



America's Finest City

THE CITY OF SAN DIEGO



# **Assessment Engineer's Report**

## **TALMADGE PARK – SOUTH LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

**Annual Update for Fiscal Year 2016**

**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**

**May 2015**

# CITY OF SAN DIEGO

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Elizabeth Maland

## Independent Budget Analyst

Andrea Tevlin

## City Engineer

James Nagelvoort

## Assessment Engineer

EFS Engineering, Inc.

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- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Expense, Revenues & Reserves
- Exhibit C: Assessment Roll

# Assessment Engineer's Report Talmadge Park – South Lighting Maintenance Assessment District

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## 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 “Landscaping 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 TALMADGE PARK – SOUTH 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 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 \_\_\_\_\_, 2015.

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



## Executive Summary

**Project:** Talmadge Park – South  
 Lighting Maintenance Assessment District

**Apportionment Method:** Equivalent Benefit Unit (EBU)

	<b>FY 2015</b>	<b>FY 2016 <sup>(1)</sup></b>	<b>Maximum <sup>(2)</sup> Authorized</b>
<b>Total Parcels Assessed:</b>	243	243	--
<b>Total Estimated Assessment:</b>	\$16,605	\$16,818	--
<b>Total Estimated EBUs:</b>	231.400	231.400	--
<b>Annual Assessment per EBU:</b>	\$71.76	\$72.68	\$72.68 <sup>(3)</sup>

<sup>(1)</sup> FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. 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.

<sup>(2)</sup> Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

<sup>(3)</sup> Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 1.28%.

**Annual Cost-Indexing:** The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

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



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## Background

Property owners located in the Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area 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 retained EFS Engineering, Inc. to prepare an Assessment Engineer's Report for the formation of the Talmadge Park – South 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. The Assessment Engineer's Report was approved and assessments confirmed in Fiscal Year 2015.

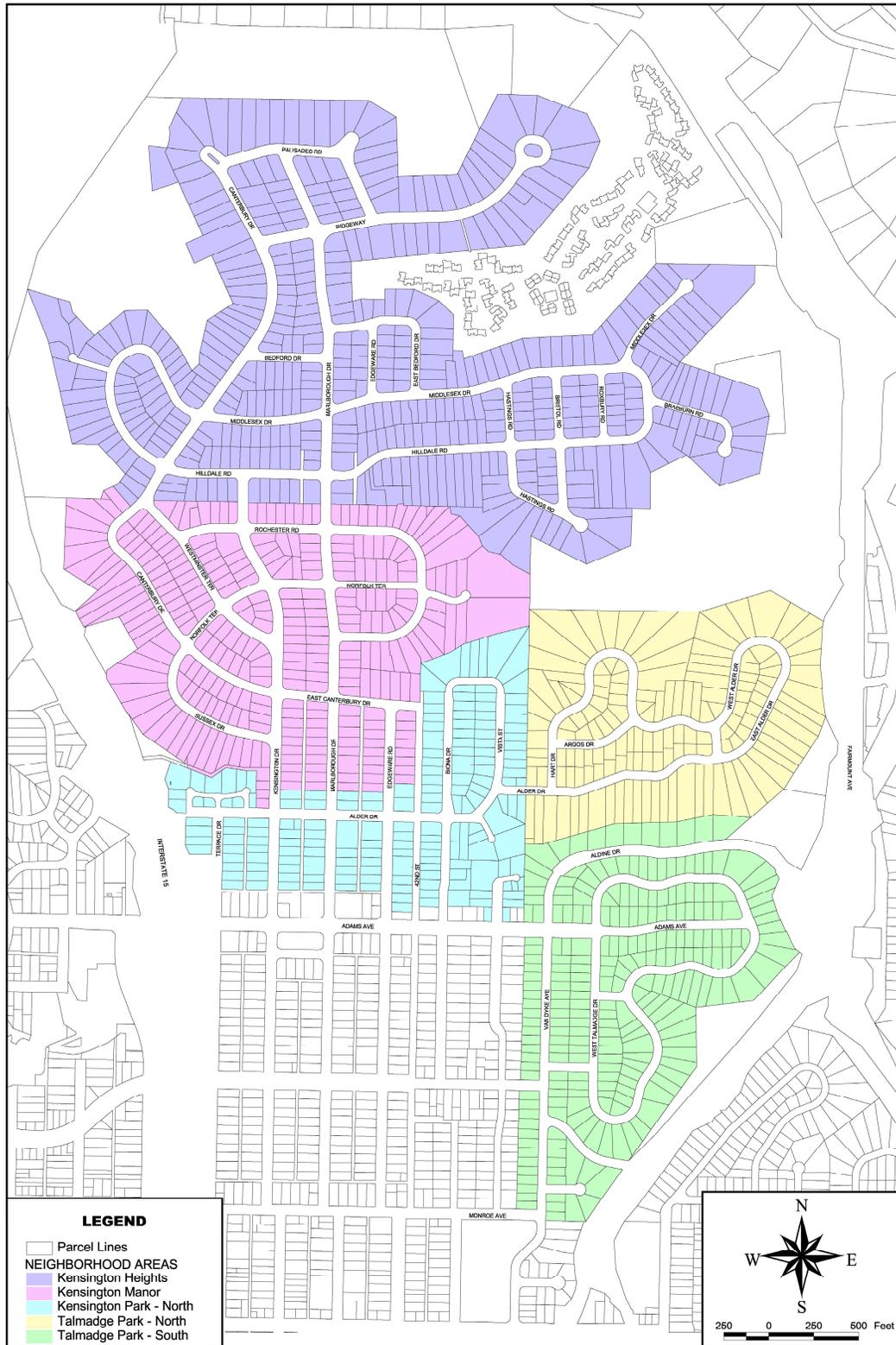
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## District Proceedings for Fiscal Year 2016

