



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

TALMADGE 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

P.O. Box 22370

San Diego, CA 92192-2370

(858) 752-3490

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)

Myrtle Cole
District 4

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District 5

Lorie Zapf
District 6

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David Alvarez
District 8

Marti Emerald
District 9

City Attorney

Jan Goldsmith

Chief Operating Officer

Scott Chadwick

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

James Nagelvoort

Assessment Engineer

EFS Engineering, Inc.

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Assessment Engineer's Report

Talmadge 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 TALMADGE 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: Talmadge Park – North
 Lighting Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Total Parcels Assessed:	145	--
Total Estimated Assessment:	\$10,858	\$10,858
Total Estimated EBUs:	143.400	--
Annual Assessment per EBU:	\$75.72	\$75.72

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 Talmadge 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 Talmadge 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 Talmadge 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.



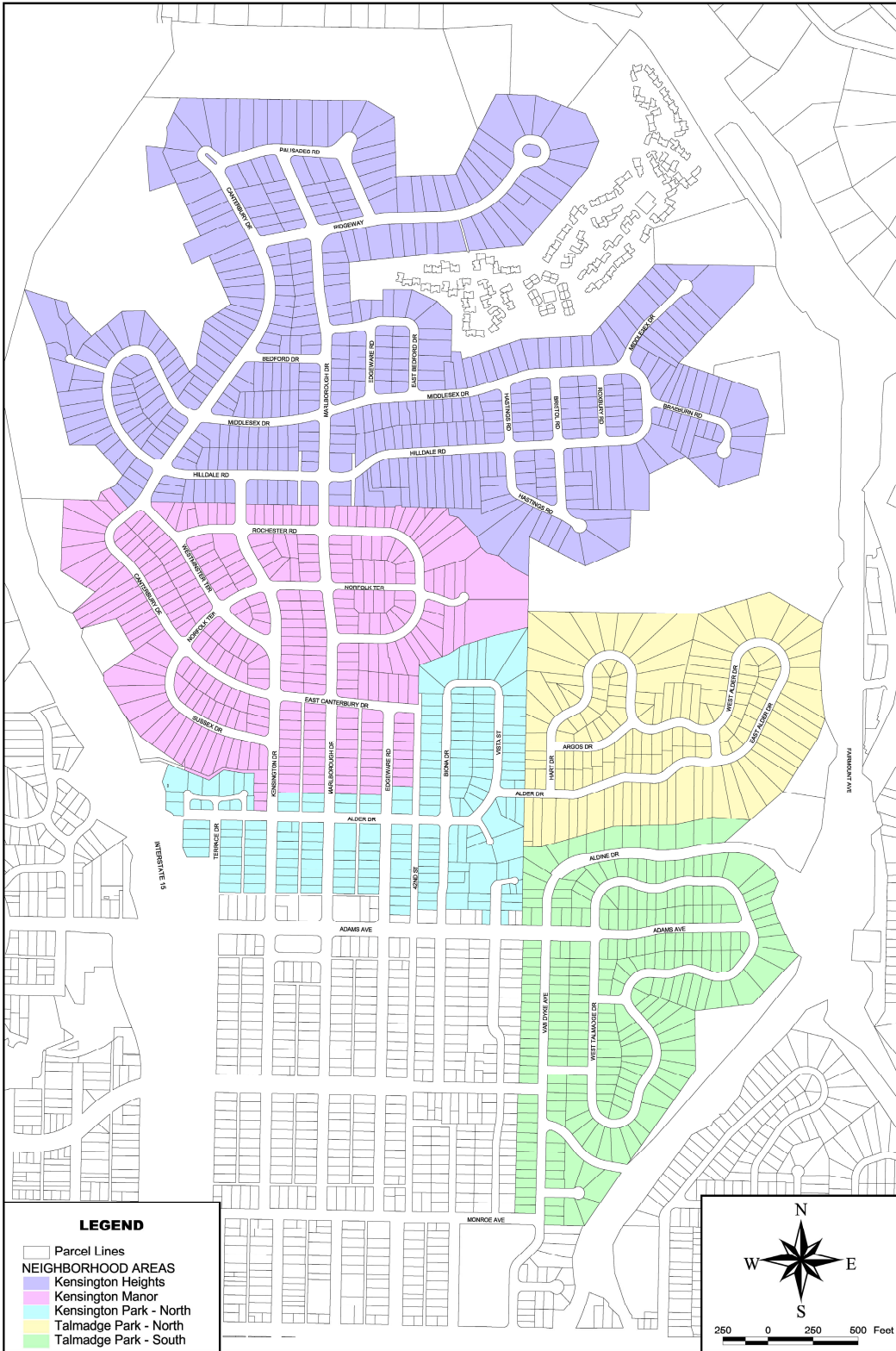


FIGURE 1: Kensington Neighborhood Areas



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 the properties located east of Vista Street that take access from Alder Drive.

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 (Delphi 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.



