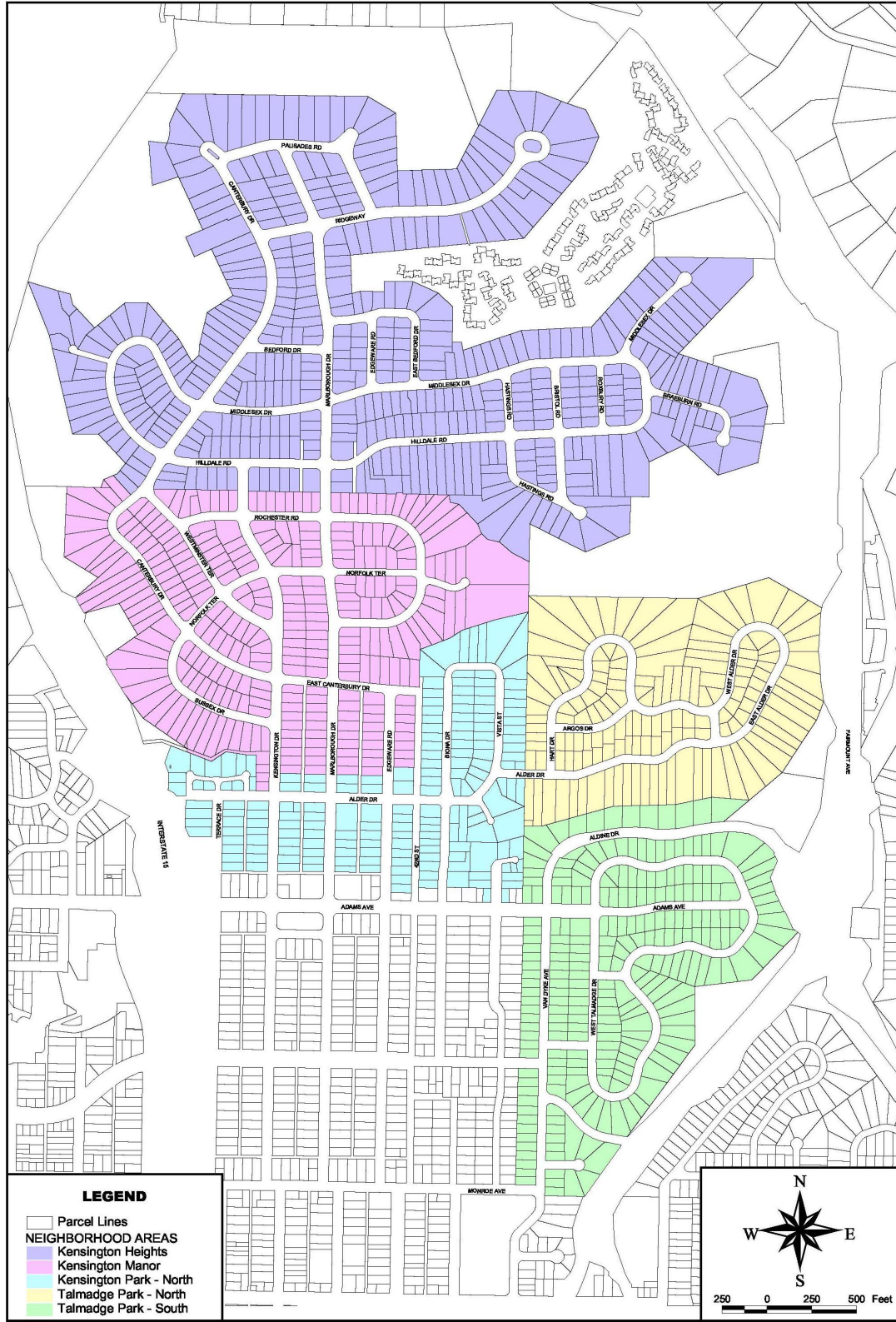


FIGURE 1
Kensington Neighborhood Areas

To determine the number of trips generated within each neighborhood area during nighttime hours, 24-hour traffic counts along internal neighborhood roadways (i.e., Kensington Avenue, Marlborough Drive and Edgeware Road) were analyzed to determine the percent of the total average daily traffic that occurs between the hours of 7:00 PM to 6:00 AM. Based on this analysis, it was estimated that 16.5% of the total daily traffic within the neighborhood areas occurs during nighttime hours. This factor was applied to the average daily traffic values (summarized in **Table 1**) to determine estimated nighttime traffic **Table 2** provides a summary of the estimated nighttime vehicle trips associated with each neighborhood. It should be noted that no nighttime traffic was assumed to be generated by the commercial properties (located in the Kensington Heights and Kensington Park – North neighborhoods) since the typical hours of operation for these establishments is between 9:00 AM and 6:00 PM.