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 "Landscaping 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 2016. The Fiscal Year 2016 assessments proposed within this Assessment Engineer's Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.





**FIGURE 1: Kensington Neighborhood Areas**



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.

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## **District Boundary**

The District is located in the Kensington neighborhood of the Kensington-Talmadge community of the *Mid-City Communities Plan* area. The District generally includes the properties located east of or fronting Van Dyke Avenue, north of Monroe Avenue.

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**.

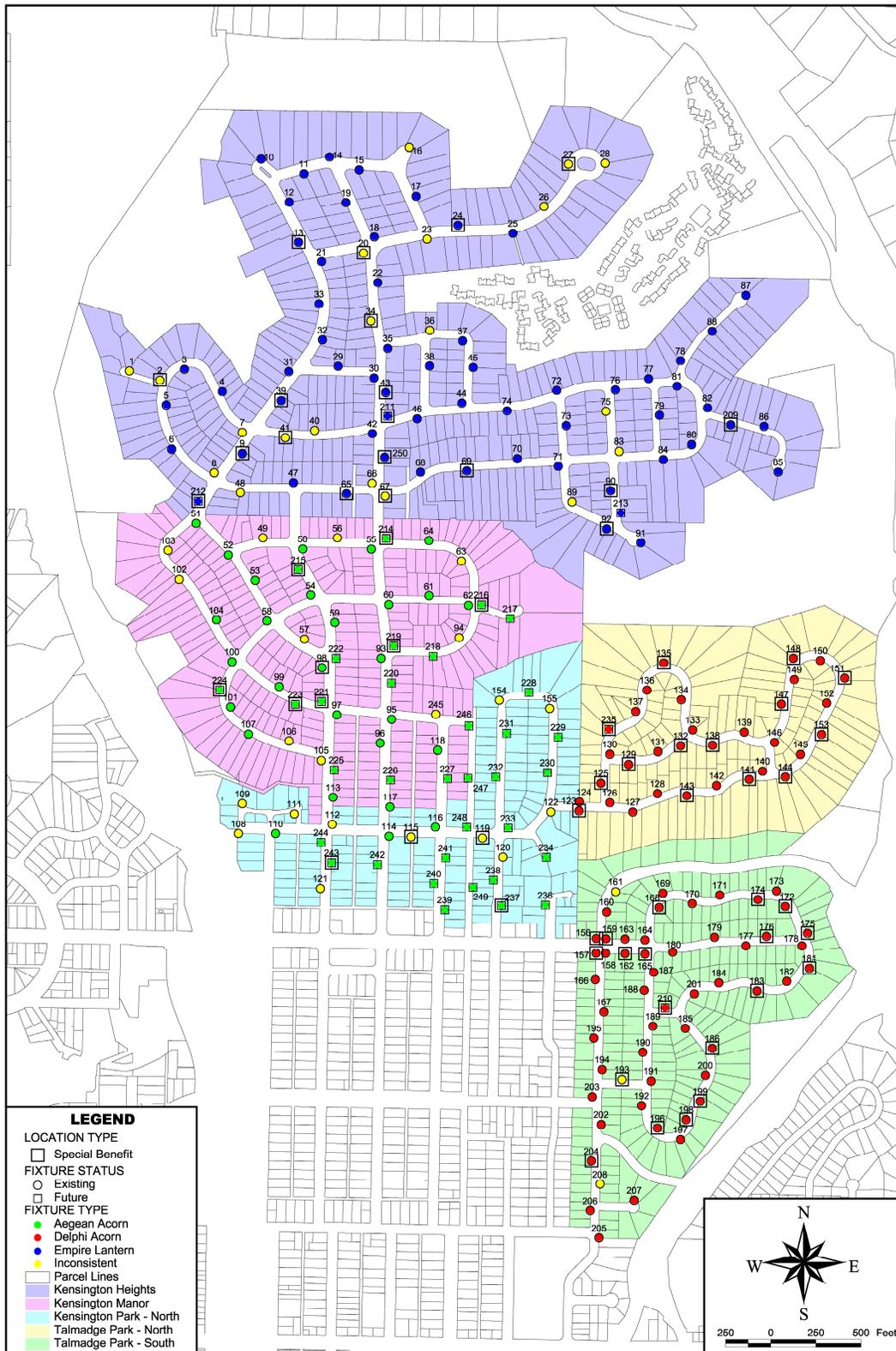
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## **Project Description**

