

ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**North Park
Maintenance Assessment District**

Annual Update for Fiscal Year 2005

under the provisions of the

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

and

**Landscape and Lighting Act of 1972
of the California Streets and Highways Code**

Prepared by

**BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080**

May 2004

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters District 1	Brian Maienschein District 5
Michael Zucchet District 2	Donna Frye District 6
Toni Atkins District 3	Jim Madaffer District 7
Charles Lewis District 4	Ralph Inzunza, Jr. District 8

City Manager

P. Lamont Ewell

City Attorney

Casey Gwinn

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Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

Boyle Engineering Corporation

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Assessment Engineer's Report

North Park

Maintenance Assessment District

Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the NORTH PARK MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, 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 Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2004.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: North Park
 Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2004	FY 2005 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	8,321	8,366	--
Total Estimated Assessment:	\$309,179	\$319,349	--
Total Number of EBUs:	17,714.14	17,709.59	--
Assessment per EBU:	\$17.45	\$18.03 ⁽³⁾	\$18.03 ⁽³⁾

⁽¹⁾ FY 2005 is the City's Fiscal Year 2005, which begins July 1, 2004 and ends June 30, 2005. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

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

⁽³⁾ Fiscal Year 2004 maximum authorized annual assessment increased by cost indexing factor of 3.35%.

Proposition 218 Compliance: The District, originally formed in April 1996, was re-engineered in Fiscal Year 1999 for compliance with Proposition 218. By a ballot proceeding, majority property owners (61.5% of the weighted vote) approved Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing.

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2005.

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

Background

The North Park Maintenance Assessment District (District) was originally established in April 1996, and assessments were levied for Fiscal Year 1997. The District boundary, the parcels included, and the method of apportionment were reviewed in May 1997 for the purpose of compliance with Proposition 218. Through consultation with engineering and legal consultants, and with concurrence of City staff and City Council, it was determined that assessments would not be levied for Fiscal Year 1998. The District's maintenance operations continued to be funded from available reserve funds through Fiscal Year 1998.

The District was re-engineered in 1998 for compliance with Proposition 218, with provisions for additional improvements to be maintained and provided by the District. These additional improvements, as determined through a process of community participation and input, resulting in the scope of maintenance and capital improvements described in subsequent sections of this report.

By a mail ballot proceeding, property owners approved the re-engineering with 61.5% of weighted votes supporting the proposed assessments. The Assessment Engineer's Report, preliminarily accepted by Resolution Number R-290012 on May 4, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments.

The original purpose of the District was, and still is, to maintain and provide specified landscape and lighting improvements within the District boundaries.

District Proceedings for Fiscal Year 2005

This District is authorized and administered under the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and

provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2005. The Fiscal Year 2005 assessments proposed within this Assessment Engineer's Report represent a 3.35% increase over the previous year's assessments. This increase is under the authority of annual cost indexing provisions approved by property owners. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & 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

Both new capital improvements and maintenance of existing improvements are to be funded by the proposed assessments. The improvements to be provided and maintained generally consist of street lighting, median and right-of-way landscaping, streetscape, community identification signs, and cleaning and repair of sidewalks along the major streets in the District. The approximate locations of these improvements are shown on Exhibit A.

New capital improvements to be provided shall be as described herein and shown on Exhibit A. Specifications for the maintenance to be performed are contained in City Contract No. C5174/97 which is incorporated herein by reference and is on file with the City Clerk and the Park and Recreation Department and are available for public inspection during normal business hours.

Capital Improvements

Provisions of the following new capital improvements are to be funded:

- ◆ Installation of approximately 150 new mid-block street lights, to be installed throughout the District at the rate of approximately 30 street lights per year over a period of 5 years (FY 1999 through FY 2003).
- ◆ Planting of approximately 225 new streetside trees, including approximately 75 concrete sidewalk cuts, over a period of 5 years (FY 1999 through FY 2003).
- ◆ Design and construction of a streetscape and art project along 30th Street at Switzer Canyon, construction costs to be supplemented by other sources (Switzer Bridge Enhancement Project).