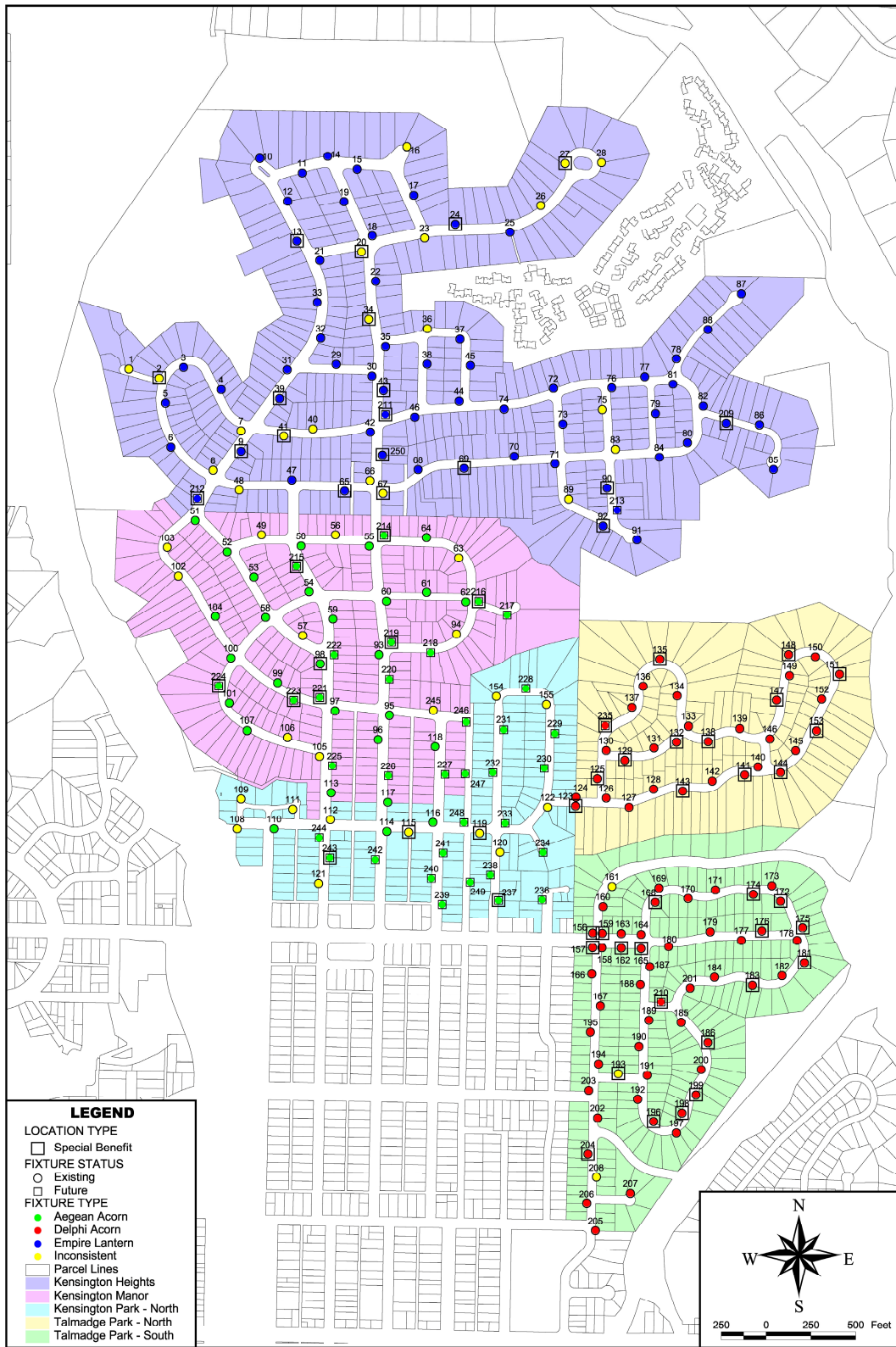


FIGURE 2: Kensington Lighting Improvements



TABLE 1: District Lighting Counts

	Existing	Ultimate
Location Type		
General Benefit Location ⁽¹⁾	18	18
Special Benefit Location ⁽²⁾	13	14
Fixture Type		
Consistent ⁽³⁾	31	32
Inconsistent ⁽⁴⁾	0	0
New Installation	1	--

⁽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 (Delphi 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 does not 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 all 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 0%. With the pedestrian/road-related public safety benefits estimated at 25% and an estimated pass-through rate of 0%, the amount of “External Benefits” (conferred to the public at large or properties located outside the District) is estimated at 0%, as shown in the following equation:

$\text{External Benefits} = 25\% \times 0\% = 0\%$
--

In other words, the entire cost of maintaining and servicing the ornamental street lighting improvements (in excess of City standards) may be funded by the assessments.



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 15 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 \$2,255 (City's standard level of service estimated at



\$2,255, and External Benefits estimated at \$0). 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.

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.

LEGEND:
 _____ District Boundary
 _____ Parcel Line
 # Diagram Number

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE TALMADGE 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.

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



**CITY OF
SAN DIEGO**

TALMADGE PARK - NORTH

LIGHTING MAINTENANCE ASSESSMENT DISTRICT

W.O. _____

DATE: _____

REVS: _____

EXHIBIT A

EXHIBIT B

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

	Fiscal Year 2015 ⁽¹⁾	Maximum Authorized ⁽²⁾
Expenditures		
Inspection Costs (all light locations)*	\$2,635	\$2,720
Maintenance of Fixtures		
Bulb Replacement (special benefit light locations)	\$260	\$280
Repair of Fixtures, Poles, Paint, etc. (all light locations)*	\$1,550	\$1,600
Misc. Wiring Repairs (special benefit light locations)	\$325	\$350
Major Restoration (all light locations)	\$2,067	\$2,133
Energy Costs (all light locations)*	\$939	\$1,390
City Administrative Costs	\$3,500	\$3,500
Repayment of Formation Fund	\$6,384	\$0
Amount Available for CIP or Reserve	(\$4,547)	\$1,377
Total Expenditures	\$13,113	\$13,350
Revenues		
Estimated Assessment Revenue	\$10,858	\$10,858
General Fund Services/Contributions ⁽³⁾		
Inspection (general benefit light locations)	\$1,530	\$1,530
Energy (general benefit light locations)	\$545	\$782
Maintenance (general benefit baseline)	\$180	\$180
External Benefits	\$0	\$0
Total Revenues	\$13,113	\$13,350

* 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

Talmadge 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

Talmadge 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

Talmadge 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	
465 241 01 00	1	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FENEX SMITH TR
465 241 02 00	2	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	PAMPERIN CHRISTOPHER I&SUZANNE N 2013 TR
465 241 03 00	3	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BARRETT-FREY FAMILY TR
465 241 04 00	4	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DOCKERY ROBERT
465 241 05 00	5	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WATLING NICHOLAS&JULIE FAMILY REVOCABLE TR
465 241 06 00	6	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WHITE PERLITA TR
465 241 09 00	7	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BALDWIN SUSAN B
465 241 10 00	8	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WEIS MARK
465 241 11 00	9	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CLAMPITT RICHARD T&HURST RACHEL A
465 241 12 00	10	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GREENO FAMILY 2013 TR
465 241 13 00	11	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MCMAHON JOHN&ASHLEY K
465 241 14 00	12	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	STEIDL JAMES D&AUDREY L
465 241 15 00	13	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	ALMIRALL KAREN M TR
465 241 16 00	14	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SMITH-SCHNEIDER FAMILY 2010 TR
465 241 17 00	15	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DYSON BRIAN J&AMY A
465 241 18 00	16	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FULLER FAMILY TR
465 241 19 00	17	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CANADY THOMAS B
465 241 20 00	18	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WEATHERFORD FAMILY 2007 TR
465 241 21 00	19	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KWIATKOWSKI LAURA V
465 241 22 00	20	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HERIOT GAIL L
465 241 23 00	21	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LOWERISON FAMILY SURVIVORS TR A;LOWERISON FAMILY TR B
465 241 24 00	22	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FUKUDA MICHAEL K&HARRIET
465 241 25 00	23	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WINNER NEIL B&GAIL V
465 241 26 00	24	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BONAR FAMILY TR
465 242 01 00	25	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WAGNER MARK REVOCABLE TR
465 242 02 00	26	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	ALLEN BROCK S&BARBARA E
465 242 03 00	27	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MICHEL PHYLLIS TR
465 242 04 00	28	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HARTMEYER-HANKLEY BONNIE
465 242 05 00	29	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MAY JUSTIN&SUZANNE FAMILY TR
465 242 06 00	30	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SMITH BARBARA C TR
465 242 07 00	31	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MAHADEVAN DASAN&BOYLE SHIRLEY E
465 242 08 00	32	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SIBLEY FAMILY 2010 TR
465 242 09 00	33	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	NIELSEN MARY A
465 242 10 00	34	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MCCOWN CAROLE TR