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.





**FIGURE 2: Kensington Lighting Improvements**



A summary of existing and ultimate lighting counts within the District (at the time of District formation) 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.

**TABLE 1: District Lighting Counts**

	Existing <sup>(1)</sup>	Ultimate
<b>Location Type</b>		
General Benefit Location <sup>(2)</sup>	35	35
Special Benefit Location <sup>(3)</sup>	18	19
<b>Fixture Type</b>		
Consistent <sup>(4)</sup>	50	54
Inconsistent <sup>(5)</sup>	3	0
New Installation	1	--

<sup>(1)</sup> Existing lighting counts at time of District formation.  
<sup>(2)</sup> Consistent with City street light spacing standards.  
<sup>(3)</sup> In excess of City street light spacing standards (i.e., greater densification).  
<sup>(4)</sup> Consistent with District fixture type standard (Delphi Acorn style).  
<sup>(5)</sup> 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.

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## 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.

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## 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 was determined that the maintenance and servicing of ornamental street lighting improvements has the potential to confer benefit to others outside the District.

A traffic assessment 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 9% of the traffic on the Aldine Drive improvement corridor is internally generated by the properties within the District. In other words, the District has an estimated pass-through rate of 91% on Aldine Drive. With the pedestrian/road-related public safety benefits estimated at 25% and an estimated pass-through rate of 91%, the amount of "External Benefits" (conferred to the public at large or properties located outside the District) is estimated at 22.75%, as shown in the following equation:

$\text{External Benefits} = 25\% \times 91\% = 22.75\%$
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In other words, 22.75% of the cost of maintaining and servicing the ornamental street lighting improvements along Aldine Drive (in excess of City standards) must be funded by sources other than the assessments and/or City standard contributions.

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## Cost Estimate

### Estimated Costs

Estimated Fiscal Year 2016 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.

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.

### 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 established in the Fiscal Year 2015 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. The annual change in second half SDCPI-U values, as compiled by the U.S. Bureau of Labor Statistics (see [www.bls.gov](http://www.bls.gov)), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 1.28%.

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## 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**

<b>Land Use/Zoning</b>	<b>Code</b>	<b>Land Use Factor <sup>(1)</sup></b>
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

<sup>(1)</sup> 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**

<b>Land Use/Zoning</b>	<b>Aesthetics (Max. 0.50)</b>	<b>Public Safety (Max. 0.50)</b>	<b>Composite Benefit Factor (Max. 1.00)</b>
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:

$\text{Unit Assessment Rate} = \text{Total Annual Program Costs} / \text{Total Estimated EBUs}$
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### Sample Calculations

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

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

Shown below are sample EBU calculations for several common land uses found in the District.

- **1 Single-Family Residence**  
EBUs = 1 unit x 1.00 x 1.00 = 1.00 EBUs
- **1 Condominium**  
EBUs = 1 unit x 0.70 x 1.00 = 0.70 EBUs
- **10-unit Apartment Complex**  
EBUs = 10 units x 0.70 x 1.00 = 7.00 EBUs

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

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

Based on the above formula, the EBUs calculated for each property, can be found in the Assessment Roll (**Exhibit C**).



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## 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 2016 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).

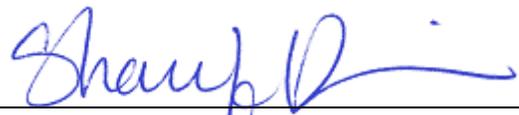
Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2016 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



  
Eugene F. Shank, PE C 52792

  
Sharon F. Risse



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 \_\_\_\_\_, 2015.

