

COPY

ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

**Carmel Valley
Maintenance Assessment District**

Fiscal Year 2003

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 2002

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters
District 1

Brian Maienschein
District 5

Byron Wear
District 2

Donna Frye
District 6

Toni Atkins
District 3

Jim Madaffer
District 7

George Stevens
District 4

Ralph Inzunza, Jr.
District 8

City Manager

Michael T. Uberuaga

City Attorney

Casey Gwinn

City Clerk

Charles G. Abdelnour

City Engineer

Frank Belock

Assessment Engineer

Boyle Engineering Corporation

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Engineer's Report Carmel Valley 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 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"), in connection with the proceedings for the CARMEL VALLEY 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 _____, 2002.

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

Executive Summary

Project:	Carmel Valley Maintenance Assessment District		
Apportionment Method:	Equivalent Benefit Unit (EBU)		
	<u>FY 2002</u>	<u>FY 2003</u> ⁽¹⁾	<u>Maximum</u> ⁽²⁾ <u>Authorized</u>
Total Parcels Assessed:	8,524	8,693	--
Total Estimated Assessment:	\$1,300,720	\$1,369,979	--
Total Number of EBUs:	14,978.24	14,882.63	--
<i>Zone 1</i>	7,635.43	7,634.89	--
<i>Zone 2</i>	992.34	992.34	--
<i>Zone 3</i>	1,238.73	1,238.73	--
<i>Zone 4</i>	1,159.22	1,159.22	--
<i>Zone 5</i>	1,236.83	1,236.83	--
<i>Zone 6</i>	1,017.35	1,017.35	--
<i>Zone 7</i>	1,037.13	1,037.13	--
<i>Zone 8</i>	375.61	386.54	--
<i>Zone 9</i>	285.60	179.60	--
Assessment Per EBU:			
<i>Zone 1</i>	\$55.38	\$57.38 ⁽³⁾	\$57.38 ⁽³⁾
<i>Zone 2</i>	\$135.38	\$140.26	\$156.34 ⁽³⁾⁽⁴⁾
<i>Zone 3</i>	\$303.60	\$314.52 ⁽³⁾⁽⁴⁾	\$314.52 ⁽³⁾⁽⁴⁾
<i>Zone 4</i>	\$55.38	\$57.38 ⁽³⁾	\$57.38 ⁽³⁾
<i>Zone 5</i>	\$55.38	\$57.38 ⁽³⁾	\$57.38 ⁽³⁾
<i>Zone 6</i>	\$55.38	\$57.38 ⁽³⁾	\$57.38 ⁽³⁾
<i>Zone 7</i>	\$120.38	\$151.08	\$154.74 ⁽³⁾⁽⁴⁾
<i>Zone 8</i>	\$100.38	\$104.00	\$147.59 ⁽³⁾⁽⁴⁾
<i>Zone 9</i>	\$55.38	\$57.38 ⁽³⁾	\$57.38 ⁽³⁾

⁽¹⁾ FY 2003 is the City's Fiscal Year 2003, which begins July 1, 2002 and ends June 30, 2003. 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 Engineer's Report.

⁽³⁾ Fiscal Year 2002 maximum authorized annual "overlay" assessment increased by cost indexing factor of 3.61%.

⁽⁴⁾ Fiscal Year 2002 maximum authorized annual "zone" assessment increased by cost indexing factor of 3.60%.

Proposition 218 Compliance: The District was re-engineered in FY 1999 for compliance with Proposition 218. By a ballot proceeding, majority property owners (80.7% of the weighted vote) approved FY 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing.

Annual Cost Indexing: An increase of assessments, under authority of annual cost indexing provisions, is required for Fiscal Year 2003.

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

Background

The Carmel Valley Maintenance Assessment District (District) is bounded by Interstate 5 to the west, Carmel Valley Road (Highway 56) to the south, and the community planning area boundaries to the north and east. The Carmel Valley planning area boundary was expanded easterly by an amendment to the Neighborhood 4 Precise Plan adopted July 30, 1996. Annexation of the new area was proposed as part of Fiscal Year 1999 proceedings.

