

ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Park Village
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
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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

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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

Park Village

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 PARK VILLAGE 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: Park Village
 Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2004	FY 2005 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	3,149	3,150	--
Total Estimated Assessment:	\$234,122	\$245,223	--
<i>Zone 1</i>	\$135,613	\$142,887	--
<i>Zone 2</i>	\$14,768	\$15,556	--
<i>Zone 3</i>	\$83,741	\$86,780	--
Total Number of EBUs:	3,387.32	3,373.32	--
<i>Zone 1</i>	1,653.41	1,653.41	--
<i>Zone 2</i>	875.91	875.91	--
<i>Zone 3</i>	858.00	844.00	--
Assessment per EBU:			
<i>Zone 1</i>	\$82.02	\$86.41 ⁽³⁾	\$118.47 ⁽⁴⁾
<i>Zone 2</i>	\$16.86	\$17.76 ⁽³⁾	\$25.35 ⁽⁴⁾
<i>Zone 3</i>	\$97.59	\$102.81 ⁽³⁾	\$112.07 ⁽⁴⁾

⁽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 as set forth in this Assessment Engineer's Report.

⁽³⁾ Fiscal Year 2004 annual assessment increased by cost indexing factor of 5.35%.

⁽⁴⁾ Maximum authorized annual assessment increased by cost indexing factor of 5.35%.

District History: The District, originally established in February 1985, was re-engineered and re-balloted for Fiscal Year 2004 to allow for an increase in assessments and additional District improvements.

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 Park Village Maintenance Assessment District (District), originally established in February 1985, is located in the Rancho Peñasquitos Community Planning Area and is generally bounded by State Route (SR) 56 to the north, Salmon River Road to the east and the Peñasquitos Canyon Preserve to the south. The original Assessment Engineer's Report is on file in the City of San Diego (City) Clerk's Office.

The general purpose of the District is to provide for the maintenance of dedicated open space areas, landscaped medians and parkways, lighted monument wall, and shade structure within the District boundary. The improvements, and the associated maintenance, have expanded since the establishment of the District. In addition, maintenance costs have increased as a result of increases in labor and materials over time.

In order to accommodate a broader scope of District maintenance activities for existing and new improvements, and to provide for additional cost indexing flexibility, community representatives requested that the City initiate proceedings to allow for an increase in assessments beyond the amount authorized. The City retained Boyle Engineering Corporation (Boyle) to prepare an Assessment Engineer's Report for Fiscal Year 2004 and beyond which provides for inclusion of additional maintenance activities and modification of current cost-indexing provisions. These changes were approved, by a mail ballot proceeding, with a majority of weighted votes supporting the proposed modifications.

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 XIII D of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are

hereinafter referred to collectively as "Assessment Law"). 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 5.35% 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 District falls within the Rancho Peñasquitos Community Planning Area, and is generally bounded by State Route (SR) 56 to the north, Salmon River Road to the east and the Peñasquitos Canyon Preserve to the south. 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. Exhibit A also shows three zones into which the District has been subdivided for determination of assessments, as discussed later in this report.

Project Description

The District currently maintains developed and undeveloped open space; landscaped medians; hardscaped medians and landscaped right-of-ways. These improvements are located within four distinct maintenance areas as outlined in Table 1.

TABLE 1: Existing Maintenance Areas

Existing Improvements	Black Mountain Road	Park Village Road east of Licia	Park Village Road west of Licia	Camino Del Sur
	Area of Improvements in Square Feet			
Medians/Ground Cover & Trees	48,051	49,904	--	17,021
Medians – Paved	3,800	--	--	3,819
ROW & Slopes	240,356	493,967	86,634	124,723
Re-Established Natural Banks	--	753,541	--	29,000
Open Space (Undeveloped)	647,737	--	--	--
Gutter (Linear Feet)	16,763	26,592	2,684	10,080
Monuments	--	41,505	--	--
SDG&E Easement	--	8,800	--	--

Maintenance areas will increase based on future improvements as outlined in Table 2.

