



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO

**GREATER GOLDEN HILL
MAINTENANCE ASSESSMENT DISTRICT
ANNUAL UPDATE ENGINEER'S REPORT**

JUNE 2011

PURSUANT TO THE
LANDSCAPING AND LIGHTING ACT OF 1972, CALIFORNIA STREETS & HIGHWAYS
CODE

KOPPEL & GRUBER
PUBLIC FINANCE

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SECTION I. EXECUTIVE SUMMARY

Project: Greater Golden Hill Maintenance Assessment District (“District”)

Oversight: The assessments are overseen by the City of San Diego and are managed by the Greater Golden Hill Community Development Corporation (“GGHCDC”) which is a private non-profit business organization established in 1991. As part of the oversight of the District’s Clean, Green and Safe Program, an independent Management Committee has been set up to oversee the operation of the District. The Management Committee is a partner of the GGHCDC which will administer the District’s finances with monthly review and annual audits by the City of San Diego. The Management Committee is a maximum of 15 members comprised of property owners within the Greater Holden Hill Community. A resident-manager or commercial tenant designated by a property owner as his/her representative is eligible for nomination. Nominations are solicited from property owners as well as from the Greater Golden Hill Planning Committee, Friend of 32nd Street Canyon, the South Park Action Council and similar Golden Hill Community-oriented organizations.

Table 1 - District Management Committee

Area	Zone 1	Zone 2	Total
Single Family Homes	1 member	3 members	4 members
Condominiums			1 member
Apartments 2 to 4 units	1 member	2 members	3 members
Apartments 5 units or more	1 member	2 members	3 members
Commercial	1 member	1 member	2 members
All other property types			1 member
GGHCDC Board Member			1 member

Apportionment Method: Linear Front Foot (“LFF”)
Single Family Equivalent Benefit Units (“SFE”)

Benefit Zones: Zone 1 and Zone 2

Table 2 – Summary Information

	Zone 1	Zone 2	Total	
Total Parcels Assessed:	337	3,318	3,655	
Total Number of Units:				
LFF	21,708	222,922	244,630	
SFE	1,565	6,339	7,904	
Unit Assessment Rate (Proposed 2011/2012)				
\$/LFF	\$1.1478	\$0.4311		
\$/SFE	\$46.8878	\$46.1675		
Unit Assessment Rate (Maximum 2011/2012)				
\$/LFF	\$1.24239	\$0.46666		
\$/SFE	\$50.75086	\$49.97124		
Estimated Assessment Revenue				% of Total
LFF Revenue	\$24,916.96	\$96,111.16	\$121,028.12	25%
SFE Revenue	\$73,386.84	\$292,639.04	\$366,025.88	75%
Total Estimated Assessment	\$98,303.80	\$388,750.20	\$487,054.00	100%

Note: Columns may not sum due to rounding of rates to five decimals.

District History: The District was established in July 2007 by a weighted majority of property owners, based on assessment amount, and is in compliance with Proposition 218.

Annual Cost Indexing: The assessments are authorized to increase by the annual change in the San Diego Area Consumer Price Index (the SDCPI-U) not to exceed 5%.

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

SECTION II. BACKGROUND

A. Introduction

The City of San Diego (“City”) was petitioned by property owners within the Greater Golden Hills area in 2007 requesting the formation of a new assessment district to fund the improvement, maintenance and servicing of landscaping, sidewalk sweeping, sidewalk power washing, trash removal, street lighting and graffiti abatement generally within the area bordered by Juniper Street on the north, Balboa Park and I-5 on the west, Martin Luther King Freeway (SR94) on the south and the Escondido Freeway (I-15) and 34th Street north of Beech Street on the east.

The Greater Golden Hill Maintenance District (“District”) was established in 2007 after an assessment ballot proceeding was conducted and a weighted majority of property owners, based on assessment amount, were in support of the proposed assessments, services and improvements the assessments would fund. The District levied assessments for the first time in Fiscal Year 2007/2008.