TABLE 2
Kensington Average Nighttime Traffic – By Neighborhood Area

Land Use	Nighttime Reduction Factor	Kensington Heights		Kensington Manor		Kensington Park - North		Talmadge Park - North		Talmadge Park - South	
		ADT	Nighttime	ADT	Nighttime	ADT	Nighttime	ADT	Nighttime	ADT	Nighttime
Single Family Residential	16.5%	4,500	743	2,940	485	1,450	239	1,420	234	2,300	380
Condominium	16.5%	96	16	0	0	0	0	0	0	0	0
Duplex	16.5%	0	0	0	0	336	55	16	3	16	3
Multi-Family Residential	16.5%	168	28	0	0	180	30	0	0	0	0
Commercial	0%*	44	0	0	0	32	0	0	0	0	0
Church	16.5%	0	0	0	0	25	4	0	0	0	0
Total	--	4,808	786	2,940	485	2,023	329	1,436	237	2,316	382

Source: Chen Ryan Associates, October 2013

* No nighttime traffic was assumed to be generated by the commercial properties in the area.

Local Neighborhood Traffic vs. Pass-through Traffic

Some traffic within a specific neighborhood area of the Kensington community must travel through adjacent neighborhood(s) to enter/exit the community (i.e., pass through traffic). For example, trips from the Kensington Heights, Kensington Manor and Talmadge Park - North neighborhood areas must travel through the Kensington Park - North neighborhood area to enter/exit the community. In addition, trips from the Kensington Heights neighborhood area must also travel through the Kensington Manor neighborhood area to enter/exit the community. The neighborhood areas where this pass-through traffic occurs, as well as the estimated nighttime traffic volumes are summarized in **Figure 2**.

Table 3 summarizes the local nighttime traffic generated within each neighborhood area (local traffic), the total nighttime traffic within the neighborhood area (local nighttime traffic plus pass-through nighttime traffic), and the portion of total nighttime traffic (percentage) attributable to local nighttime traffic.

TABLE 3
Comparison of Local vs. Pass-through Nighttime Traffic – By Neighborhood Area

Neighborhood Area	Local Traffic (Nighttime)	Pass-through Traffic (Nighttime)	Total Traffic (Nighttime)	% Local Traffic (Nighttime)
Kensington Heights	786	0	786	100%
Kensington Manor	485	786	1,271	38%
Kensington Park - North	329	1,508	1,837	18%
Talmadge Park North	237	0	237	100%
Talmadge Park South	382	0	382	100%*

Source: Chen Ryan Associates, October 2013

* Pass-through traffic on Aldine Drive has been quantified separately and is discussed below.

As shown in **Table 3**, the Kensington Heights, Talmadge Park - North and Talmadge Park - South neighborhood areas experience little to no nighttime pass-through traffic. Conversely, the majority of nighttime traffic in the Kensington Manor and Kensington Park - North neighborhood areas is related to pass-through traffic.

Aldine Drive

Aldine Drive is located in the Talmadge Park – South neighborhood and provides a regional connection to the Kensington community as well as adjacent communities. Due to its regional nature Aldine Drive carries a significant amount of regional pass-through traffic that is not associated with the Kensington community. To determine portion of local traffic on Aldine Drive a select link analysis was conducted utilizing the SANDAG Series 12 Base Year Transportation Forecast. Based on the select link analysis results, an assumed distribution between Aldine Drive and the Talmadge Park - South neighborhood was developed. As shown in the Figure 2, it is estimated that 9% of the vehicular trips utilizing Aldine Drive are projected to have an origin or destination within the Talmadge Park - South neighborhood. The full select zone forecast is provided in **Attachment 1**.