The improvements comprising the District consist of landscaped medians, paved medians, landscaped right-of-ways, landscaped slopes, revegetated native perimeter slopes, mini parks (enhanced open space/green belts), community parks with various park amenities, gutters, brow ditches, and freeway easements. The purpose of the District is to provide for the maintenance of these improvements.

The maintenance performed on the community parks is for services that exceed the general fund contribution toward community park maintenance. The City makes a general benefit contribution to the community parks at the same level of contribution as other community parks throughout the City. The grounds of the Public Library located in this district are also maintained through the same contract. However, the district is reimbursed for these costs by the City's general fund.

The District was re-engineered in Fiscal Year 1999 for compliance with Proposition 218. By a mail ballot proceeding, property owners approved the re-engineering with 80.7% of weighted votes supporting the proposed assessments.

The Engineer's Report, preliminarily accepted by Resolution Number R-290069 on May 11, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments.

District Proceedings for Fiscal Year 2003

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

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

The Fiscal Year 2003 and maximum authorized assessments proposed within this Engineer's Report represent an increase from the previous year's assessments. This increase is under authority of annual cost indexing provisions approved by the voters. Therefore, the vote requirements of Section 4 of Article XIID do not apply to these proceedings.

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

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The Boundary Map & Assessment Diagram for the Carmel Valley Landscape Maintenance District are on file in the Special Districts Administration Office and the Office of the City Clerk of the City of San Diego and by reference are made a part of this report. A copy of the Boundary Map is included as Exhibit A.

The map details the District boundary, zone boundaries and the location of the improvements maintained by the District. Zone 9 comprises the area added by amendment to the Neighborhood 4 Precise Plan.

Project Description

The project to be funded by the proposed assessments is the maintenance of approximately 4.91 acres of landscaped medians, 3.40 acres of paved medians, 6.99 acres of landscaped right-of-ways, 48.66 acres of landscaped slopes, 5.63 acres of revegetated native perimeter slopes, 39.42 acres of mini parks, 56,718 linear feet of gutters and brow ditches, and 1.08 acres of freeway easements. The approximate locations of the improvements to be maintained by the District are depicted in Exhibit A. Maintenance activities include, but are not limited to, turf mowing and edging, irrigation, gutter sweeping,

collection and disposal of fallen branches and trees, tree and bush trimming, fertilizing, weeding, irrigation, irrigation system maintenance, and ongoing inspection and repairs.

The specifications for the maintenance to be performed are contained in the following City contracts: Y4606/02, L6574/98, L3499/01, L3424/01, L3534/01, L6573/98. These City contracts (incorporated herein by reference) are on file with the City Clerk and the Park and Recreation Department, and are available for public inspection during normal business hours.

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 (18.0¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). In addition, the City makes a standard contribution from the general fund for population-based parks and libraries. These combined allocations are considered to be a "general benefit" administered by the District. All other maintenance, operation, and administrative costs, which exceed the City's contribution to the public at large, are "special benefits" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2003 annual expenses, revenues, reserves, and assessments (provided by the City) are included as Exhibit B hereto.

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer's report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments,

resulting in even higher assessments.

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

The maximum authorized assessment established in the Fiscal Year 1999 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal Year 2000 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, is required for Fiscal Year 2003.

Method of Apportionment

Estimated Benefit of Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the Carmel Valley Community Plan establish several goals for the community's transportation system. The improvements being maintained by this District are consistent with the plan's goals for safety and pleasing aesthetics.

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. All parcels have been assessed for the maintenance of improvements on the major and arterial streets. The assessment costs associated with these improvements (common to all parcels) are termed "overlay" costs.

The collector/neighborhood streets within the District serve as the primary access routes to and from the major and arterial streets for parcels within a neighborhood, and thus serve the parcels within a given neighborhood community. Only those parcels served by such collector/neighborhood streets, open space and public landscape

maintenance easement areas benefit from their enhancement.