Maintenance

Maintenance of the following improvements is to be funded:

- ◆ Operations, maintenance, and energy costs for existing street lights on University Avenue, 30th Street, Dale/Upas Streets, and 32nd Street from University Avenue to Upas Street.
- ◆ Maintenance of approximately 40,774 square feet of existing and proposed landscaped medians along El Cajon Boulevard.
- ◆ Maintenance of streetscape improvements along University Avenue.
- ◆ Maintenance of streetscape improvements along 30th Street, from North Park Way to El Cajon Boulevard.
- ◆ Cleaning, maintenance, and energy costs for four (4) community identification signs, on El Cajon Boulevard and University Avenue, respectively.
- ◆ Street cleaning along 30th Street, University Avenue, and El Cajon Boulevard.

- ◆ Sidewalk steam cleaning along University Avenue and 30th Street.
- ◆ Maintenance of approximately 447 newly planted streetside trees, each for a 3-year establishment period after planting, including 225 new trees to be planted using District funds, as described above under “Capital Improvements,” and 222 new trees to be planted using other than District funds; subsequent to the 3-year establishment period, maintenance and trimming of street trees at a lesser level.
- ◆ Maintenance of the Switzer Bridge Enhancement Project described above under “Capital Improvements.”
- ◆ Maintenance of a future 2-phase streetscape project in the vicinity of University Avenue and Boundary Street (Couplet Landscape and Art Project).
- ◆ Partial funding of miscellaneous sidewalk repairs throughout the District in collaboration with affected property owners, through a rebate program of \$100 per parcel.

Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18.6¢ per square foot of landscaped median and 1.34¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). These allocations are considered to be a “general benefit” administered by the District. All other maintenance, operation, capital improvement, and administrative costs, which exceed the City’s contribution to the public at large, are “special benefits” funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2005 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto. For reference, the Fiscal Year 1999 Consolidated Budget has been included as Table 1.

**TABLE 1: Consolidated Budget
North Park Maintenance Assessment District**

CATEGORY	DESCRIPTION	MAXIMUM AUTHORIZED COST ⁽¹⁾			COST PERIOD
		FY1999	FY2000 to FY 2003	FY2004 & beyond	
Street Light Maintenance	Maintenance, operations, & energy consumption costs for existing street lights on University Ave, 30th St., & Dale/Upas & 32nd St. from University to Upas Defensible Spaces Project lights.	\$ 14,400	\$ 17,700	\$ 17,700	Annual Maintenance Cost
Street Light Capital Improvement Project	5 year capital improvement project to install 150 mid-block street lights throughout North Park (30 per year).	\$ 54,000	\$ 54,000	\$ 0	Annual Capital Improvement Cost (5-Year Period; \$25,000 Reserve Contribution)
Landscaped Medians	Maintenance of El Cajon Blvd. medians.	\$ 31,200	\$ 38,000	\$ 47,000	Annual Maintenance Cost
Streetscape Maintenance	Maintenance of streetscape improvements on University Ave.	\$ 37,700	\$ 52,000	\$ 60,500	Annual Maintenance Cost
Streetscape Maintenance	Maintenance of streetscape project on 30th Street from North Park Way to El Cajon Blvd.	\$ 0	\$ 10,000	\$ 35,000	Annual Maintenance Cost
Community Signs	Energy consumption, cleaning, & maintenance of existing signs.	\$ 7,000	\$ 7,000	\$ 7,000	Annual Maintenance Cost
Street Cleaning	30th Street, University Ave., & El Cajon Blvd.	\$ 8,000	\$ 8,000	\$ 8,000	Annual Maintenance Cost
Sidewalk Steam Cleaning	University Ave & 30th Street.	\$ 13,000	\$ 13,000	\$ 13,000	Annual Maintenance Cost
Community Tree Planting Capital Cost	5-year year program consisting of: planting 255 trees, 75 concrete cuts.	\$ 6,500	\$ 6,500	\$ 0	Annual Capital Improvement (5-Year Period)
Community Tree Planting Establishment Maintenance Program	3-year establishment maintenance program for 477 trees (planting of 222 funded by other sources).	\$ 25,200	\$ 25,200	\$ 10,000	Tree Establishment Maintenance Cost
Switzer Bridge Enhancement Project	Design, construction, & maintenance costs for streetscape & art project (capital construction cost to be supplemented by other sources).	\$ 10,000	\$ 10,000	\$ 5,000	Annual Cost
Couplet Landscape & Art Project	Maintenance of a 2-phased streetscape project (capital construction costs funded by other sources).	\$ 0	\$ 12,000	\$ 12,000	Phase I - \$8,000 Annually Phase II - \$4,000 Annually
Annual Report & Communications	Maintenance of a 2-phased streetscape project (capital construction costs funded by other sources).	\$ 4,000	\$ 4,000	\$ 4,000	
Sidewalk Repairs	Miscellaneous Sidewalk Repairs (\$100 rebate/parcel).	\$ 10,000	\$ 10,000	\$ 10,000	
TOTAL		\$ 221,000	\$ 267,400	\$ 229,200	

