



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

MISSION HILLS HISTORIC STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT

**Fiscal Year 2010 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

AECOM

7807 Convoy Court, Suite 200
San Diego, CA 92111
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May 2009

CITY OF SAN DIEGO

Mayor

Jerry Sanders

City Council Members

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Carl DeMaio
District 5

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District 2 (Council President Pro Tem)

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District 3

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City Attorney

Jan Goldsmith

Chief Operating Officer

Jay Goldstone

City Clerk

Elizabeth Maland

Independent Budget Analyst

Andrea Tevlin

City Engineer

Afshin Oskoui

Assessment Engineer

AECOM USA, Inc.

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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Budget
- Exhibit C: Assessment Roll
- Exhibit D: Noticing List

Assessment Engineer's Report

Mission Hills Historic Street 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 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"), 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 MISSION HILLS HISTORIC STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), AECOM USA, 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 _____, 2009.

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 _____, 2009.

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

Executive Summary

Project: Mission Hills Historic Street Lighting
 Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2010 ⁽¹⁾ & Remainder of Capital Payback Period ⁽²⁾	Annual Maintenance After Capital Payback Period ⁽³⁾
Total Parcels Assessed:	725	--
Total Estimated Assessment:	\$214,743	\$20,188
Total Estimated EBUs:	720.54	--
Annual Assessment per EBU:	\$298.04	\$28.02

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 2010 is the City's Fiscal Year 2010, which begins July 1, 2009 and ends June 30, 2010.
- ⁽²⁾ Assessments levied during the "Capital Payback Period" (estimated at 2 years) will be used to finance the initial procurement and installation of lighting fixtures, and other incidental costs associated with District formation.
- ⁽³⁾ Maintenance assessments (levied after completion of the "Capital Payback Period") will be used for on-going operations, maintenance and repair of District facilities. These maintenance assessments are subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost-Indexing: The maximum authorized assessment for maintenance 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 in the Mission Hills neighborhood of the Uptown community planning area have petitioned the City of San Diego (City) to form a maintenance assessment district to fund the procurement, installation, operations and maintenance of decorative (“acorn” style) lighting in an area currently scheduled for utility undergrounding. The undergrounding project (“Block 2E Utility Undergrounding”) is generally shown in **Figure 1**.

The City of San Diego (City) has retained AECOM USA, Inc. (AECOM) to prepare an Assessment Engineer’s Report for the formation of the Mission Hills Historic Street Lighting Maintenance Assessment District (District). The purpose of the District is to fund the initial construction and on-going operations, maintenance and repair of the identified decorative lighting improvements located within the District.

District Proceedings for Fiscal Year 2010

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.

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.