The District was formed to fund improvements to the appearance, identity, continuity, sense of place, economic vitality, desirability, and aesthetic appeal of property in the District.

This report constitutes the Engineer’s Report for the City of San Diego Greater Golden Hill Maintenance Assessment District for fiscal year 2012. The City Council pursuant to the provisions of the San Diego Maintenance Assessment District Procedural Ordinance of 1986 (the “Ordinance”), Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”), Article XIID of the Constitution of the State of California (“Article XIID”), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”), and (the Ordinance, 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2011 and ending June 30, 2012 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for fiscal year 2012 as set forth in this Engineer’s Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2011/2012 assessment rates.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessor Parcel Number by

the San Diego County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for Fiscal Year 2012.

SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Assessment Diagram of the City of San Diego Greater Golden Hill Maintenance Assessment District” contained within this report in Section VI.

The District is generally within the area bordered by Juniper Street on the north, Balboa Park and I-5 on the west, Martin Luther King Freeway (SR94) on the south and the Escondido Freeway (I-15) and 34th Street north of Beech Street on the east. The District consists of two benefit zones, Zone 1 is generally parcels that front major streets within the District and Zone 2 is largely residential parcels not fronting major thoroughfares.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described below.

C. Improvements

The improvements include but are not limited to landscaping, sprinkler systems, shrubbery, trees, gutters, water, street lighting, signage and other appurtenant items located in right of ways, and located within the boundaries the District or adjacent to the District and materials, supplies, utilities and equipment as applicable for property within the District, and incidental costs thereto. Specifically, the District provides funding for:

- Public Rights of Way and Sidewalk Operations (PROWSO)
 - Daily removal of debris and litter
 - Enhanced litter containers
 - Sidewalk sweeping and weeding
 - Sidewalk power washing
 - Trash removal
 - Large item pickup
 - Removal of public health and sanitation hazards
 - Barricading of sidewalks and safety hazards
 - Tree maintenance

- Landscaping services
- Inspections and reporting of street lighting
- Graffiti removal
- Trail and canyon beautification

- Special Projects:
 - Trail beautification
 - Sidewalk repairs
 - Decorations and banner installation

- Administration/Corporate Operations/Outreach including;
 - District management
 - Overseeing of contracts
 - Relations with City and Council office
 - Relations with property owners
 - Insurance
 - Legal and accounting
 - Office related expenses

- Contingency/incidentals
 - City costs including assessment administration, assessment enrollments, budget monitoring, etc
 - County costs
 - Delinquencies
 - Reserve funds
 - Miscellaneous

Plans and specifications for these improvements to be maintained by the District are on file with the Project Manager of the City of San Diego City Planning and Community Investment Department and by reference are made part of this Report.

D. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of the improvements or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning and sweeping of the sidewalk and gutter, collection and disposal of fallen branches and trees, tree and bush trimming, placement of street furniture, banner installation, security services, including homeless patrolling and reporting of security and safety problems to governmental agencies and the cleaning, sandblasting, painting of walls, and other improvements to remove or cover graffiti.

Servicing means the furnishing of electricity, gas or other illuminating agent for public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of the Landscaping Improvements or appurtenant facilities including operation of any fountains, or the maintenance of any other improvements.

Incidental and Administration includes all of the following: (a) The costs of preparation of the Engineer's Report, including plans, specification, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for the collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) costs associated with any ballot procedures held for the approval of a new or increased assessment.

SECTION IV. ESTIMATE OF COSTS

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses, revenue and reserves.