EXHIBIT C

Talmadge 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	
465 242 11 00	35	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	REIBMAN FAMILY 2008 TR
465 242 12 00	36	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CAMPBELL SHIRLEY J TR
465 242 13 00	37	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FITTS LOER FAMILY TR
465 242 14 00	38	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WINTER ZOA WADE TR
465 242 15 00	39	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	TODD ANN B FAMILY TR
465 242 16 00	40	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FARON SUSAN
465 242 17 00	41	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	EICHLER MICHAEL&LIBBY PATRICIA
465 242 18 00	42	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SANNA FAMILY 1994 TR;SANNA MARK A
465 251 01 00	43	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HAUSER RICHARD C
465 251 02 00	44	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SERVICE DAVID B&BETSY P
465 251 03 00	45	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KANEL JASON;SWITZER MATTHEW C/O CHRISTOPHER MORROW
465 251 04 00	46	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SANDERSON JAMES&SHARON
465 251 05 00	47	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WINN KEVIN R&AMY G;JORGENSEN CLYDE H EST OF
465 251 06 00	48	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MOORE FAMILY LIVING TR
465 251 07 00	49	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LUMMUS VINCENT L;BOUCHARD ROBERT F
465 251 08 00	50	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FROMEN PETER J&GETCHES CATHERINE E
465 251 09 00	51	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	COMER B J TR
465 251 10 00	52	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FORD MELVIN L&LYNN Y
465 251 12 00	53	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LUDWIG-GARDNER FAMILY TR
465 251 13 00	54	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HACKNEY BRIAN
465 251 14 00	55	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MEDIGOVICH MILICA S TR
465 251 15 00	56	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	POTTER CLINTON S&TRZCINSKI BARBARA M
465 251 16 00	57	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BAMBERGER REVOCABLE TR
465 251 17 00	58	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WILLIAMS PATRICK F&APRIL D
465 251 18 00	59	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MACPHERSON RYAN S&MARC J
465 252 01 00	60	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MOREEN STEVEN K REVOCABLE LIVING TR
465 252 02 00	61	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	IMEL ANNE R TR
465 252 03 00	62	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SPENCER ARTHUR W&MARY F TRS
465 252 04 00	63	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GAUTHIER VERHOEVEN FAMILY TR
465 252 05 00	64	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MILLER FAMILY TR
465 252 06 00	65	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BROOKER CURT H&JAMIE S
465 252 07 00	66	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	FRAZEE JAMES P&REBECCA V
465 252 08 00	67	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KATSUFRAKIS GEORGE
465 252 09 00	68	2.00	DUP	0.70	1.00	1.400	\$75.72	\$106.00	HOPKINS DAVID B 2012 TR

EXHIBIT C

Talmadge 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	
465 252 10 00	69	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BROWN RANDALL B&SMITH JANET E
465 252 11 00	70	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SEGAL RICHARD M TR
465 252 12 00	71	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	J C T TR
465 252 13 00	72	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	RITCHEY RANDY T&REBECCA E
465 252 14 00	73	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CUNNINGHAM FAMILY TR
465 252 15 00	74	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	PILLA ANTHONY;ANOUSHIRAVANI ROHSHANN
465 252 16 00	75	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KING FAMILY TR
465 252 17 00	76	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	PAVER SEAN A&LESLIE E
465 252 18 00	77	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LEVINE ERIC M;CROOKS GARY L
465 252 19 00	78	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HOLT CHARLES F TR
465 271 01 00	79	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	ROUDEBUSH L KEITH TR;ROUDEBUSH L KEITH TR
465 271 02 00	80	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BERRY KAREN L 2010 TR
465 271 03 00	81	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GOLDSTEIN&DAVIS FAMILY TR
465 271 04 00	82	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	EVONS FAMILY TR
465 271 05 00	83	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HOEHNE ROBERT C;REILLY MICHAEL P
465 272 01 00	84	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	STUART LYNN A&KATHY L
465 272 02 00	85	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	ZLOTNICK HOWARD A TR C/O ALICIA ZLOTNICK
465 272 03 00	86	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BUFFALO-BILOXI REVOCABLE TR
465 272 04 00	87	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	JARMER ELISA M LIVING 2005 TR
465 272 05 00	88	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	STARACE STEPHEN J;PROFETA LAWRENCE
465 272 06 00	89	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BEVAN TONI A 2006 TR
465 272 07 00	90	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	QUIJADA FAMILY TR
465 272 08 00	91	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	STEBBINS FAMILY TR
465 272 09 00	92	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	TIMM WALTER C TR
465 272 10 00	93	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DREHER MARGARET A FAMILY TR
465 272 11 00	94	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KILMAN MATTHEW C&ANGELA J
465 272 12 00	95	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GILMAN-RITZ FAMILY TR
465 272 13 00	96	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	RANEY PAMELA A 2007 TR
465 272 14 00	97	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BRUNETTO JOHN
465 273 06 00	98	0.04	OSP	0.00	0.00	0.000	\$75.72	\$0.00	CITY OF SAN DIEGO C/O PAUL SIROIS
465 273 07 00	99	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WEAVER FAMILY TR
465 273 08 00	100	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	EVANS JANET J TR
465 273 09 00	101	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	POND CINDY;FOMSGAARD SIRI
465 273 10 00	102	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MORGIGNO DEMETRIO D&STONE JENNIFER M

EXHIBIT C
Talmadge 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	
465 273 11 00	103	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GREELEY DAVID M&GIAMANCO SILVA L
465 273 12 00	104	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	EDELMAN-GRANT TR
465 273 13 00	105	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	COFFIN FAMILY TR
465 273 14 00	106	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MALAND ELIZABETH S REVOCABLE TR
465 273 15 00	107	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KNIGHT DARREN&ROSIE FAMILY TR
465 281 01 00	108	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MAVERICK NANCY L
465 281 02 00	109	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	NAZIMOVA OLGA SEPARATE PROPERTY TR
465 281 03 00	110	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GRASSKA DENIS&GRACE
465 281 04 00	111	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BENEDETTO CRAIG S&DOHERTY A R
465 281 05 00	112	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GROSS THOMAS JR
465 281 06 00	113	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	RASKIN/LIPNICK TR
465 281 07 00	114	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MCCOTTER JOHN D&SUZANNE FAMILY TR
465 281 08 00	115	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	NENSTEDT FAMILY TR
465 281 10 00	116	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LEWIS ELAINE M TR
465 281 11 00	117	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	TURPIN TONY
465 281 12 00	118	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MOLLENKOPF GARY L&RAHIMI AMIN M
465 281 13 00	119	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BANCROFT MARIA E REVOCABLE TR
465 281 14 00	120	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CUSWORTH PETER W&LESLIE C
465 281 15 00	121	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	PYLE MARILYN H
465 281 16 00	122	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CASTELLANOS SALVADOR TR;PALOMANES LUCIA C TR
465 281 17 00	123	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DOERNER GRETCHEN E TR0
465 282 07 00	124	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BLOTTIN CHARLES L
465 282 08 00	125	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DRICKERSEN ERIC A&PARKES JUDITH B
465 282 09 00	126	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WOJTOWICZ SUSAN S LIVING TR
465 282 10 00	127	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GREGORY FAMILY TR
465 282 12 00	128	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	GODES SANDRA L
465 282 13 00	129	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	BENEFIEL CHARLES W
465 282 14 00	130	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	KOBER CHARLES A&KERYN A
465 282 15 00	131	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	DAVIS THOMAS J&MINDI L
465 282 16 00	132	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	COTTER KEVIN&ISHIKAWA BARBARA L
465 290 01 00	133	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	HEITER CARL E
465 290 02 00	134	0.00	SFD	1.00	1.00	0.000	\$75.72	\$0.00	HEITER CARL E
465 290 03 00	135	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CHAPPELL KEN W TR
465 290 04 00	136	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CHAPPELL KEN W TR