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

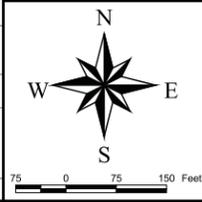
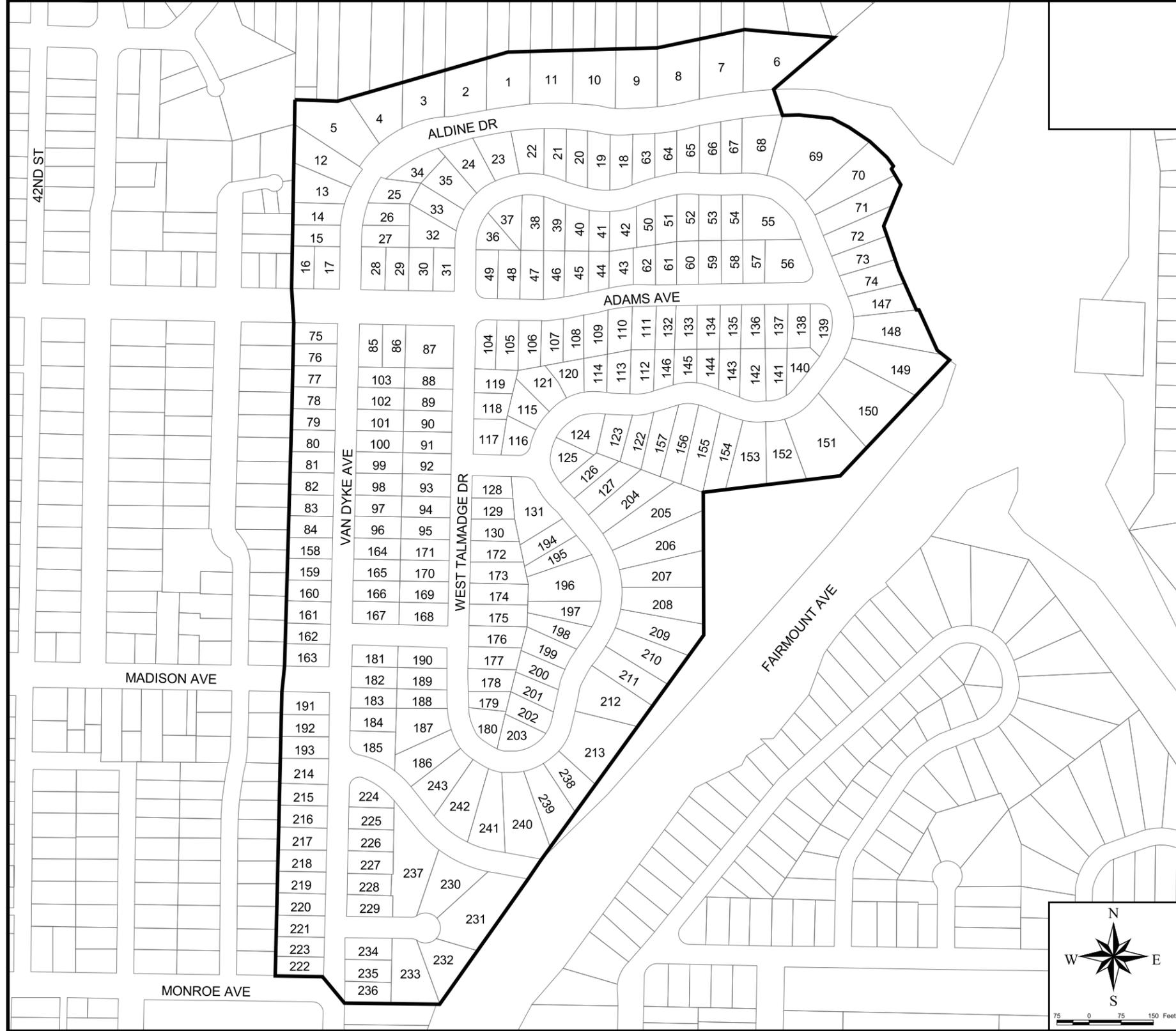
I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the \_\_\_\_ day of \_\_\_\_\_, 2015.

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

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# **EXHIBIT A**



SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

## BOUNDARY MAP & ASSESSMENT DIAGRAM

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE TALMADGE PARK - SOUTH 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

PREPARED BY:  
**EFS ENGINEERING, INC.**  
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490

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.