Table 3 – Estimate of Costs

	FY 2010	FY 2011	FY 2012
GREATER GOLDEN HILL	BUDGET	BUDGET	PROPOSED
BEGINNING BALANCE	\$590,000	\$237,582	\$217,270
Revenue			
Assessments	\$243,527	\$487,054	\$487,054
TOTAL OPERATING REVENUE	\$243,527	\$487,054	\$487,054
TOTAL REVENUE AND BALANCE	\$833,527	\$724,636	\$704,324
Expense			
Personnel	\$0	\$0	\$0
Contractual	\$713,186	\$440,776	\$527,137
Incidentals / Administration ¹	\$93,341	\$121,560	\$126,482
Utilities	\$2,000	\$2,300	\$2,000
Contingency Reserve ²	\$25,000	\$160,000	\$48,705
TOTAL EXPENSE	\$833,527	\$724,636	\$704,324
BALANCE	\$0	\$0	\$0

Notes:

1. Includes City Administration Fee of 4% of Assessments.
2. The contingency builds a reserve for the District for funding emergency needs and provides a source of funds to operate from July through December while waiting for County property tax distributions that typically occur in January and May.

B. Notes on Estimated Costs

PROWSO
Service Levels

ENHANCED SERVICE WORK

BENEFIT ZONE 1

Twice a Week:

- Sidewalk sweeping and weeding
- Graffiti removal
- Litter removal
- Street light inspections and reports
- Enhanced trash receptacles with regular emptying

As Needed:

- Large bulk item pickup
- Removal of illegal dumping
- Removal of public health and sanitation hazards
- Barricading of sidewalk and safety hazards

Estimated Monthly Cost: \$6,033

Annual Cost: \$72,400

BENEFIT ZONE 2

Twice a Month:

- Sidewalk sweeping and weeding
- Litter removal

As Needed:

- Graffiti removal
- Street light inspections and reports
- Large bulk item pickup
- Removal of illegal dumping
- Removal of public health and sanitation hazards
- Barricading of sidewalk and safety hazards

Estimated Monthly Cost: \$12,300

Annual Cost: \$147,000

ENHANCED LANDSCAPING AND TREE MAINTENANCE

BENEFIT ZONE 1 AND 2

As Needed:

- Enhanced landscaping services
- Tree maintenance services

Estimated Monthly Cost: \$4,167

Annual Cost: \$50,000

ENHANCED PROJECTS

BENEFIT ZONE 1 AND 2

As Needed:

- Sidewalk power washing
- Infrastructure improvements
- Clock maintenance
- Equipment

Estimated Monthly Cost: \$14,378

Annual Cost: \$172,538

CANYON AND TRAIL BEAUTIFICATION

BENEFIT ZONE 1 AND 2

- Trail beautification As Needed
- Canyon beautification Quarterly

Estimated Monthly Cost: \$4,008

Annual Cost: \$48,099

DECORATIONS AND BANNERS

BENEFIT ZONE 1

- Installation and maintenance of decorations and banners

Estimated Monthly Cost: \$833

Annual Cost: \$10,000

OTHER SERVICES

BENEFIT ZONE 1 AND 2

- Newsletter and Web information
- Special events

Estimated Monthly Cost: \$2,208

Annual Cost: \$26,500

Total Estimated Annual Improvements and Services Costs \$527,137

Incidentals and Annual Costs

This cost includes the administrative and overhead costs for the GGHCDC; City administration costs are budgeted at 4% of assessments and include but is not limited to, calculating and enrolling assessments with the County Assessor's Office; providing direct management support and advocacy; District budget input and review; analyzing and updating budgets; processing reimbursements; issuing manual billings; providing information technology and communication support; and providing professional support from the City Attorney's Office, City Auditor and Comptroller's Office, and City Purchasing Agent. City administration responsibilities may also include meeting with property owners to explain how assessments are calculated and expended; and responding to numerous other property owner/citizen inquires each month.