EXHIBIT C

Talmadge 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	
465 290 05 00	137	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	LEMONTRE REVOCABLE TR
465 290 06 00	138	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MCCARTHY FAMILY TR
465 290 07 00	139	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	WOOD ELEANOR G REVOCABLE TR
465 290 08 00	140	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	STELLA FAMILY TR;KLINZMANN SARA
465 290 09 00	141	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	SCHULTE ROBERTA J
465 290 10 00	142	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	CATTON DONALD E JR
465 290 11 00	143	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	COATE BRUCE&HOANG KIM
465 290 12 00	144	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	MILLENAAR JUNELLA G TR
465 290 13 00	145	1.00	SFD	1.00	1.00	1.000	\$75.72	\$75.72	ALLEN HIDEKO G TR
TOTAL	-	-	-	-	-	143.400	-	\$10,858	

⁽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

Talmadge Park - North Lighting Maintenance Assessment District

NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 241 01 00	1	FENEX SMITH TR	4372 ARGOS DR	SAN DIEGO	CA	92116	
465 241 02 00	2	PAMPERIN CHRISTOPHER I&SUZANNE N 2013 TR	4368 ARGOS DR	SAN DIEGO	CA	92116	
465 241 03 00	3	BARRETT-FREY FAMILY TR	4362 ARGOS DR	SAN DIEGO	CA	92116	
465 241 04 00	4	DOCKERY ROBERT	4358 ARGOS DR	SAN DIEGO	CA	92116	
465 241 05 00	5	WATLING NICHOLAS&JULIE FAMILY REVOCABLE TR	4892 HART DR	SAN DIEGO	CA	92116	
465 241 06 00	6	WHITE PERLITA TR	4890 HART DR	SAN DIEGO	CA	92116	
465 241 09 00	7	BALDWIN SUSAN B	4878 HART DR	SAN DIEGO	CA	92116	
465 241 10 00	8	WEIS MARK	4874 HART DR	SAN DIEGO	CA	92116	
465 241 11 00	9	CLAMPITT RICHARD T&HURST RACHEL A	4870 HART DR	SAN DIEGO	CA	92116	
465 241 12 00	10	GREENO FAMILY 2013 TR	10811 VIA CASCABEL	SAN DIEGO	CA	92124	
465 241 13 00	11	MCPMAHON JOHN&ASHLEY K	4862 HART DR	SAN DIEGO	CA	92116	
465 241 14 00	12	STEIDL JAMES D&AUDREY L	4858 HART DR	SAN DIEGO	CA	92116	
465 241 15 00	13	ALMIRALL KAREN M TR	4854 HART DR	SAN DIEGO	CA	92116	
465 241 16 00	14	SMITH-SCHNEIDER FAMILY 2010 TR	4850 HART DR	SAN DIEGO	CA	92116	
465 241 17 00	15	DYSON BRIAN J&AMY A	4846 HART DR	SAN DIEGO	CA	92116	
465 241 18 00	16	FULLER FAMILY TR	4842 HART DR	SAN DIEGO	CA	92116	
465 241 19 00	17	CANADY THOMAS B	4838 HART DR	SAN DIEGO	CA	92116	
465 241 20 00	18	WEATHERFORD FAMILY 2007 TR	4951 SOUTHCREST AVE	SAN DIEGO	CA	92110	
465 241 21 00	19	KWIATKOWSKI LAURA V	P O BOX 600235	SAN DIEGO	CA	92160	
465 241 22 00	20	HERIOT GAIL L	4830 HART DR	SAN DIEGO	CA	92116	
465 241 23 00	21	LOWERISON FAMILY SURVIVORS TR A;LOWERISON FAMILY TR B	4828 HART DR	SAN DIEGO	CA	92116	
465 241 24 00	22	FUKUDA MICHAEL K&HARRIET	4824 HART DR	SAN DIEGO	CA	92116	
465 241 25 00	23	WINNER NEIL B&GAIL V	2800 JOSEF CT	CROFTON	MD	21114	
465 241 26 00	24	BONAR FAMILY TR	4886 HART DR	SAN DIEGO	CA	92116	
465 242 01 00	25	WAGNER MARK REVOCABLE TR	4817 HART DR	SAN DIEGO	CA	92116	
465 242 02 00	26	ALLEN BROCK S&BARBARA E	4823 HART DR	SAN DIEGO	CA	92116	
465 242 03 00	27	MICHEL PHYLLIS TR	4831 HART DR	SAN DIEGO	CA	92116	
465 242 04 00	28	HARTMEYER-HANKLEY BONNIE	4835 HART DR	SAN DIEGO	CA	92116	
465 242 05 00	29	MAY JUSTIN&SUZANNE FAMILY TR	4837 HART DR	SAN DIEGO	CA	92116	
465 242 06 00	30	SMITH BARBARA C TR	4839 HART DR	SAN DIEGO	CA	92116	
465 242 07 00	31	MAHADEVAN DASAN&BOYLE SHIRLEY E	4847 HART DR	SAN DIEGO	CA	92116	
465 242 08 00	32	SIBLEY FAMILY 2010 TR	1707 TAMARACK AVE	CARLSBAD	CA	92008	
465 242 09 00	33	NIELSEN MARY A	4861 HART DR	SAN DIEGO	CA	92116	
465 242 10 00	34	MCCOWN CAROLE TR	4871 HART DR	SAN DIEGO	CA	92116	
465 242 11 00	35	REIBMAN FAMILY 2008 TR	4879 HART DR	SAN DIEGO	CA	92116	