TABLE 2: Future Maintenance Areas

Future Improvements	Camino Del Sur Extension	Black Mountain Road
	Area of Improvements in Square Feet	
Medians/Ground Cover & trees	44,770	13,760
Medians – Paved	--	--
ROW & Slopes	210,372	--
Re-Established Natural Banks	--	--
Open Space (Undeveloped)	--	--
Gutter (Linear Feet)	10,710	1,660
Monuments	--	--
SDG&E Easement	--	--

Maintenance activities for the landscaped and hardscaped medians, as well as the developed right-of-ways and developed open space include, but are not limited to: litter control; fertilizing; irrigation and maintenance of irrigation components; weed control; pest control; pruning; planting; tree maintenance; gutter, sidewalk and hardtop cleaning; maintenance necessary for the health and appearance of the plant material; cleaning of brow ditches and activities necessary to address safety concerns.

Maintenance activities for the undeveloped open space areas are limited to litter control as necessary to control illegal dumps and heavy accumulations of litter.

The engineering drawings for the improvements maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein by reference. The specifications for the maintenance to be performed will be contained in a future City contract and will be on file with the City Clerk and the Park and Recreation Department. The specifications for maintenance will be available for public inspection during normal business hours.

Community representatives have identified the following additional District improvements for future inclusion and/or maintenance:

- ◆ Black Mountain Road Median Improvements
- ◆ Camino Del Sur Extension Improvements
- ◆ Other improvements of like character and nature to the extent that such improvements are consistent with the current apportionment methodology.

A special assessment of \$90,000 was levied in 1997 to provide for additional median improvements on Black Mountain Road. These improvements have not been completed to date. These funds remain available for construction of improvements on Black Mountain Road. Improvements associated with the extension of Camino Del Sur will be funded by adjacent development. The proposed assessments may be used to maintain the aforementioned improvements to the extent that the improvements are consistent with the current apportionment methodology.

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 cost allocations are considered to be "general benefits" administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the

City's contribution to the public at large, are accordingly considered to be "special benefit" 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. 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.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by property owners via a mail ballot and public hearing process. A 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 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 a factor equal to the San Diego Consumer Price Index for Urban Consumers (SDCPI-U) plus 2 percent allows for minor increases in normal maintenance and operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 2004 proceedings is authorized to be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U plus 2 percent. Fiscal Year 2005 is the first year authorized for such indexing. It has been determined that an increase in assessments, as authorized by the cost indexing provisions, is required for Fiscal Year 2005.

Method of Apportionment

Estimated Benefit of Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the Rancho Peñasquitos Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with these plans' goals for safety and pleasing aesthetics. The maintenance for these enhanced assets, since installation, has been funded through the District.

The major and arterial streets within the District are the backbone of the street network within the community. They serve as the primary access routes for inter-community and intra-community trips and thus serve all parcels within the community. All parcels within the District benefit from the enhancement of these streets and the enhanced community image provided by the improvements being maintained by the District.

Benefit Zones

The improvements within the District do not provide equal benefit to all of the properties. Some of the improvements are isolated and provide benefit only to a limited number of properties. A separate maintenance cost estimate has been prepared for each of the maintenance areas. The District has been divided into zones with maintenance areas and associated costs assigned to the benefiting zones. The District includes five major maintenance areas and three benefit zones. The benefit zones are shown in Exhibit A. The zones are as follows:

Zone 1

Zone 1 comprises the central core area of the District between Black Mountain Road and Licia Way as well as the proposed development with access directly to Camino Del Sur. Zone 1 receives benefit from all the amenities within the District with the exception of the improvements on Park Village Drive west of Carmel Mountain Road, which are isolated from the central core area.

Zone 2

Zone 2 is comprised of the area east of Black Mountain Road. This area takes its access from Black Mountain Road and Salmon River Road, and is generally isolated from the remainder of the District amenities. As a result, Zone 2 is assessed only for the maintenance of the Black Mountain Road improvements.