Table 4 – Incidental and Annual Costs

Itemized Expense	Estimated Annual Cost
• Insurance (Gen Liability & D&O)	\$7,000
• Administrative Personnel	\$73,000
• Rent	\$5,000
• Office Supplies	\$2,000
• Printing/Copying/Postage	\$2,000
• Audit/Accounting/Legal	\$18,000
• Utilities	\$2,000
• City Administration Fee (4%)	\$19,482
• Reserves	\$48,705
Total Estimated Incidental/Utilities/Contingency Reserve Expenses=	\$177,187
Total Estimated Annual Improvements and Services Costs=	\$527,137
Less Starting Balance	(\$217,270)
Total Fiscal Year 2012 Expense to Assessments=	\$487,054

SECTION V. METHOD OF APPORTIONMENT

A. General

The Assessment Law permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

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

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

Each of the proposed improvements and the associated costs and assessments within the District has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of the improvements provide special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Special Benefit

Parcels within the District receive a special benefit resulting from the Maintenance and Services and Improvements provided with the assessments. Specifically the special benefits are summarized as follows:

- Improved cleanliness and maintenance of sidewalks used to access property in the District.
- Enhanced cleanliness and desirability of the area, including removal of litter and debris from sidewalks and other public facilities for the direct advantage of property in the District.

- Preservation of permanent public facilities for properties in the District.
- Enhanced safety of property in the District and reduced liability risk
- Improved access to property in the District due to cleaner, safer and more usable sidewalks and trails.
- Enhanced lighting and improved trails.
- Improved nighttime visibility for the local access of emergency vehicles.
- Increased deterrence of crime and aid to police and emergency vehicles.

Only properties which receive the services and improvements are included in the District. The Services and Improvement funded by the assessments are specifically designed to serve the properties in each Zone of the District and provide many direct and distinct advantages to the property in the District that are not enjoyed by the public at large or property outside the District, such as improved visual aesthetics, cleanliness, safety, access, usability and economic activity.

Zones of Benefit

Services and improvements funded by the assessments will be provided at different levels and frequencies as outlined in the table below. Therefore, two zones of benefit, Zone 1 and Zone 2 have been established in the District.

Table 5 - Service Frequencies by Benefit Zone

Service	Benefit Zone 1	Benefit Zone 2
Enhanced Landscaping Services	As Needed	As Needed
Tree Maintenance	As Needed	As Needed
Sidewalk Sweeping	Twice a Week	Twice a Month
Graffiti Removal	Twice a Week	As Needed
Litter Removal	Twice a Week	Twice a Month
Sidewalk Power Washing	As Needed	As Needed
Large Bulk Item Pickup	As Needed	As Needed
Removal of Illegal Dumping	As Needed	As Needed
Barricading of Sidewalk and Safety Hazards	As Needed	As Needed
Removal of Public Health and Sanitation Hazards	As Needed	As Needed
Street Light Inspections and Reports	Twice a Week	As Needed
Enhanced Trash Receptacles and Regular Emptying	Twice a Week	N/A
Decorations and Banner Installation	As Needed	N/A
Trail Beautification	As Needed	As Needed
Canyon Beautification	Quarterly	Quarterly

General Benefit

The proceeds from the assessment will be used to fund enhanced improvements, services and activities within the District that, in absence of the assessment, otherwise would not be provided at an enhanced level or frequency of service. The District will continue to receive

the same level of general services provided to the public at large under City-funded and administered programs, as determined annually, for maintenance of public facilities and improvements (e.g., street trees, sidewalks, street lights, etc.), including street sweeping and graffiti removal on public property.

The City provides the District with services, resources and contributions including, but not limited to street sweeping, landscape/tree maintenance (from the Gas Tax Fund, roadway and stormdrain improvement and maintenance, regular trash removal, graffiti removal, park maintenance and improvement, basic street lighting, traffic controls and public signage, street median, public safety (through the Police Department) and other public services and improvements. These City services are considered to be basic in nature, and subject to the City’s budget and can be provided at a reduced level. The services provided by the District are enhanced over and above this basic service level. The general benefit from the services are determined to be minimal and are more than offset by the contributions the City provide to property in the District.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements were reviewed at the time of formation and a formula was established to apportion the maintenance costs based on benefit.