EXHIBIT D

Talmadge Park - North Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 242 12 00	36	CAMPBELL SHIRLEY J TR	1817 SHADOW KNOLLS PL	EL CAJON	CA	92020	
465 242 13 00	37	FITTS LOER FAMILY TR	4891 HART DR	SAN DIEGO	CA	92116	
465 242 14 00	38	WINTER ZOA WADE TR	4895 HART DR	SAN DIEGO	CA	92116	
465 242 15 00	39	TODD ANN B FAMILY TR	P O BOX 2588	RANCHO SANTA FE	CA	92067	
465 242 16 00	40	FARON SUSAN	4344 ARGOS DR	SAN DIEGO	CA	92116	
465 242 17 00	41	EICHLER MICHAEL&LIBBY PATRICIA	4334 ARGOS DR	SAN DIEGO	CA	92116	
465 242 18 00	42	SANNA FAMILY 1994 TR;SANNA MARK A	4324 ARGOS DR	SAN DIEGO	CA	92116	
465 251 01 00	43	HAUSER RICHARD C	4875 E ALDER DR	SAN DIEGO	CA	92116	
465 251 02 00	44	SERVICE DAVID B&BETSY P	UNIT 3230; P O BOX 336	DPO	AA	34031	
465 251 03 00	45	KANEL JASON;SWITZER MATTHEW C/O CHRISTOPHER MORROW	29112 DEAN ST	LAGUNA NIGUEL	CA	92677	
465 251 04 00	46	SANDERSON JAMES&SHARON	4891 E ALDER DR	SAN DIEGO	CA	92116	
465 251 05 00	47	WINN KEVIN R&AMY G;JORGENSEN CLYDE H EST OF	4880 W ALDER DR	SAN DIEGO	CA	92116	
465 251 06 00	48	MOORE FAMILY LIVING TR	4870 W ALDER DR	SAN DIEGO	CA	92116	
465 251 07 00	49	LUMMUS VINCENT L;BOUCHARD ROBERT F	4866 W ALDER DR	SAN DIEGO	CA	92116	
465 251 08 00	50	FROMEN PETER J&GETCHES CATHERINE E	4860 W ALDER DR	SAN DIEGO	CA	92116	
465 251 09 00	51	COMER B J TR	P O BOX 600664	SAN DIEGO	CA	92160	
465 251 10 00	52	FORD MELVIN L&LYNN Y	4846 W ALDER DR	SAN DIEGO	CA	92116	
465 251 12 00	53	LUDWIG-GARDNER FAMILY TR	4820 W ALDER DR	SAN DIEGO	CA	92116	
465 251 13 00	54	HACKNEY BRIAN	18 FILBERT AVE	SAUSALITO	CA	94965	
465 251 14 00	55	MEDIGOVICH MILICA S TR	4386 ARGOS DR	SAN DIEGO	CA	92116	
465 251 15 00	56	POTTER CLINTON S&TRZCINSKI BARBARA M	4380 ARGOS DR	SAN DIEGO	CA	92116	
465 251 16 00	57	BAMBERGER REVOCABLE TR	4376 ARGOS DR	SAN DIEGO	CA	92116	
465 251 17 00	58	WILLIAMS PATRICK F&APRIL D	4832 W ALDER DR	SAN DIEGO	CA	92116	
465 251 18 00	59	MACPHERSON RYAN S&MARC J	4840 W ALDER DR	SAN DIEGO	CA	92116	
465 252 01 00	60	MOREEN STEVEN K REVOCABLE LIVING TR	4807 W ALDER DR	SAN DIEGO	CA	92116	
465 252 02 00	61	IMEL ANNE R TR	4815 W ALDER DR	SAN DIEGO	CA	92116	
465 252 03 00	62	SPENCER ARTHUR W&MARY F TRS	4821 W ALDER DR	SAN DIEGO	CA	92116	
465 252 04 00	63	GAUTHIER VERHOEVEN FAMILY TR	4825 W ALDER DR	SAN DIEGO	CA	92116	
465 252 05 00	64	MILLER FAMILY TR	4831 W ALDER DR	SAN DIEGO	CA	92116	
465 252 06 00	65	BROOKER CURT H&JAMIE S	4839 W ALDER DR	SAN DIEGO	CA	92116	
465 252 07 00	66	FRAZEE JAMES P&REBECCA V	4845 W ALDER DR	SAN DIEGO	CA	92116	
465 252 08 00	67	KATSUFRAKIS GEORGE	4851 W ALDER DR	SAN DIEGO	CA	92116	
465 252 09 00	68	HOPKINS DAVID B 2012 TR	4884 E ALDER DR	SAN DIEGO	CA	92116	
465 252 10 00	69	BROWN RANDALL B&SMITH JANET E	4874 E ALDER DR	SAN DIEGO	CA	92116	
465 252 11 00	70	SEGAL RICHARD M TR	4864 E ALDER DR	SAN DIEGO	CA	92116	