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

**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.

**LEGEND:**  
 District Boundary  
 Parcel Line  
 # Diagram Number



**CITY OF  
SAN DIEGO**

**TALMADGE PARK - SOUTH  
LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

W.O. \_\_\_\_\_ DATE: \_\_\_\_\_ REVS: \_\_\_\_\_

# EXHIBIT A

# **EXHIBIT B**

# EXHIBIT B

Park and Recreation Department - Open Space Division  
Maintenance Assessment Districts Program  
Summary of Fiscal Year 2016 (07-01-15 to 06-30-16) Budget

Talmadge Park South Lighting Maintenance Assessment District  
Fund 200721

	FY 2015 Budget	FY 2015 Estimate	FY 2016 Proposed
<b><u>District Expenses</u></b>			
<b>Services</b>			
City Services Billed - Inspection Costs (all light locations) <sup>(1)</sup>	\$ 4,505.00	\$ 4,505.00	\$ 4,505.00
<b>Maintenance of Fixtures</b>			
City Services Billed - Bulb Replacement (special benefit light locations)	\$ 360.00	\$ 360.00	\$ 360.00
City Services Billed - Repair of Fixtures, Poles, Paint, etc. (all light locations) <sup>(1)</sup>	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00
City Services Billed - Misc. Wiring Repairs (special benefit light locations)	\$ 450.00	\$ 450.00	\$ 450.00
City Services Billed - Major Restoration (all light locations)	\$ 3,534.00	\$ 3,534.00	\$ 3,534.00
Reimbursement Agreement - (Formation Costs - Reimbursement to Formation Fund)	\$ 10,302.00	\$ 4,827.00 <sup>(2)</sup>	\$ 5,098.00 <sup>(2)</sup>
Other Non-Personnel Expense (Amount available for CIP or Reserve)	\$ (5,475.00)	\$ -	\$ -
Special District Street Lighting - Energy Costs (all light locations) <sup>(1)</sup>	\$ 1,606.00	\$ 1,606.00	\$ -
Special Districts Administration - (Management Fund Fee)	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
<b>Subtotal</b>	<b>\$ 21,432.00</b>	<b>\$ 21,432.00</b>	<b>\$ 20,097.00</b>
<b>TOTAL EXPENSE</b>	<b>\$ 21,432.00</b>	<b>\$ 21,432.00</b>	<b>\$ 20,097.00</b>
<b><u>District Revenues &amp; Reserves</u></b>			
Assessment Income	\$ 16,605.00	\$ 16,605.00	\$ 16,818.14
Interest Earnings	\$ -	\$ -	\$ 100.00
General Fund Services/Contributions <sup>(3)</sup>			
Inspection (general benefit light locations)	\$ 2,975.00	\$ 2,975.00	\$ 2,975.00
Energy (general benefit light locations)	\$ 1,061.00	\$ 1,061.00	\$ 1,061.00
Maintenance (general benefit light locations)	\$ 350.00	\$ 350.00	\$ 350.00
General Benefit Offset	\$ 441.00	\$ 441.00	\$ 441.00
<b>TOTAL REVENUE</b>	<b>\$ 21,432.00</b>	<b>\$ 21,432.00</b>	<b>\$ 21,745.14</b>
<b><u>District Reserves</u></b>			
Beginning Fund Balance	\$ -	\$ -	\$ -
Change in Fund Balance	\$ -	\$ -	\$ 1,648.14
<b>Year End Operating Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,648.14</b>

<sup>(1)</sup> A portion of this cost item will be offset by General Fund contribution or in-kind service (see "Revenues" section of the budget).

<sup>(2)</sup> Actual Repayment Amount Total: \$10,662.83 - \$4,827 - \$5,098 = \$737.83 balance remaining (after FY15 and FY16 installments).

<sup>(3)</sup> City Contributions are subject to change each year pending City Council's approval.

# **EXHIBIT C**

**ASSESSMENT ENGINEER'S REPORT**  
**ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), the "Landscaping and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIII D of the California Constitution), and 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 & Assessment Diagram on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego. A 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 (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: May 13, 2015

EFS ENGINEERING, INC.