The method of assessment is based on two factors to determine each parcel’s proportional special benefit; 1) the linear front footage (“LFF”) for each parcel located within the District (the parcel’s linear front footage was determined based on Assessor Parcel maps or other sources), and 2) the Single Family Equivalent Benefit Units Factor (“SFE”) of the parcel which is unit of measurement based upon the relative intensity of use (trip factors) in relation to a single family home. SFEs are assigned as outlined in the following table.

Table 6- Single Family Equivalent Factors

Land Use	Trips	SFE
SFR	10	1.0
MFR (SFEs per Unit)	7	0.7
Condo	7	0.7
Commercial (SFEs per Square Foot of building)		0.0032
Vacant Properties, Churches & Parking Lots		1.0

The special benefits derived from the Services funded by the assessments are conferred on property and are not based on a specific property owner’s use and/or enjoyment of the Services. However, it is ultimately people who value the special benefits described in this report. Further, it is ultimately people who control property values by placing a value on the special benefits from the Services. In other words, the benefits conferred to property are related to the average number of people who could potentially live on, work at, or otherwise use a property is an indicator of the relative level of special benefit received by a

property. Property type/building size, and linear front footage are directly correlated with the population density and current or potential usage of property. Therefore, the Services are reasonably related to property type/building size and linear front footage because these factors reflect the relative population density and use of properties.

Since property type/building size and linear front footage are good determinants of relative benefit to property, and since the population density in the Greater Golden Hill area (and height of buildings) is average for an urbanized area, a 75/25 split of the assessment based on a property's SFEs versus linear front footage is deemed to be reasonable. Therefore, 75% of the assessments are allocated based on SFE and 25% are allocated based on linear front footage.

An assessment will be levied on each publicly owned parcel in the same manner as privately owned property. Each publicly owned parcel, except parks or designated open space, has been assessed on the same basis as other parcels within the District.

SAMPLE CALCULATIONS

As described above, assessments have been calculated for each parcel based the LFF of the property along the improvement/service corridor and the SFEs.

LFF = Linear Front Footage
SFE = Single Family Equivalent Benefit Units by Land Use

Shown below are calculations for various sample parcels.

- **Commercial Property with 190-foot frontage, 5,000 square feet of building**
LFF = 190.00 LFF
SFE= 5,000 x 0.0032 = 16 SFE

- **Multi-Family Residential property with 50-foot frontage with 4 units**
LFF = 50.00 LFF
SFE= 4 units x 0.7 SFE per unit = 2.8 SFE

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

Total Assessment = Total LFF x LFF Unit Assessment Rate +Total
SFE x SFE Unit Assessment Rate

D. Assessment Range Formula

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The maximum authorized assessment established in the Fiscal Year 2012 proceedings are authorized to increase annually by the factor published in the SDCPI-U not to exceed 5%. 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 243.655 to 246.686 (a 1.24% 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 1.24%.

SECTION VI. DISTRICT DIAGRAM

The parcels within the Greater Golden Hill Maintenance Assessment District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District and Zones of benefit is on file with the City Clerk.

SECTION VII. ASSESSMENT ROLL

The assessment roll is a listing of the Fiscal Year 2012 Assessment apportioned to each lot or parcel, as shown on the San Diego County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District is shown on the following table.

CITY OF SAN DIEGO

Greater Golden Hill Maintenance Assessment District

**Engineer's Report
Fiscal Year 2012**

This report has been prepared and submitted by:

C. Stephen Bucknam Jr. C 20903

Koppel & Gruber Public Finance

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 _____, 2011.

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 as shown together with the Assessment Diagram incorporated into this report, was approved and confirmed by the City Council of said City on the ____ day of _____, 2011.

Elizabeth Maland, City Clerk
City of San Diego
State of California

I, _____, as City Engineer of the City of San Diego, County of San Diego, California, do hereby certify that the foregoing Assessment as shown together with the Assessment Diagram incorporated into this report, was recorded in my office on the ____ day of _____, 2011.

Afshin Oskoui, City Engineer
City of San Diego
State of California