EXHIBIT D

Talmadge Park - North Lighting Maintenance Assessment District

NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 252 12 00	71	J C T TR	4858 E ALDER DR	SAN DIEGO	CA	92116	
465 252 13 00	72	RITCHEY RANDY T&REBECCA E	1901 1ST AVE	SAN DIEGO	CA	92101	
465 252 14 00	73	CUNNINGHAM FAMILY TR	4844 E ALDER DR	SAN DIEGO	CA	92116	
465 252 15 00	74	PILLA ANTHONY;ANOUSHIRAVANI ROHSHANN	4840 E ALDER DR	SAN DIEGO	CA	92116	
465 252 16 00	75	KING FAMILY TR	4836 E ALDER DR	SAN DIEGO	CA	92116	
465 252 17 00	76	PAVER SEAN A&LESLIE E	4820 E ALDER DR	SAN DIEGO	CA	92116	
465 252 18 00	77	LEVINE ERIC M;CROOKS GARY L	4812 E ALDER DR	SAN DIEGO	CA	92116	
465 252 19 00	78	HOLT CHARLES F TR	4802 E ALDER DR	SAN DIEGO	CA	92116	
465 271 01 00	79	ROUDEBUSH L KEITH TR;ROUDEBUSH L KEITH TR	4676 E TALMADGE DR	SAN DIEGO	CA	92116	
465 271 02 00	80	BERRY KAREN L 2010 TR	P O BOX 80038	SAN DIEGO	CA	92138	
465 271 03 00	81	GOLDSTEIN&DAVIS FAMILY TR	4806 HART DR	SAN DIEGO	CA	92116	
465 271 04 00	82	EVONS FAMILY TR	4196 ROCHESTER RD	SAN DIEGO	CA	92116	
465 271 05 00	83	HOEHNE ROBERT C;REILLY MICHAEL P	4252 ALDER DR	SAN DIEGO	CA	92116	
465 272 01 00	84	STUART LYNN A&KATHY L	4303 ARGOS DR	SAN DIEGO	CA	92116	
465 272 02 00	85	ZLOTNICK HOWARD A TR C/O ALICIA ZLOTNICK	13627 ETUDE RD	SAN DIEGO	CA	92128	
465 272 03 00	86	BUFFALO-BILOXI REVOCABLE TR	4317 ARGOS DR	SAN DIEGO	CA	92116	
465 272 04 00	87	JARMER ELISA M LIVING 2005 TR	4323 ARGOS DR	SAN DIEGO	CA	92116	
465 272 05 00	88	STARACE STEPHEN J;PROFETA LAWRENCE	36715 JASMINE LN	RANCHO MIRAGE	CA	92270	
465 272 06 00	89	BEVAN TONI A 2006 TR	11887 CAMINITO DE LAS MISSIONES	SAN DIEGO	CA	92128	
465 272 07 00	90	QUIJADA FAMILY TR	4349 ARGOS DR	SAN DIEGO	CA	92116	
465 272 08 00	91	STEBBINS FAMILY TR	4338 ALDER DR	SAN DIEGO	CA	92116	
465 272 09 00	92	TIMM WALTER C TR	P O BOX 16394	SAN DIEGO	CA	92176	
465 272 10 00	93	DREHER MARGARET A FAMILY TR	4328 ALDER DR	SAN DIEGO	CA	92116	
465 272 11 00	94	KILMAN MATTHEW C&ANGELA J	4320 ALDER DR	SAN DIEGO	CA	92116	
465 272 12 00	95	GILMAN-RITZ FAMILY TR	4314 ALDER DR	SAN DIEGO	CA	92116	
465 272 13 00	96	RANEY PAMELA A 2007 TR	4308 ALDER DR	SAN DIEGO	CA	92116	
465 272 14 00	97	BRUNETTO JOHN	4803 HART DR	SAN DIEGO	CA	92116	
465 273 06 00	98	CITY OF SAN DIEGO C/O PAUL SIROIS	202 C ST, 5TH FLOOR (MS 5D)	SAN DIEGO	CA	92101	
465 273 07 00	99	WEAVER FAMILY TR	4247 ALDER DR	SAN DIEGO	CA	92116	
465 273 08 00	100	EVANS JANET J TR	3704 HAWK ST	SAN DIEGO	CA	92103	
465 273 09 00	101	POND CINDY;FOMSGAARD SIRI	4253 ALDER DR	SAN DIEGO	CA	92116	
465 273 10 00	102	MORGIGNO DEMETRIO D&STONE JENNIFER M	4307 ALDER DR	SAN DIEGO	CA	92116	
465 273 11 00	103	GREELEY DAVID M&GIAMANCO SILVA L	4311 ALDER DR	SAN DIEGO	CA	92116	
465 273 12 00	104	EDELMAN-GRANT TR	4317 ALDER DR	SAN DIEGO	CA	92116	
465 273 13 00	105	COFFIN FAMILY TR	13743 BLUE SKY RANCH RD	LAKESIDE	CA	92040	

EXHIBIT D

Talmadge Park - North Lighting Maintenance Assessment District NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 273 14 00	106	MALAND ELIZABETH S REVOCABLE TR	4333 ALDER DR	SAN DIEGO	CA	92116	
465 273 15 00	107	KNIGHT DARREN&ROSIE FAMILY TR	4337 ALDER DR	SAN DIEGO	CA	92116	
465 281 01 00	108	MAVERICK NANCY L	4357 ARGOS DR	SAN DIEGO	CA	92116	
465 281 02 00	109	NAZIMOVA OLGA SEPARATE PROPERTY TR	4361 ARGOS DR	SAN DIEGO	CA	92116	
465 281 03 00	110	GRASSKA DENIS&GRACE	4365 ARGOS DR	SAN DIEGO	CA	92116	
465 281 04 00	111	BENEDETTO CRAIG S&DOHERTY A R	4369 ARGOS DR	SAN DIEGO	CA	92116	
465 281 05 00	112	GROSS THOMAS JR	4373 ARGOS DR	SAN DIEGO	CA	92116	
465 281 06 00	113	RASKIN/LIPNICK TR	4377 ARGOS DR	SAN DIEGO	CA	92116	
465 281 07 00	114	MCCOTTER JOHN D&SUZANNE FAMILY TR	4381 ARGOS DR	SAN DIEGO	CA	92116	
465 281 08 00	115	NIENSTEDT FAMILY TR	4391 ARGOS DR	SAN DIEGO	CA	92116	
465 281 10 00	116	LEWIS ELAINE M TR	1450 FRAZEE RD #215	SAN DIEGO	CA	92108	
465 281 11 00	117	TURPIN TONY	4374 ALDER DR	SAN DIEGO	CA	92116	
465 281 12 00	118	MOLLENKOPF GARY L&RAHIMI AMIN M	4368 ALDER DR	SAN DIEGO	CA	92116	
465 281 13 00	119	BANCROFT MARIA E REVOCABLE TR	4362 ALDER DR	SAN DIEGO	CA	92116	
465 281 14 00	120	CUSWORTH PETER W&LESLIE C	4358 ALDER DR	SAN DIEGO	CA	92116	
465 281 15 00	121	PYLE MARILYN H	4354 ALDER DR	SAN DIEGO	CA	92116	
465 281 16 00	122	CASTELLANOS SALVADOR TR;PALOMANES LUCIA C TR	4346 ALDER DR	SAN DIEGO	CA	92116	
465 281 17 00	123	DOERNER GRETCHEN E TR0	4386 ALDER DR	SAN DIEGO	CA	92116	
465 282 07 00	124	BLOTTIN CHARLES L	4341 ALDER DR	SAN DIEGO	CA	92116	
465 282 08 00	125	DRICKERSEN ERIC A&PARKES JUDITH B	P O BOX 23895	SAN DIEGO	CA	92193	
465 282 09 00	126	WOJTOWICZ SUSAN S LIVING TR	4351 ALDER DR	SAN DIEGO	CA	92116	
465 282 10 00	127	GREGORY FAMILY TR	4361 ALDER DR	SAN DIEGO	CA	92116	
465 282 12 00	128	GODES SANDRA L	4379 ALDER DR	SAN DIEGO	CA	92116	
465 282 13 00	129	BENEFIEL CHARLES W	4385 ALDER DR	SAN DIEGO	CA	92116	
465 282 14 00	130	KOBER CHARLES A&KERYN A	4389 ALDER DR	SAN DIEGO	CA	92116	
465 282 15 00	131	DAVIS THOMAS J&MINDI L	4371 ALDER DR	SAN DIEGO	CA	92116	
465 282 16 00	132	COTTER KEVIN&ISHIKAWA BARBARA L	4365 ALDER DR	SAN DIEGO	CA	92116	
465 290 01 00	133	HEITER CARL E	4801 E ALDER DR	SAN DIEGO	CA	92116	
465 290 02 00	134	HEITER CARL E	4801 E ALDER DR	SAN DIEGO	CA	92116	
465 290 03 00	135	CHAPPELL KEN W TR	4811 E ALDER DR	SAN DIEGO	CA	92116	
465 290 04 00	136	CHAPPELL KEN W TR	4811 E ALDER DR	SAN DIEGO	CA	92116	
465 290 05 00	137	LEMONTRE REVOCABLE TR	4815 E ALDER DR	SAN DIEGO	CA	92116	
465 290 06 00	138	MCCARTHY FAMILY TR	4821 E ALDER DR	SAN DIEGO	CA	92116	
465 290 07 00	139	WOOD ELEANOR G REVOCABLE TR	4827 E ALDER DR	SAN DIEGO	CA	92116	
465 290 08 00	140	STELLA FAMILY TR;KLINZMANN SARA	2017 HIDDEN SPRINGS DR	EL CAJON	CA	92019	