Zone 3

Zone 3 is comprised of the parcels west of Licia Way with access to Park Village Drive. These parcels receive benefit from the improvements located in Zone 2 and Zone 3. When completed, Camino Del Sur will provide the area with a local primary access route into and out of the community. At that time, Zone 3 will not be responsible for the costs of maintenance of improvements on Black Mountain Road.

Table 3 below summarizes the improvement areas and corresponding zones of benefit.

TABLE 3: Maintenance Areas & Benefiting Zones

Maintenance Area	Benefiting Zones	
	FY 2005	Ultimate
Black Mountain Road	1, 2, 3	1, 2
Park Village Road (from Black Mountain Road to Licia Way)	1, 3	1, 3
Camino Del Sur (Existing)	1, 3	1, 3
Camino Del Sur (Extension)	N/A	1, 3
Park Village Road (west of Licia Way)	3	3

Apportionment Methodology

The total cost for maintenance of the improvements funded by the District have been assessed to the various parcels in the District on the basis of Equivalent Benefit Units (EBUs) assigned to each parcel.

The total assessment for a given parcel is equal to the parcel's total EBUs multiplied by the Unit Assessment Rate (unique to the zone in

which a parcel is situated) as shown in the following equation:

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

Land Use Factor

Since the improvements to be maintained by the District are primarily associated with the Transportation Element of the General and Community Plans, 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 open space and landscaped/hardscaped improvements maintained by the District are linked to trip generation primarily by the public safety, aesthetic enhancement, and recreational opportunities enjoyed by travelers through the community. Thus, 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 Factors as shown in Table 4.

TABLE 4: Land Use Factors

Land Use/Zoning	Code	Land Use Factor
Residential – Detached Single Family	SFD	1.0 per dwelling unit
Residential – Attached Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
House of Worship	CRH	2.8 per acre
Industrial	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
Park – Undeveloped	PKU	0.5 per acre
Street/Roadway	STR	0 per acre
Recreational Facility	REC	3.0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	3.0 per acre

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is permitted, these activities are allowed only to the extent they are 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 and development), the trip generation rate is zero. Therefore, the designated Open Space itself receives no benefit from the District improvements and has been assigned a Land Use Factor of zero.

The Recreational Facility category includes those uses, which consist primarily of concentrated facilities, such as swimming pools, gymnasiums, racquetball clubs, etc. Recreational facilities of a more dispersed nature (e.g., golf courses, parks, etc.) have been categorized separately.

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 Streets/Roadways category

receives no benefit and has been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, communications facilities, etc. Utility company administrative offices are not included in this category.

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 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 and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. 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. The components used for this District are: public safety and aesthetics.

For a given land use, the composite Benefit Factor equals 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 reflects full benefit. A decimal fraction indicates less than full benefit. 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 5.

TABLE 5: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (Max. 0.6)	Aesthetics (Max. 0.4)	Composite Benefit Factor (Max. 1.0)
All Residential	0.6	0.4	1.0
Commercial – Office & Retail	0.6	0.2	0.8
Educational – Primary & Secondary	0.6	0.2	0.8
Fire/Police Station	0.6	0.2	0.8
House of Worship	0.6	0.2	0.8
Industrial	0.6	0.2	0.8
Library	0.6	0.2	0.8
Open Space (designated)	0.6	0	0.6
Park – Developed	0.6	0	0.6
Park – Undeveloped	0.6	0	0.6
Street/Roadway	0.6	0	0.6
Recreational Facility	0.6	0	0.6
Undevelopable	0.6	0	0.6
Utility Facility	0.6	0	0.6

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety element of District 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 open spaces, landscaped/hardscaped roadway medians and rights-of-way maintained by the District varies among land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from the reduced traffic congestion, reduced noise levels, greater separation from traffic and generally more tranquil environment provided by open spaces, landscaped/hardscaped roadway medians and rights-of-way. Commercial and institutional uses, on the other hand, often thrive on higher densities, greater traffic access, and a higher level of activity in the vicinity of their enterprises. These uses, accordingly, receive a lesser degree of benefit from the general insulation and separation provided by the aesthetic elements of District improvements.