⁽¹⁾ Subject to cost indexing provisions.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received 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 engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 1999, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 1999 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal Year 2000 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, is required for Fiscal Year 2005.

Method of Apportionment

Estimated Benefit of Improvements

The improvements to be maintained and provided by the North Park Maintenance Assessment District are specified in the "Project Description" section above. In general, the improvements consist of street lighting, median and right-of-way landscaping, streetscape, community identification signs, and cleaning and repair of sidewalks along the major streets in the District. The improvements lie along the primary access routes used for inter-community and intra-community trips. Parcels within the District benefit from the improvements in

terms of enhanced public safety, community image, and aesthetics.

Apportionment Methodology

The total cost for maintaining and providing the improvements funded by the District will be assessed to the various parcels in proportion to the estimated Equivalent Benefit Units (EBUs) assigned to a parcel, in relationship to the total EBUs of all the parcels in the District.

EBUs for each parcel have been determined as a function of three factors: Parcel Acreage or Number of Dwelling Units, a Land Use Factor, and a Benefit Factor, related as shown in the following equation:

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

Each of these factors are discussed below. Parcels determined to receive no benefit from maintenance of the District improvements have been assigned zero (0) EBUs.

Land Use Factor

The improvements to be maintained and provided by the District are primarily associated with the Transportation Element of the General and Community Plans. Accordingly, 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 strictly address only 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.

The special benefits of street lighting and landscape improvements maintained and provided by the District are linked to trip generation primarily by the public safety and aesthetic enhancement enjoyed by travelers through the community. Trip generation rates provide the required nexus and basis for assigning ratios of maximum potential benefit to the various land use/zoning classifications as defined by the City's Municipal Code.

Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use as shown in Table 1.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾⁽²⁾
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
Church & House of Worship	CRH	2.8 per acre
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Industrial & Institutional	IND	15.0 per acre
Library	LIB	40.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Developed	PKD	5.0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

⁽¹⁾ Proportional to vehicle trip generation per the City’s Transportation Element.

⁽²⁾ For vacant properties zoned residential, benefit units were estimated based on allowable density.

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially “unused” in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero. Therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

While those traveling streets and roadways enjoy the improvements maintained by the District during their travel, the

actual benefit of this enjoyment accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Street/Roadway category receive no benefit and have been assigned a Land Use Factor of zero.

Benefit Factor

The Land Use Factor described above reflects the relative intensity of use (or potential use) of the various parcels of land to be assessed. It does not address the relationship of this use to the specific improvements to be maintained and provided 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 District improvements considered may include some or all of the following: public safety, view corridors, aesthetics, enhancement of community identity, drainage corridors, and recreational potential. The components used for this District are: public safety and aesthetics/community identity.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements 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 maintained.

For a given land use, the composite 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 decimal fraction 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 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (max. 0.4)	Aesthetics (max. 0.6)	Composite Benefit Factor (max. 1.0)
Residential – Single Family (detached)	0.4	0.6	1.0
Residential – Condominium	0.4	0.6	1.0
Residential – Duplex	0.4	0.6	1.0
Residential – Multi-Family & Apartment	0.4	0.0	1.0
Church & House of Worship	0.4	0.6	1.0
Commercial – Office & Retail	0.4	0.6	1.0
Educational – Primary & Secondary	0.4	0.6	1.0
Fire/Police Station	0.4	0.6	1.0
Industrial & Institutional	0.4	0.6	1.0
Library	0.4	0.6	1.0
Open Space (designated)	0.4	0.0	0.4
Park – Developed	0.4	0.0	0.4
Street/Roadway	0.4	0.0	0.4
Undevelopable	0.4	0.0	0.4
Utility Facility	0.4	0.0	0.4

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety element of District improvements (street lighting and landscape improvements). 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.