By: Eugene F. Shank  
Eugene F. Shank, PE C 52792

By: Sharon F. Risse  
Sharon F. Risse

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Talmadge Park - South Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2016 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
465 273 01 00	0.29	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 273 02 00	0.26	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 273 03 00	0.24	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 273 04 00	0.00	SFD	1.00	1.00	0.000	\$72.68	\$0.00	Wulbern Julian&Jeanne Revocable Trust 02-18-94
465 273 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wulbern Julian&Jeanne Revocable Trust 12-29-93
465 282 01 00	0.44	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 282 02 00	0.33	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 282 03 00	0.32	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 282 04 00	0.31	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 282 05 00	0.30	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 282 06 00	0.28	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Stocker Hans M Tr
465 321 01 00	0.00	SFD	1.00	1.00	0.000	\$72.68	\$0.00	Wulbern Julian&Jeanne Revocable Trust 12-29-93
465 321 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Burritt Linda M
465 321 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Crooks Gary V&Mueller Carolynn M
465 321 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	White Trust 06-24-14
465 321 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Gerardi Gregory J&Sweeney Sarah K
465 321 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Miller David J
465 322 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cole Emily
465 322 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Bloom James A&Lynn L
465 322 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dowling Marjorie Living Trust 09-27-97
465 322 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	McInnes James&Banister-McInnes Sandi Revocable Trust
465 322 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wong-Lim Family Trust 04-16-07
465 322 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Smith Conor G&Scott Fiona L
465 322 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Davis Mark J&Mary G
465 322 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Roberts Edward T Trust 07-21-09
465 322 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Phipps Kathryn A Trust 11-16-00
465 322 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Knapp Family Survivors Sub-Trust 02-10-93
465 322 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shirazi Betsy S&Amir M
465 322 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Kirk Barry&Constance
465 322 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Katz Judith W Family Trust 03-11-13
465 322 15 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Adrignola Sam F&Anna R Trs
465 322 16 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Johnson Family Trust 06-04-98
465 322 17 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Evenson Willis&Joan Family Trust 01-25-85
465 322 19 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shinsky Neale R&Mary P 2001 Trust
465 322 20 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Schlecht Irene M
465 323 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Zawacki Hoyt Family Trust 08-31-00
465 323 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Goldfarb Kahl&Nicole R
465 323 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Vincent Kimball R Living Trust 05-09-06
465 323 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Berhow Donald O&Magda E Trust A 06-12-79
465 323 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wissler Jeffrey L Trust 09-03-13
465 323 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Percival Jean O Tr
465 323 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Jones Sherry E Trust 11-12-14
465 323 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dampier Family Trust 04-18-07
465 323 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Herroon Living Trust 10-23-11
465 323 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Sanchez-Aldana Adriana
465 323 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Darr Richard M Trust 06-22-04
465 323 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Maze Family Trust 02-10-06
465 323 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hw&Bsw Trust 01-15-98
465 323 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Miller Kate S Trust 06-10-14
465 331 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Weinrick Janice L 1993 Trust 04-09-93
465 331 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Lubin/Engel Family Trust 08-10-98
465 331 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shaw Robert B&Denise A
465 331 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Guilbault Keith
465 331 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Walsh Timothy S&Natalia E
465 331 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Holmes Charlotte Trust 04-18-95
465 331 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Brunetto B&C Family Trust 03-13-03
465 331 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	High James B
465 331 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Jones Roderick R&Barbara M Trust 09-18-86

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Talmadge Park - South Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2016 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
465 331 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cieri Chris V
465 331 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Leonard Susan V Trust 12-08-10
465 331 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hansen Edward L Trust 11-22-99
465 331 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Boyanov Boyan I&Boyanova Veneta T Revocable 2014 Tr
465 332 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Laws Mark D&Lori S
465 332 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	White Robert C&Sandra L Family Trust 11-01-95
465 332 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Fisher Clay
465 332 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ferraro Family Trust 09-15-14
465 332 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	McClure Francine Trust 01-27-97
465 332 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hileman John&Julie Trust 02-07-03
465 332 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cooper Richard L <Le> Stark Pamela L <Aka Cooper-Star
465 332 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hopper Jeff&Rebecca Trust 11-07-13
465 332 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Talbott Michael S&Alina R
465 332 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Morgan Friedman Trust
465 332 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cooper Douglas R&Iverson Lorraine A Living Trust 11-22-4
465 332 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Bell David A&Patel-Bell Binda D
465 351 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Lerner Family Trust 02-04-04
465 351 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Flagel Jeremy&Nist Heather L
465 351 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Winn Steven W&Melanie A Joint Living Trust05-16-14
465 351 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dunn Mary F
465 351 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Nunns William T
465 351 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Lottermoser Mary E 1993 Trust 01-28-93
465 351 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Chandler James L&Magel B
465 351 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Burchell Diana B
465 351 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Tipton Kelly A
465 351 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Connolly Barbara A Revocable Trust 09-07-00 Et Al
465 352 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Schott Michael T&Elizabeth C
465 352 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Obrien/Spence Trust 12-01-09
465 352 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Martin Family Trust 10-25-01
465 352 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Rivera Family Survivors Trust 07-06-88
465 352 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Veeramallu Family Trust 04-30-08
465 352 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wilder Timothy
465 352 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hernandez Vicki M
465 352 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Miller Keith&Amy Family 2011 Trust 01-28-11
465 352 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Mckisic James M&Sheila D
465 352 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Brown Michael L&Kathleen A
465 352 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Desouza Tessa
465 352 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ozgunduz Nuri O&Ann R Trs
465 352 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hoeltgen Deborah C Trust 02-04-94
465 352 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Blake Family Trust 10-14-99
465 352 15 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wiles Family Revocable Trust 09-13-13
465 352 16 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Degen Patricia A
465 352 17 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Kesner Andrew W&Kapteina Carianne E
465 352 18 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Griswold&Sanchez 2008 Family Trust 01-25-08
465 352 19 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Badre Nicolas H&Kirsten R
465 353 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Parsons Lucinda L
465 353 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Vanriper Karen J Separate Property Trust 01-10-13
465 353 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Krooskos Family Survivors Trust 03-13-91
465 353 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ness Bryan
465 353 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Haynes Michael J&Grabski Patricia
465 353 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Conklin Spencer&Lori L
465 353 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hicks Robert&Desjardins Michelle A
465 353 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ruelas Kevin J&Catherine I
465 353 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Arnold Florence G Trust 05-31-90
465 353 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Racheeff Venedict&Eugenie G
465 353 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Maguire Merlin A Trust 10-05-05
465 353 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Peterschmidt John C
465 353 15 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Lujan Family Trust 11-09-01