Generally, commercial and business districts require large areas of

flat land and are constructed in the larger valley or mesa areas, which typically include less designated open space. On the other hand, residential neighborhoods can be sculpted into the areas of irregular terrain common to San Diego, which generally incorporate a greater amount of open space adjacent to the community's residential land use parcels. The proximity of open space to residential parcels creates a greater benefit to residential land use parcels.

Lands in the Open Space, Parks, Recreational Facility, Street/Roadway, 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.

Unit Assessment Rate

Unit assessment rates for each zone have been established to reflect each zone's proportionate obligation for maintenance of improvement areas within the zone. Table 6 summarizes the unit assessment rates for each of the three zones within the District for FY 2005.

TABLE 6: Unit Assessment Rates for FY 2005

Zone	Description	Total Parcels	Total EBUs	Total Assessment	Unit Cost (\$/EBU)
1	Zone 1	1,625	1,653.41	\$142,887	\$86.41
2	Zone 2	673	875.91	\$15,556	\$17.76
3	Zone 3	852	844.00	\$86,780	\$102.81

Equivalent Benefit Units (EBUs)

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

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

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

Summary Results

The District Boundary is presented in Exhibit A.

An estimate of the costs of the improvements 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

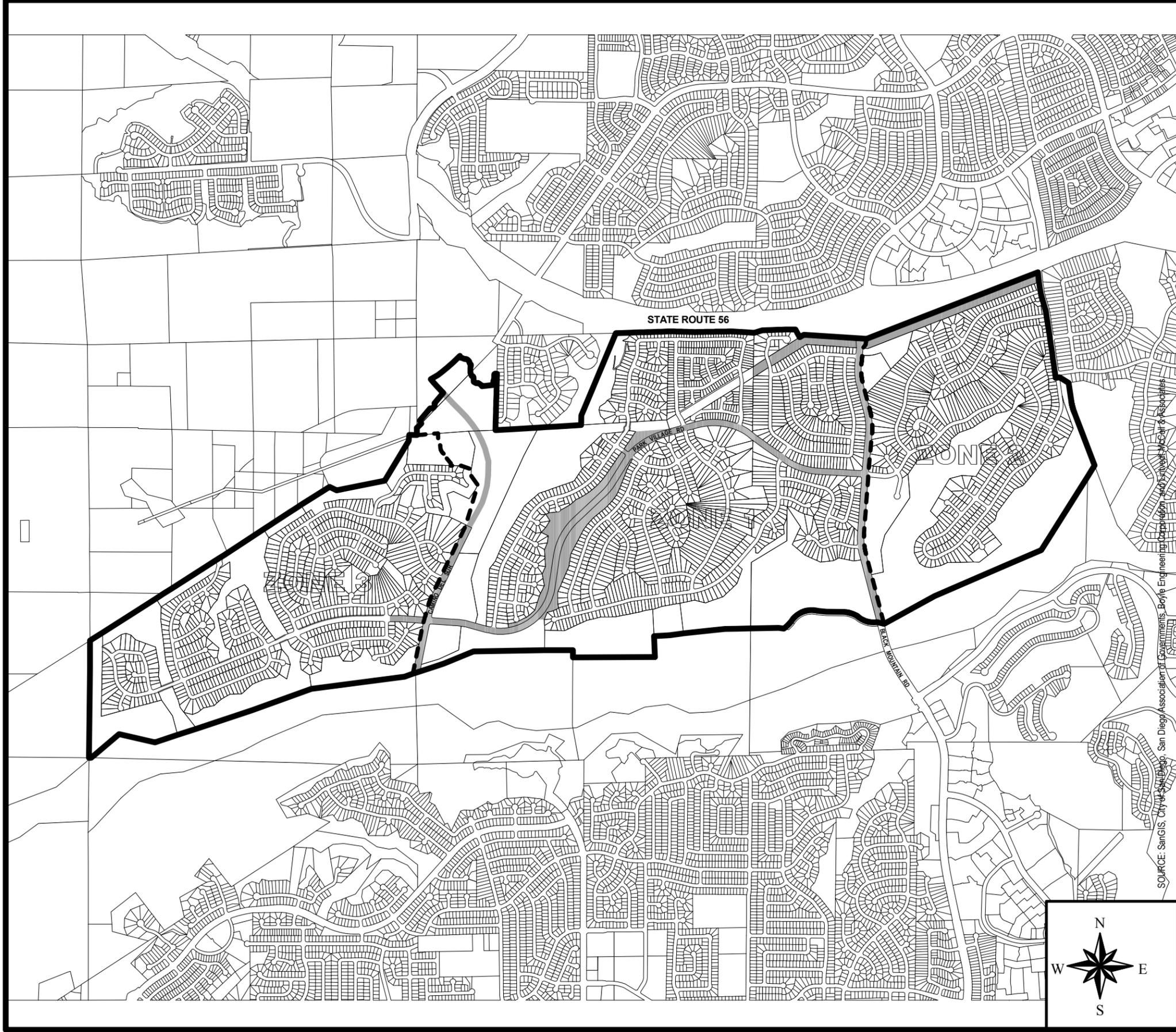
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2004.