EXHIBIT D

Talmadge Park - North Lighting Maintenance Assessment District

NOTICING LIST

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
465 290 09 00	141	SCHULTE ROBERTA J	4845 E ALDER DR	SAN DIEGO	CA	92116	
465 290 10 00	142	CATTON DONALD E JR	4851 E ALDER DR	SAN DIEGO	CA	92116	
465 290 11 00	143	COATE BRUCE&HOANG KIM	4855 E ALDER DR	SAN DIEGO	CA	92116	
465 290 12 00	144	MILLENAAR JUNELLA G TR	4859 E ALDER DR	SAN DIEGO	CA	92116	
465 290 13 00	145	ALLEN HIDEKO G TR	4871 E ALDER DR	SAN DIEGO	CA	92116	

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.

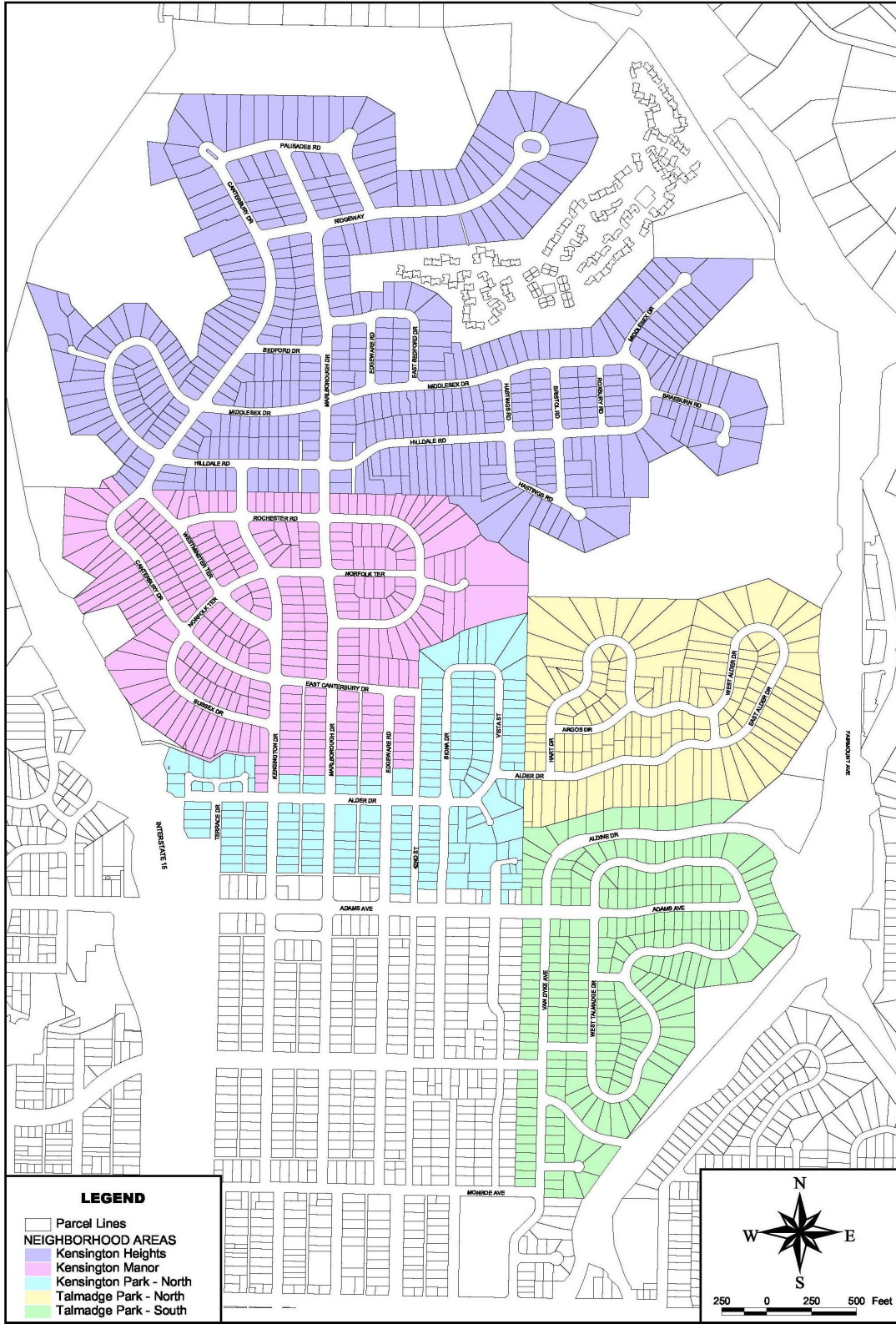


FIGURE 1
Kensington Neighborhood Areas

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**.