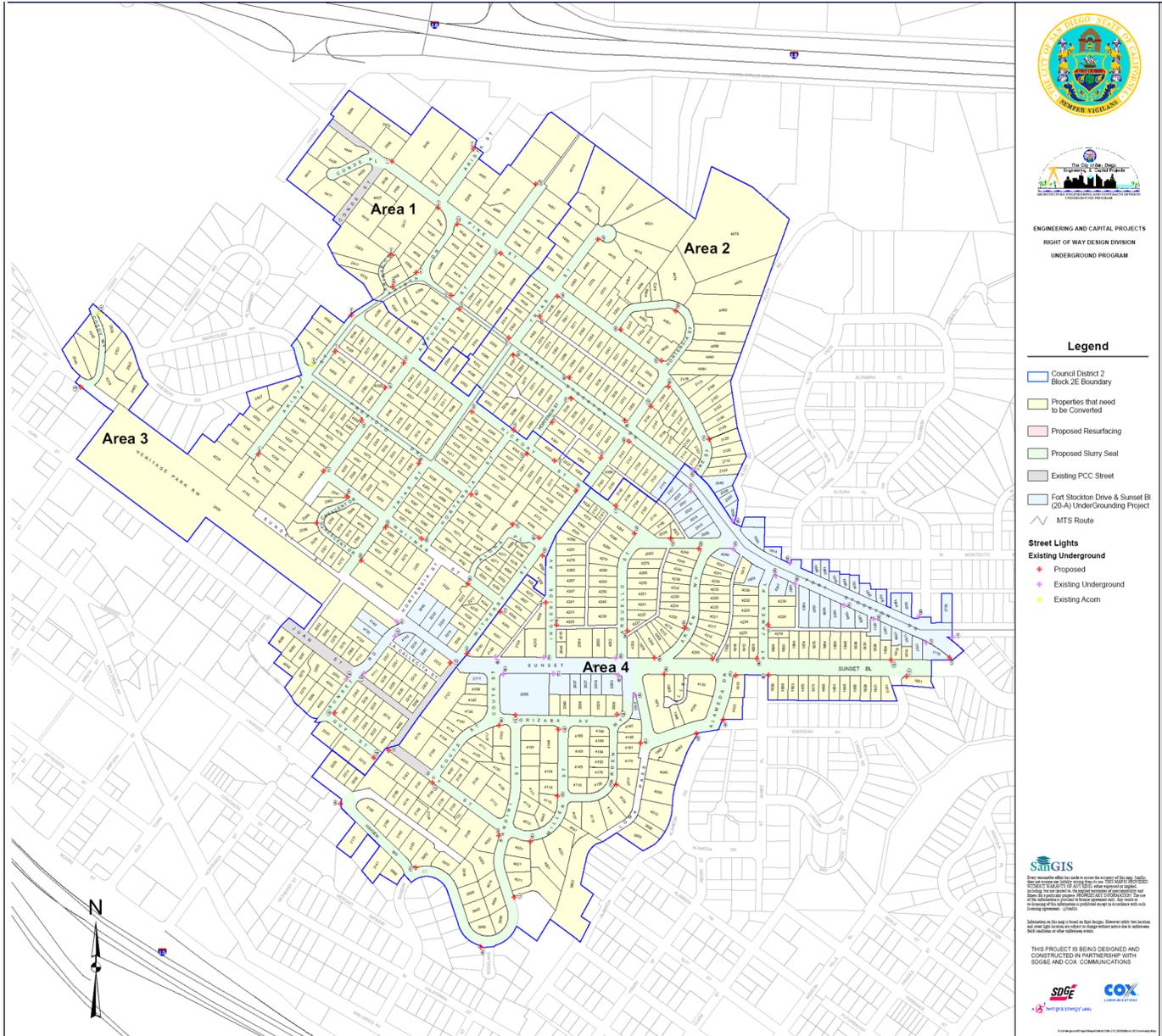


FIGURE 1
Block 2E Utility Undergrounding Project

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.

District Boundary

The District is located in the Mission Hills neighborhood of the Uptown Community, and generally includes those properties which front the improved lighting corridor. The District boundary is different than the utility undergrounding project boundary in that the latter relates specifically to conversion of electrical services to individual properties.

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, operations and maintenance of the identified decorative ("acorn" style) lighting located within the District. The District improvements are generally located as shown in **Figure 1**. For

additional detail as to location and type of improvements/services, please refer to the engineering plans, maps, sketches, specifications, and other materials on file with the City Park and Recreation Department.

Separation of General & Special Benefits

The identified lighting improvements provide benefit to the parcels located within the District. These benefits are “special benefits” (beyond the “general benefits” provided to the public at large) because installation and maintenance of enhanced, decorative (“acorn” style) lighting improvements is not normally provided by the City.

For purposes of capital construction, the City will credit the District an amount equivalent to the cost of standard “cobra” style streetlights which would have been installed as part of the utility undergrounding project. This credit is included in the District’s estimated multi-year capital budget (see “Undergrounding Credit” in **Exhibit B**).

Consistent with City policy for the public at large, the City will contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see *City Council Policy 200-18* for lighting standards). These cost allocations, reviewed and adjusted annually by the City, are reflective of the “general benefit” level of service provided by the City to the public at large. All other capital, maintenance, operations, and administration costs associated with the District, in excess of the City’s contribution, are for the “special benefits” funded by the District.

Cost Estimate

Estimated Costs

Estimated budgets for the multi-year “Capital Payback Period” and “Annual Maintenance” period are included as **Exhibit B**, and generally described as follows:

Capital Payback Period: A multi-year period commencing with the City’s Fiscal Year 2010 (July 1, 2009 – June 30, 2010). Assessments levied during this period (estimated at 2 years) will be used to finance the initial procurement and installation of lighting fixtures, and other incidental costs associated with District formation.

Annual Maintenance Period: Subsequent fiscal years following completion of the Capital Payback Period. Assessments levied during this period will be used for on-going operations, maintenance and repair of District facilities. These maintenance assessments are subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

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 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 maintenance assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U. Fiscal Year 2011 will be the first year authorized for such indexing. For example, if a parcel's maximum authorized maintenance 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 maintenance 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 maintenance assessment depending upon the estimated budget for the fiscal year.