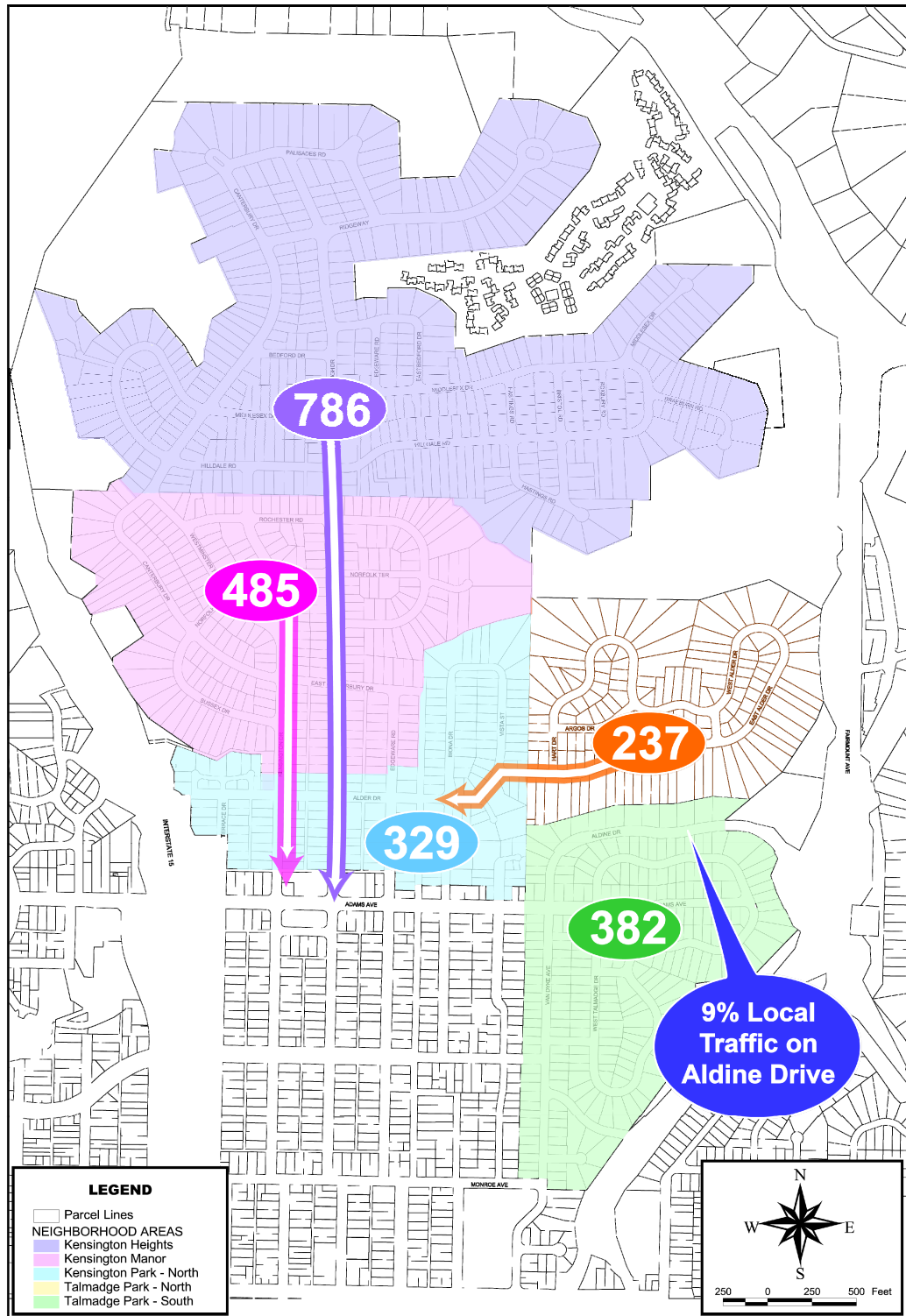
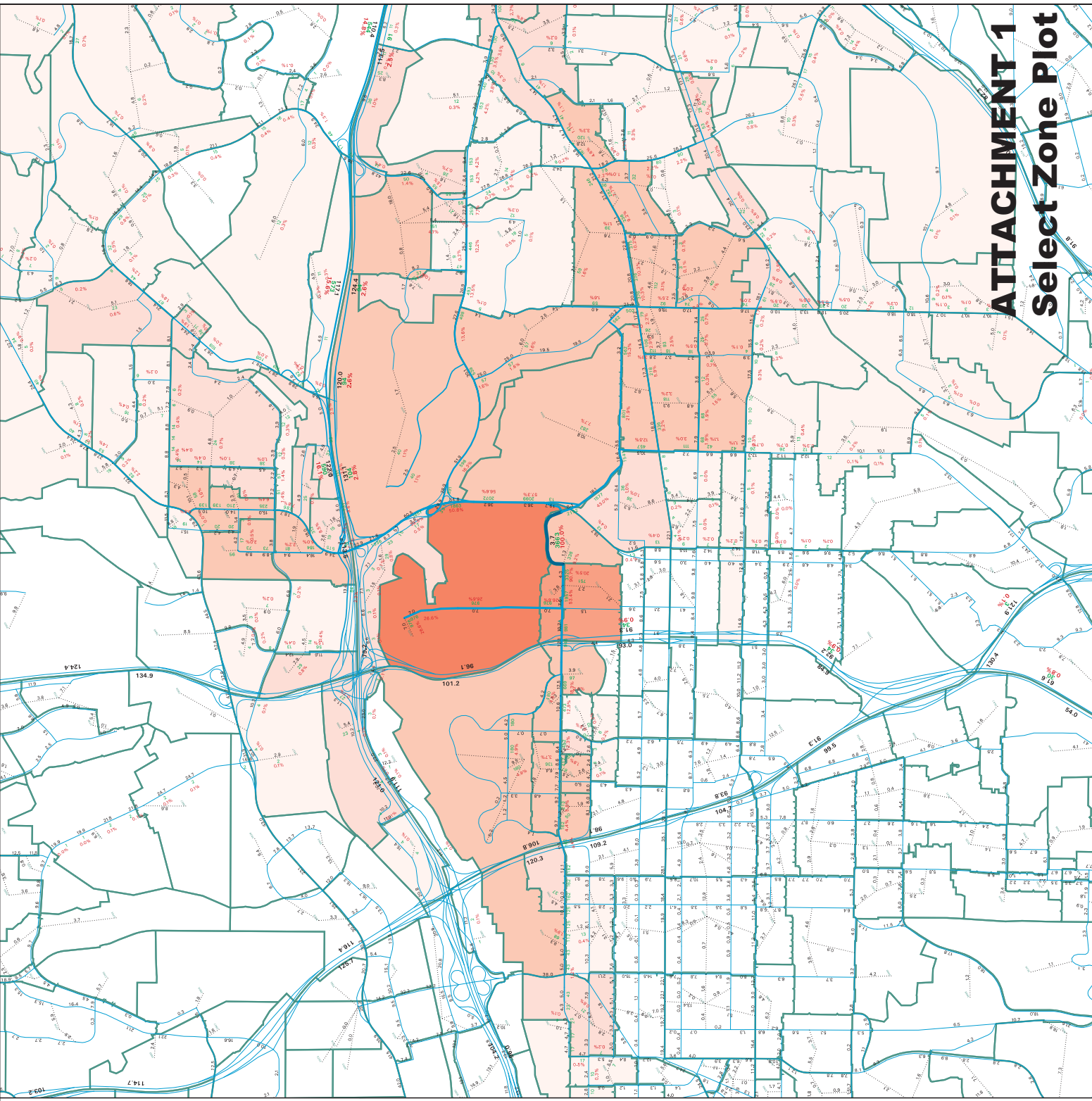


FIGURE 2
Neighborhood Nighttime Pass-through Traffic

ATTACHMENT 1 Select Zone Plot

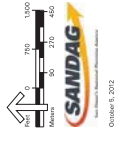


SANDAG Series 12
2008 Highway Network
Select Zone Assignment
KENSINGTON Area

Forecasted Volume: Unimproved Forecast Volume in Thousands
 Whole Select Link Volume
 Select Link Percentage
 Traffic Analysis Zone

Link Distribution:
 100%
 50.1% -> 99.9%
 25.1% -> 50.0%
 10.1% -> 25.0%
 5.1% -> 10.0%
 0.1% -> 5.0%
 0%

Zone Distribution:
 100%
 25.1% -> 99.9%
 10.1% -> 25.0%
 1.1% -> 10.0%
 0.5% -> 1.0%
 0.1% -> 0.5%
 Zone Not Assigned



October 6, 2012