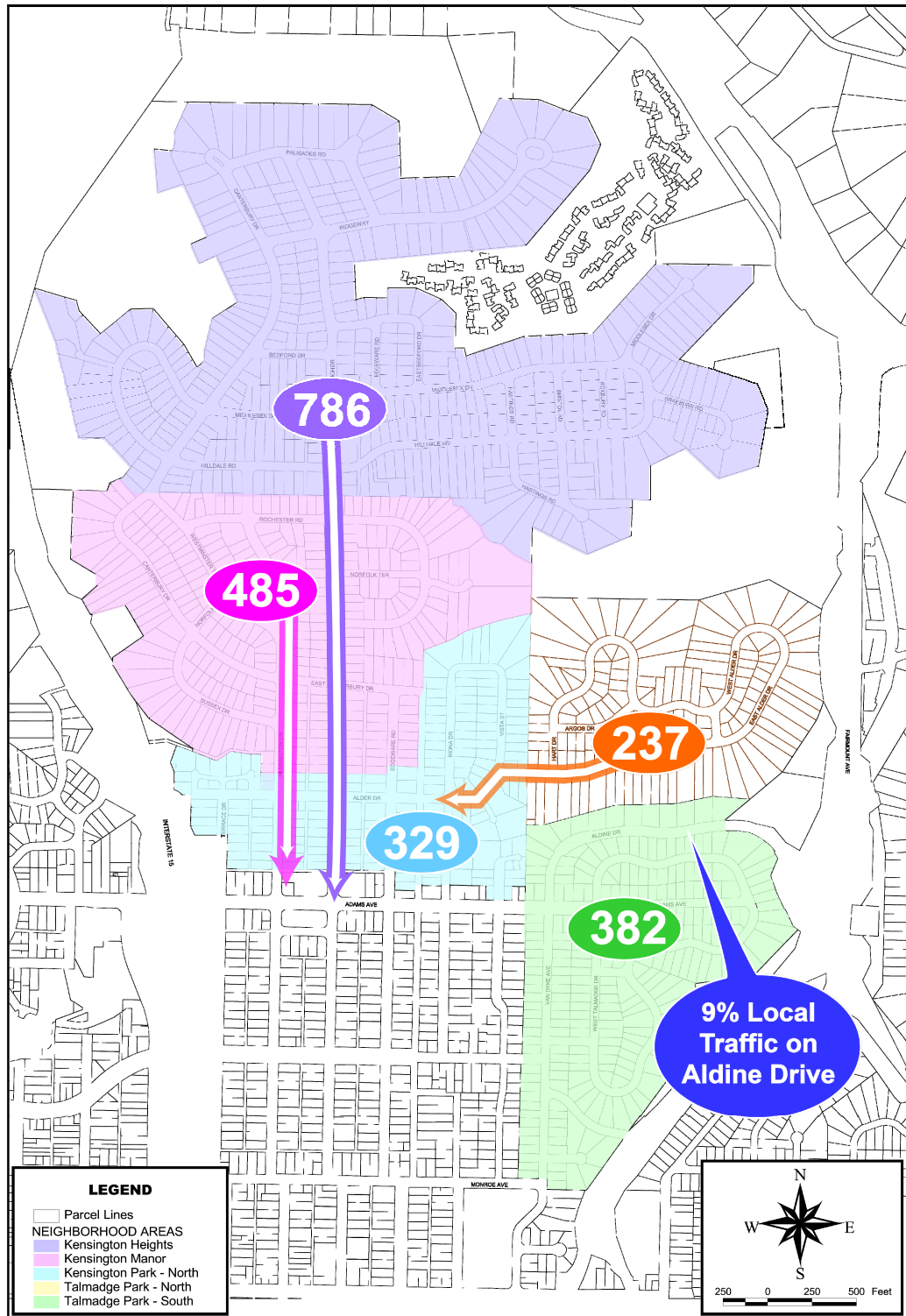
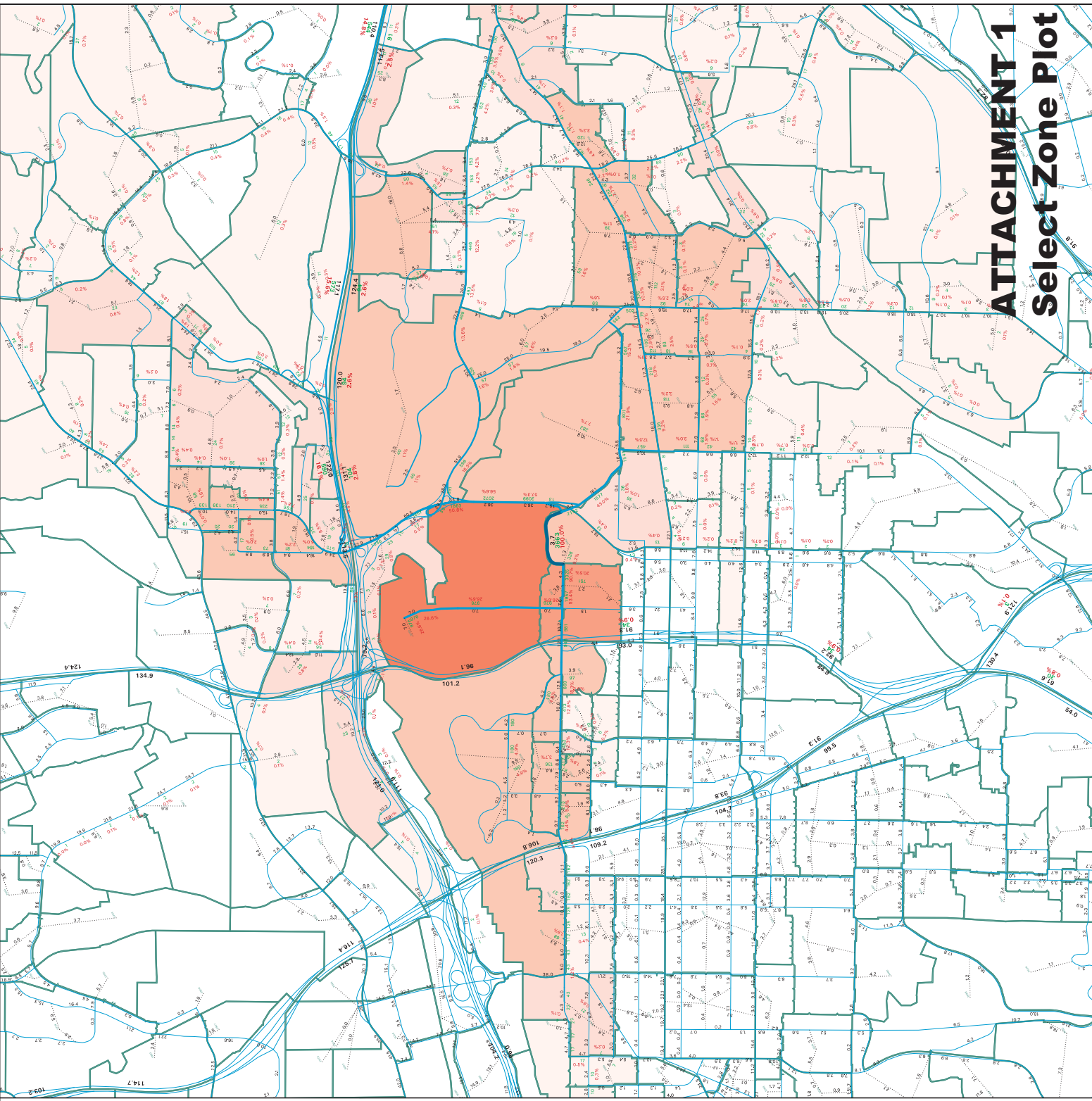


FIGURE 2
Neighborhood Nighttime Pass-through Traffic

ATTACHMENT 1

Select Zone Plot



SANDAG Series 12
 2008 Highway Network
 Select Zone Assignment
 KENSINGTON Area

Forecasted Volume: Unimodal Forecast Volume in Thousands

Whole Select Link Volume:

Select Link Percentage:

Tram 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 (No. 00.0%)

Scale: 0 to 1500 Feet

North Arrow

SANDAG
 San Diego Area
 Metropolitan Transit Authority

October 8, 2012