Method of Apportionment

Estimated Benefit of Improvements

The *Uptown Community 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 specific reference to the following noteworthy objectives and recommendations:

- “Preservation of community character and historical, architectural and cultural resources.” (p. 12)
- “Improve the pedestrian and vehicular quality of the streetscape through the design of new development, public improvements, landscaping and coordinated street plantings.” (p. 78)
- “Street furniture, coordinated signage and lighting, planters, kiosks, public art, and plant material should be incorporated whenever possible to add to the vitality of the streetscape.” (p. 82)
- “Street trees, lighting, bollards and/or sidewalk textures should be provided along major streets to create a pleasing pedestrian environment, in addition to providing a separation between pedestrian circulation and vehicular movement.” (p. 82)
- “Enrich the pedestrian quality of all areas by increasing sidewalk widths when appropriate, identifying street tree themes, providing cohesive street furniture, unifying signage, increasing lighting, varying pavement materials and providing nodal points at strategic locations.” (p. 82)

The proposed decorative 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, community image and 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 1**.

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Single Family (detached)	SFD	1.0 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	40.0 per acre
Open Space (designated)	OSP	0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Vacant (developable)	VAC	2.0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

Designated open space serves primarily to preserve natural landscape 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 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 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 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.

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, view corridors and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. The subcomponents used for this District are: aesthetics/community image 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 2**.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Aesthetics/ Community Image (Max. 0.8)	Public Safety (Max. 0.2)	Composite Benefit Factor (Max. 1.0)
Residential – All	0.8	0.2	1.0
Commercial – Office & Retail	0.4	0.2	0.6
Open Space (designated)	0.0	0.2	0.0
Street/Roadway	0.0	0.2	0.0
Undevelopable	0.0	0.2	0.0
Vacant (developable)	0.4	0.2	0.6

Aesthetics/Community Image. The District improvements provide enhanced aesthetics/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 Vacant 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 Undevelopable categories are considered to receive no significant benefit from the aesthetic elements of the District improvements/services, as enhanced aesthetic quality of other lands in their vicinity does not affect their function, use, or value.

Public Safety. All land uses are considered to receive the maximum available benefit from the public safety aspect of the District improvements/services. 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.

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 2010 and maximum authorized annual maintenance costs associated with District improvements/services is shown in **Exhibit B**.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs, Fiscal Year 2010, 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:

AECOM USA, INC.

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 _____, 2009.