Aesthetics. The degree of benefit received from the aesthetic qualities of District improvements (street lighting and landscape improvements) varies among land use categories. Due to the highly urbanized character of this District, residential land uses are closely interspersed with commercial, institutional, and industrial land uses. All share a common urban environment, and accordingly, all receive comparable benefit from the aesthetic elements of District improvements.

Lands in the Open Space, Parks, Streets, Undevelopable, and

Utility Facility categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value.

Equivalent Benefit Units (EBUs)

As described above, the number of Equivalent Benefit Units (EBUs) attributable to each parcel in the District has been calculated, based on the preceding factors, as follows:

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

The EBUs calculated for each property, based on the above formula, are provided in the Assessment Roll (Exhibit C).

Summary Results

The District Boundary is presented in Exhibit A.

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

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2005 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2005 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE

C 52792

David R. Spencer, EIT

CA 109078

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 _____, 2004.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

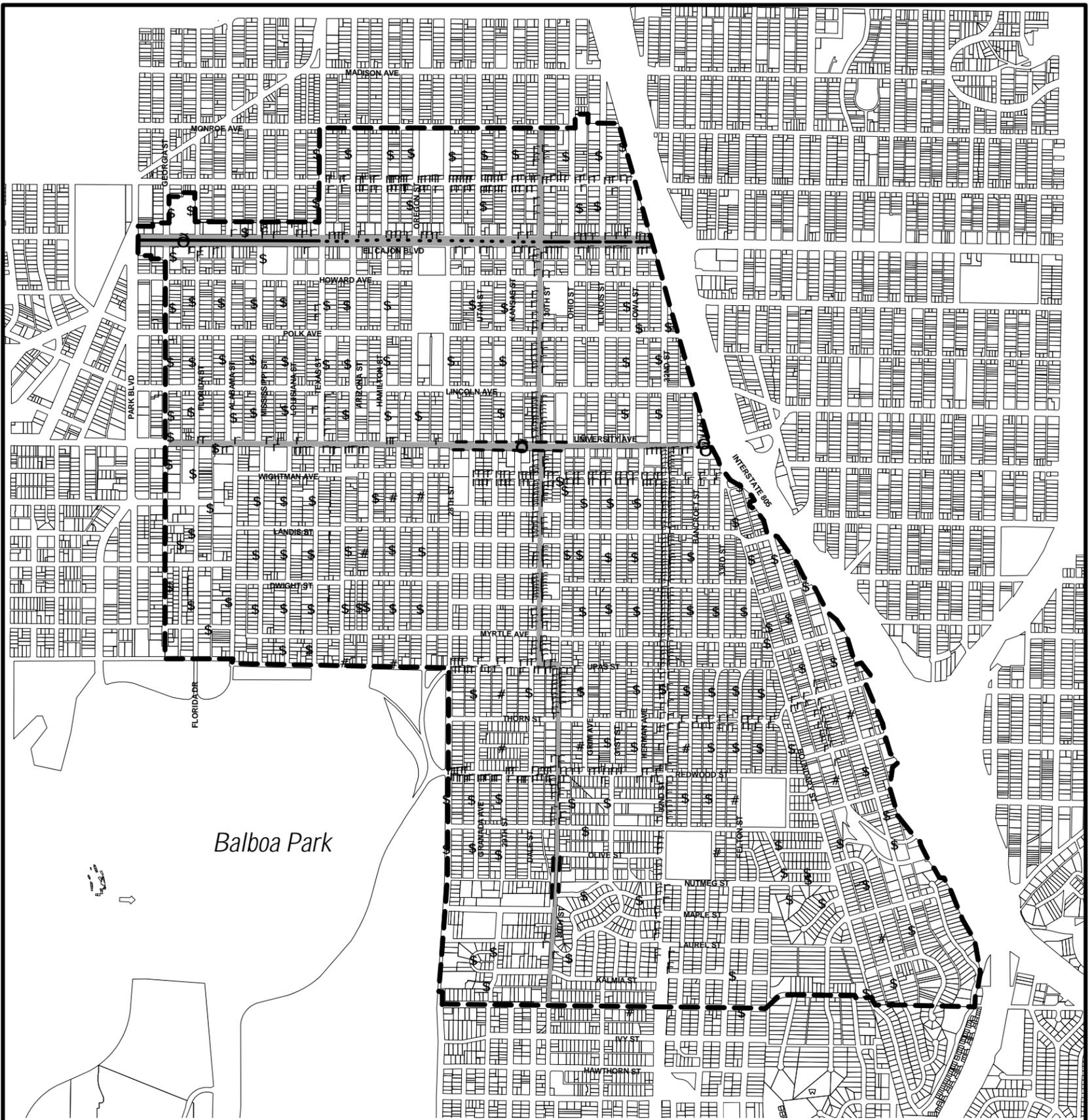
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2004.

Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the ____ day of _____, 2004.

SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



BOUNDARY MAP

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.

FILED IN THE OFFICE OF THE CITY CLERK
OF THE CITY OF SAN DIEGO, STATE OF
CALIFORNIA, THIS ___ DAY OF _____,
1998.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
Bowie Engineering Corporation
1807 Donkey Court, Suite 200, San Diego, CA 92111 (619)258-6382

I HEREBY CERTIFY THAT THE WITHIN MAP
SHOWING PROPOSED BOUNDARIES OF THE
NORTH PARK LIGHTING & LANDSCAPE
DISTRICT, CITY OF SAN DIEGO, STATE OF
CALIFORNIA, WAS APPROVED BY THE CITY
COUNCIL AT A REGULAR MEETING THEREOF,
HELD ON THE ___ DAY OF _____,
1998, BY ITS RESOLUTION NO. _____.

CHARLES G. ABDELNOUR, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

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 _____, 1998; 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 _____, 1998.
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

-  North Park Lighting & Landscape District
-  Parcel Line
-  Existing Median
-  Proposed Median
-  Gateway Sign
-  Newly Constructed Light
-  Proposed Light
-  Proposed Tree
-  Enhanced Right-of-Way
-  Switzer Creek Artwork
-  Street/Sidewalk Cleaning & Sweeping



CITY OF
SAN DIEGO

NORTH PARK LIGHTING & LANDSCAPE DISTRICT

W.O. _____ DATE: _____ REVISIONS: _____

EXHIBIT B

**EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves
North Park Maintenance Assessment District**

	FY 2003 ESTIMATE	FY 2004 ESTIMATE	FY 2005 PROPOSED
BEGINNING BALANCE AND RESERVE			
Beginning Balance	\$ 454,774	\$ 509,196	\$ 450,566
Prior Year Encumbrances	\$ 33,436	\$ -	\$ -
TOTAL BALANCE	\$ 488,210	\$ 509,196	\$ 450,566
REVENUE			
Assessments	\$ 310,786	\$ 309,179	\$ 319,349
Interest	\$ 20,226	\$ 17,415	\$ 17,415
Environmental Growth Fund	\$ -	\$ -	\$ -
Gas Tax Fund	\$ 7,339	\$ 7,339	\$ 7,584
General Fund	\$ -	\$ -	\$ -
Miscellaneous	\$ 470	\$ -	\$ -
TOTAL REVENUE	\$ 338,821	\$ 333,933	\$ 344,348
TOTAL BALANCE AND REVENUE	\$ 827,031	\$ 843,129	\$ 794,914
EXPENSE			
CAPITAL IMPROVEMENTS PROGRAM	\$ 111,925	\$ 70,400	\$ 147,860
OPERATING EXPENSE			
Personnel	\$ 23,428	\$ 29,394	\$ 31,937
Contractual	\$ 109,230	\$ 130,329	\$ 140,946
Incidental	\$ 35,810	\$ 115,863	\$ 87,878
Utilities	\$ 37,442	\$ 46,577	\$ 49,410
TOTAL OPERATING EXPENSE	\$ 205,910	\$ 322,163	\$ 310,171
TOTAL EXPENSE	\$ 317,835	\$ 392,563	\$ 458,031
RESERVE			
Contingency Reserve	\$ -	\$ -	\$ 336,883
TOTAL RESERVE	\$ -	\$ -	\$ 336,883
BALANCE	\$ 509,196	\$ 450,566	\$ -
TOTAL EXPENSE, RESERVE AND BALANCE	\$ 827,031	\$ 843,129	\$ 794,914

EXHIBIT C

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.