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Talmadge Park - South Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2016 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
465 353 16 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Blake Family Trust 10-12-05
465 353 17 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Porter Karen L Living Trust
465 353 18 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Fogarty-Sidotti Family Trust 08-01-08
465 353 19 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Monger Family Trust A 05-02-86
465 353 20 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Sampson Michael P&Hector Susan M Revocable Trust 03
465 354 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Phillips Alfred A
465 354 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Orcutt Family Trust A 12-29-87
465 354 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hurley Peterson Trust 10-27-08
465 354 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Halfman Joan E Tr
465 354 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Holmes Charlotte Trust 04-18-95
465 354 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Smith Timothy Matthew&Alison 1999 Trust 12-15-99
465 355 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Overand Patrick T Living Trust
465 355 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Colthurst Harry T Jr&Alice C
465 355 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shelton-Peterson Family Trust 08-04-04
465 355 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Collins Family 2005 Trust 07-01-05
465 361 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Harding Susan R
465 361 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hillman Cynthia L&Strong Emma C
465 361 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Saxod Olga R Trust 09-17-99
465 361 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Friedman Ronald A&Gaye E
465 361 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Macleod Karen E
465 361 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Isip Peter&Marilen
465 361 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Smith Michael A Trust 06-26-00
465 361 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Setz Robert&Tiernan Carol A
465 361 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Davis Sandra E
465 361 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Abedi Joseph&Storey Cassandra
465 361 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Roudebush L Keith Trust 08-04-80
465 361 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cutsinger Revocable Living Trust 10-13-88
465 361 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Devermann Family Revocable Trust 05-14-06
465 361 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Webb Julia A Trust 08-15-13
465 361 15 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Munson Eric Trust 04-16-04
465 362 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Robinson-Bonin Pamela S Living Trust 03-24-00
465 362 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Gonzales Arthur A
465 362 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Troub Allen W Trust 04-23-97
465 362 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Weerts Peggy L
465 362 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Parker Frank Z Trust I 01-29-96
465 362 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Pattengill Gretchen M Revocable Trust 12-07-07
465 362 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Roper Family Trust 12-12-90
465 362 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Corrado Trust 05-06-91
465 362 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Filterer Thomas T Trust 01-29-92
465 362 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Mccown Revocable Trust 10-08-98
465 362 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Bucher Melvin&Dorothy Trust Of 2002
465 391 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Jepsen Carl H Trust 04-10-06
465 391 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Barrier David J
465 391 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wade Jeffrey P Trust 02-07-05
465 391 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Reid Michael T Jr&Theresa S
465 391 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Riebil Ralph E Revocable Living Trust 08-28-02
465 391 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Blake Kimberly A
465 392 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ruch Elizabeth M
465 392 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Trejo-Montagne Trust 09-19-12
465 392 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Abssy Trust 11-25-14
465 392 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wiederholt Douglas W&Esmeralda
465 392 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Green Sidney W&Elizabeth Family Trust
465 392 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	New Ernest&Bonnie Trust 06-11-12
465 392 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shaw Mary A
465 392 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Mancini Marianna Trust 11-18-11
465 393 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Nelsen-Benn Charlotte Revocable Trust 01-30-01
465 393 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Vasey Family Trust 05-13-91
465 393 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Raines Michael H&John G