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

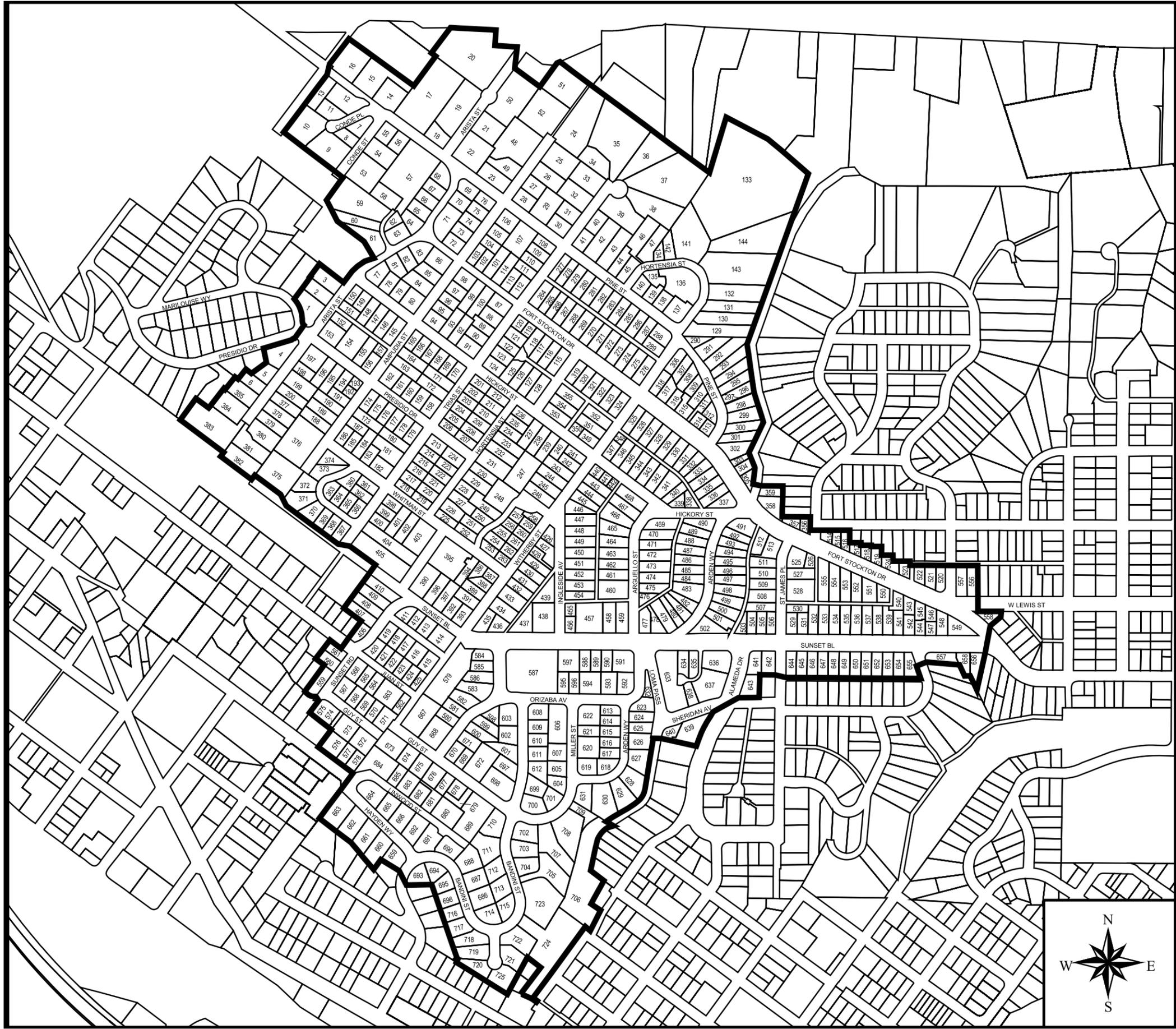
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2009.

Elizabeth Maland, 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 _____, 2009.

Afshin Oskoui, SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



SOURCE: SanGIS, City of San Diego and AECOM.

BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2009.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE MISSION HILLS HISTORIC STREET 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 _____, 2009, BY ITS RESOLUTION NO. _____.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA



7807 Conroy Court, Suite 200, San Diego, California 92111 (858) 268-8080

ELIZABETH MALAND, 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 _____, 2009. 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 _____, 2009. 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.

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.

- LEGEND:**
- District Boundary
 - Parcel Line
 - Improvement Areas *
 - Diagram Number

* REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.



CITY OF
SAN DIEGO

MISSION HILLS HISTORIC STREET LIGHTING MAINTENANCE ASSESSMENT DISTRICT

W.O. DATE: MAY 2009 REVS:

EXHIBIT B

EXHIBIT B - Estimated Budget
Mission Hills Historic Street Lighting Maintenance Assessment District

	Multi-Year Budget for Capital Payback Period ⁽¹⁾	Annual Maintenance After Capital Payback Period ⁽²⁾
EXPENSES		
Capital Improvements	\$ 590,486	\$ -
Design & Contract Administration	\$ 184,000	\$ -
Formation Fund Repayment	\$ 45,000	\$ -
Operations, Maintenance & Administration	\$ -	\$ 20,190
Undergrounding Credit ⁽³⁾	\$ (450,000)	\$ -
Contingency	\$ 50,000	\$ -
Total Expenses	\$ 419,486	\$ 20,190
REVENUE		
Assessments	\$ 429,486	\$ 20,190
Total Revenue	\$ 429,486	\$ 20,190
RESERVES		
Reserve	\$ 10,000	\$ -
Total Reserves	\$ 10,000	\$ -

⁽¹⁾ The "Capital Payback Period" is a multi-year period commencing with the City's Fiscal Year 2010 (July 1, 2009 - June 30, 2010). Assessments levied during the "Capital Payback Period" (estimated at 2 years) will be used to finance the initial procurement and installation of lighting fixtures, and other incidental costs associated with District formation.

⁽²⁾ Maintenance assessments (levied after completion of the "Capital Payback Period") will be used for on-going operations, maintenance and repair of District facilities. These maintenance assessments are subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

⁽³⁾ City contribution based on the estimated capital cost of furnishing and installing standard cobra-style street lights.

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.

EXHIBIT D

Due to the size of the Noticing List (Exhibit D), 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 Noticing List.