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

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2003.

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

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Conway Court, Suite 200, San Diego, California 92111
LINTVEDT, MCCOLL & ASSOCIATES
3737 Camino Del Rio South, Suite 200, San Diego, California 92108

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE PARK VILLAGE 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 _____, 2003, 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 _____, 2003. 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 _____, 2003. 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
 - Zone Boundary
 - Improvement Areas *
 - Parcel Lines

* REFER TO THE ENGINEER'S REPORT & REFERENCED DOCUMENTS FOR NATURE, LOCATION & EXTENT OF IMPROVEMENTS.



**CITY OF
SAN DIEGO**

**PARK VILLAGE
MAINTENANCE ASSESSMENT DISTRICT**

EXHIBIT B

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

	FY 2003 ESTIMATE	FY 2004 ESTIMATE	FY 2005 PROPOSED
BEGINNING BALANCE AND RESERVE			
Beginning Balance	\$ 172,250	\$ 178,492	\$ 211,575
Prior Year Encumbrances	\$ 7,725	\$ -	\$ -
TOTAL BALANCE	\$ 179,975	\$ 178,492	\$ 211,575
REVENUE			
Assessments	\$ 146,402	\$ 234,113	\$ 245,223
Interest	\$ 7,179	\$ 1,396	\$ 1,500
Environmental Growth Fund	\$ 634	\$ 975	\$ 975
Gas Tax Fund	\$ 16,394	\$ 16,394	\$ 21,488
General Fund	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ 170,609	\$ 252,878	\$ 269,186
TOTAL BALANCE AND REVENUE	\$ 350,584	\$ 431,370	\$ 480,761
EXPENSE			
CAPITAL IMPROVEMENTS PROGRAM	\$ -	\$ -	\$ 90,000
OPERATING EXPENSE			
Personnel	\$ 12,455	\$ 22,044	\$ 31,937
Contractual	\$ 94,501	\$ 115,000	\$ 148,000
Incidental	\$ 39,221	\$ 41,209	\$ 34,185
Utilities	\$ 25,915	\$ 41,542	\$ 48,272
TOTAL OPERATING EXPENSE	\$ 172,092	\$ 219,795	\$ 262,394
TOTAL EXPENSE	\$ 172,092	\$ 219,795	\$ 352,394
RESERVE			
Contingency Reserve	\$ -	\$ -	\$ 128,367
TOTAL RESERVE	\$ -	\$ -	\$ 128,367
BALANCE	\$ 178,492	\$ 211,575	\$ -
TOTAL EXPENSE, RESERVE AND BALANCE	\$ 350,584	\$ 431,370	\$ 480,761

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.