Consistent with this concept, the District has been sub-divided into nine (9) neighborhood zones as shown in Exhibit A. Parcels within each zone have been assessed for the maintenance of the improvements on the collector/neighborhood streets, open space and public landscape maintenance easement areas serving their respective neighborhood zone. The assessment costs associated with these improvements are termed "zone" costs.

Zones 1, 4, 5, 6, and 9 currently maintain the collector/neighborhood streets, open space and public landscape maintenance easement areas serving their respective neighborhood through a home owners association or by other means. Therefore, "zone" costs for their neighborhood zones are zero (i.e., the zones have been assessed for "overlay" costs only).

Apportionment Methodology

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 parcel is situated) 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 two factors, a Land Use Factor and a Benefit Factor, related as shown in the following equation:

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

Each of these factors are discussed below.

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

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

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – 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
Residential – Convalescent & Retirement	CNV	0.3 per dwelling unit
Agricultural	AGR	0.02 per acre
Commercial – Office & Retail	COM	45.0 per acre
Church & House of Worship	CRH	2.8 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Hotel	HTL	15.0 per acre
Industrial	IND	15.0 per acre
Library	LIB	40.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Undeveloped	PKU	0.5 per acre
Recreational Facility	REC	3.0 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Utility Facility	UTL	0 per acre

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is sometimes permitted, these activities are usually

allowed only to the limited extent consistent with the primary purpose of natural preservation. Since this land is essentially "unused" in the customary terms of land use (which relate to human use, not use by nature), the trip generation rate is zero. Therefore, the designated Open Space receives no benefit from the Transportation Element and has been assigned a Land Use Factor of zero.

While those traveling streets and roadways enjoy the improvements maintained by the District during their travel, the actual benefit of this enjoyment accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Street/Roadway category receive no benefit and have been assigned a Land Use Factor of zero.

The Utility Facility category applies to utility infrastructure facilities, such as water tanks, pump stations, electric power transformer stations, 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 applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in Table 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (max. 0.3)	Aesthetics (max. 0.7)	Composite Benefit Factor (max. 1.0)
Residential – All	0.3	0.7	1.0
Agricultural	0.3	0.0	0.3
Commercial – Office & Retail	0.3	0.3	0.6
Church & House of Worship	0.3	0.3	0.6
Educational – Primary & Secondary	0.3	0.3	0.6
Fire/Police Station	0.3	0.3	0.6
Hotel	0.3	0.3	0.6
Industrial	0.3	0.3	0.6
Library	0.3	0.3	0.6
Open Space (designated)	0.3	0.0	0.3
Park – Undeveloped	0.3	0.0	0.3
Recreational Facility	0.3	0.3	0.6
Street/Roadway	0.3	0.0	0.3
Undevelopable	0.3	0.0	0.3
Utility Facility	0.3	0.0	0.3

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 landscaped and hardscaped roadway medians, rights-of-way, vegetated slopes, open space, and parks 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 landscaped and 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.

Lands in the Open Space, 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. Lands in the Golf Course and Park categories are considered to receive no significant benefit from the aesthetic elements of District improvements, as the aesthetic values of these lands are themselves so high that they are little enhanced by those of other lands in their vicinity.

Unit Assessment Rate

As previously mentioned, all parcels have been assessed for the maintenance of improvements on the major and arterial streets. The assessment costs associated with these improvements (common to all parcels) are termed "overlay" costs. Parcels within each neighborhood zone have been assessed for the maintenance of the improvements on the collector/neighborhood streets, open space, and landscape easements serving their respective neighborhood zone. The assessment costs associated with these improvements are termed "zone" costs.

The total "overlay" costs have been apportioned to each parcel in proportion to the parcel's estimated EBUs relative to the total of all District EBUs. The total "zone" costs have been apportioned to each parcel in proportion to the parcel's estimated EBUs relative to the total of all EBUs within the neighborhood zone.