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Talmadge Park - South Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2016 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
465 393 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wyatt James L&Pamela M
465 393 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Brooks-Gonyer George&Maryann
465 393 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Larabee Dale R&Diane S 1997 Revocable Trust 03-21-97
465 393 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Behrman Eric C&Meltzer Susan D
465 393 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Mcknight Mark S Iii&Willtrout-Mcknight Joan E Rev Living T
465 393 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Leonard Elizabeth M Tr
465 394 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Blucher Donald K Jr Trust 10-20-97
465 394 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Duesler Deborah A
465 394 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Gonzalez Alejandro&Susana
465 394 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Guncer Selim&Kurban Fikriye
465 394 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Peck David&Edie O
465 394 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Love Darlene A Trust 09-14-95
465 394 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Keller Steven E Trust 08-31-07
465 394 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wehrle Family Trust
465 394 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Ripellino-Mcginness Revocable Trust 09-26-14
465 394 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dennehy Mary E Living Trust 11-24-94
465 395 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Patrick Gentry&Cantu Alicia
465 395 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Lotharius Tony
465 395 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Rider Lane W 2014 Trust 03-10-14
465 401 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Biberstein Family Trust 04-14-99
465 401 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Vandyke Thomas K Trust 03-18-10
465 401 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hargrave Family Trust 06-25-02
465 401 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Sheres Family Trust 11-17-99
465 401 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Crain Patrick&Bronson Michele Family Trust 04-27-04
465 401 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Crosthwaite William&Barbara H
465 401 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Shackelton Wilbright Trust 12-13-96
465 401 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Outzs David A Trust 11-14-05
465 401 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Kressel-Welsh 2000 Trust 12-12-00
465 401 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Kaiser Christopher J&Mollye M
465 402 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	White Darryl J Trust 03-24-05
465 402 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dennehy Peter F
465 402 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Deluca Francis A Revocable Trust 06-28-04
465 402 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	White Roth Living Trust 05-03-01
465 402 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Bernasconi Barry M&Pamela E
465 402 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Clapper Betty J
465 402 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hernandez Sergio H&Sanchez-Montes Suyapa L
465 402 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Kreysler Sheila Revocable Trust
465 402 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	James Michael L&Alaine L
465 402 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Webb Julia A Trust 08-15-13
465 421 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hernandez Juan V&Aida
465 421 02 00	0.13	VAC	0.00	0.00	0.000	\$72.68	\$0.00	Covelluzzi Steven J
465 421 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Romstad Thomas C&Taylor-Romstad Janice L
465 421 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Furey Robert 2014 Trust 06-17-14
465 421 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Thiess Katherine E Living Trust 09-17-98
465 421 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Cowgill Family Trust 04-25-96
465 421 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Yauger Daniel J Trust
465 421 08 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Jones Anthony Michael&Tara
465 421 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Badillo Jose G&Natalie
465 421 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Strong Kathryn J
465 422 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Fox Bruce W
465 422 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Obeirne Anne M
465 422 03 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Sanderson-Cottrell Family Trust 11-25-13
465 422 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Dietrick John A Jr Revocable 2013 Trust
465 422 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Duran Rudy L&Peterson David P Trust 06-17-02
465 422 07 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hennegan Patricia C Tr
465 422 09 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Frisman Dennis Revocable Trust 11-22-04
465 422 10 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Katakhar Sucheta
465 422 11 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Stephanis Aron Trust 01-16-04

**EXHIBIT C - Assessment Roll (Fiscal Year 2016)**  
**Talmadge Park - South Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Fiscal Year 2016 <sup>(4)</sup>		Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>		Unit Cost	Assessment	
465 422 12 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Franson Robert W&Jennifer M
465 422 13 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Peterson Mark H Revocable Trust
465 422 14 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Hoare Samuel R&Barrett Melissa M
465 422 15 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Wong S M Family Trust 11-15-04
465 422 16 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Tromblee Thomas E&Onate Rita H Trs
465 423 01 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Johnson Howard A Jr&Lukiini-Johnson Annina S I
465 423 02 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	H G P Renovations Inc
465 423 03 00	2.00	DUP	0.70	1.00	1.400	\$72.68	\$101.74	Yarborough Katherine Trust 02-27-12
465 423 04 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Mcconnaughey Family Trust 11-26-03
465 423 05 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Sup Clare
465 423 06 00	1.00	SFD	1.00	1.00	1.000	\$72.68	\$72.68	Torres Family Trust 05-21-08
<b>TOTAL</b>	-	-	-	-	<b>231.400</b>	-	<b>\$16,818</b>	

<sup>(1)</sup> Applicable units (acres or dwelling units) dependent upon Land Use Code

<sup>(2)</sup> Refer to Assessment Engineer's Report for description of Land Use Codes and applicable Land Use Factor

<sup>(3)</sup> Refer to Assessment Engineer's Report for applicable Benefit Factors.

<sup>(4)</sup> Fiscal Year 2016 begins July 1, 2016 and ends June 30, 2016

<sup>(5)</sup> Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report