The Unit Assessment Rate (rate per EBU) is equal to the sum of the "overlay" unit rate and the "zone" unit rate as shown in the following equation:

$\text{Unit Assessment Rate} = \text{Overlay Unit Rate} + \text{Zone Unit Rate}$
--

Table 3 summarizes the FY 2003 (from July 1, 2002 to June 30, 2003) and maximum authorized unit assessment rates.

TABLE 3: Unit Assessment Rates

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Fiscal Year 2003⁽¹⁾					
Overlay Cost	\$438,118	\$56,941	\$71,078	\$66,525	\$70,975
Zone Cost	\$0	\$82,246	\$318,525	\$0	\$0
Total Cost	\$438,118	\$139,187	\$389,603	\$66,525	\$70,975
EBUs	7,634.89	992.34	1,238.73	1,159.22	1,236.83
Overlay Unit Rate ⁽²⁾	\$57.38	\$57.38	\$57.38	\$57.38	\$57.38
Zone Unit Rate	\$0	\$82.88	\$257.14	\$0	\$0
Unit Assessment Rate	\$57.38	\$140.26	\$314.52	\$57.38	\$57.38
Maximum Authorized for Subsequent Fiscal Years⁽³⁾					
Overlay Cost	--	--	--	--	--
Zone Cost	--	--	--	--	--
Total Cost	--	--	--	--	--
EBUs	--	--	--	--	--
Overlay Unit Rate ⁽²⁾	\$57.38	\$57.38	\$57.38	\$57.38	\$57.38
Zone Unit Rate ⁽⁴⁾	\$0	\$98.96	\$257.14	\$0	\$0
Unit Assessment Rate	\$57.38	\$156.34	\$314.52	\$57.38	\$57.38

	Zone 6	Zone 7	Zone 8	Zone 9	Total
Fiscal Year 2003⁽¹⁾					
Overlay Cost	\$58,376	\$59,511	\$22,180	\$10,305	\$854,009
Zone Cost	\$0	\$97,179	\$18,020	\$0	\$515,970
Total Cost	\$58,376	\$156,690	\$40,200	\$10,305	\$1,369,979
EBUs	1,017.35	1,037.13	386.54	179.60	14,882.63
Overlay Unit Rate ⁽²⁾	\$57.38	\$57.38	\$57.38	\$57.38	--
Zone Unit Rate	\$0	\$93.70	\$46.62	\$0	--
Unit Assessment Rate	\$57.38	\$151.08	\$104.00	\$57.38	--
Maximum Authorized for Subsequent Fiscal Years⁽³⁾					
Overlay Cost	--	--	--	--	--
Zone Cost	--	--	--	--	--
Total Cost	--	--	--	--	--
EBUs	--	--	--	--	--
Overlay Unit Rate ⁽²⁾	\$57.38	\$57.38	\$57.38	\$57.38	--
Zone Unit Rate ⁽⁴⁾	\$0	\$97.36	\$90.21	\$0	--
Unit Assessment Rate	\$57.38	\$154.74	\$147.59	\$57.38	--

⁽¹⁾ Fiscal Year 2003 begins July 1, 2002 and ends June 30, 2003.
⁽²⁾ Fiscal Year 2002 maximum authorized annual "overlay" assessment increased by cost indexing factor of 3.61%.
⁽³⁾ Subject to cost indexing provisions as set forth in this Engineer's Report.
⁽⁴⁾ Fiscal Year 2002 maximum authorized annual "zone" assessment increased by cost indexing factor of 3.60%.

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 the maintenance costs associated with District improvements is shown in Exhibit B.

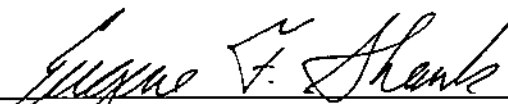
The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2003 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

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 2003 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 _____, 2002.

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 _____, 2002.

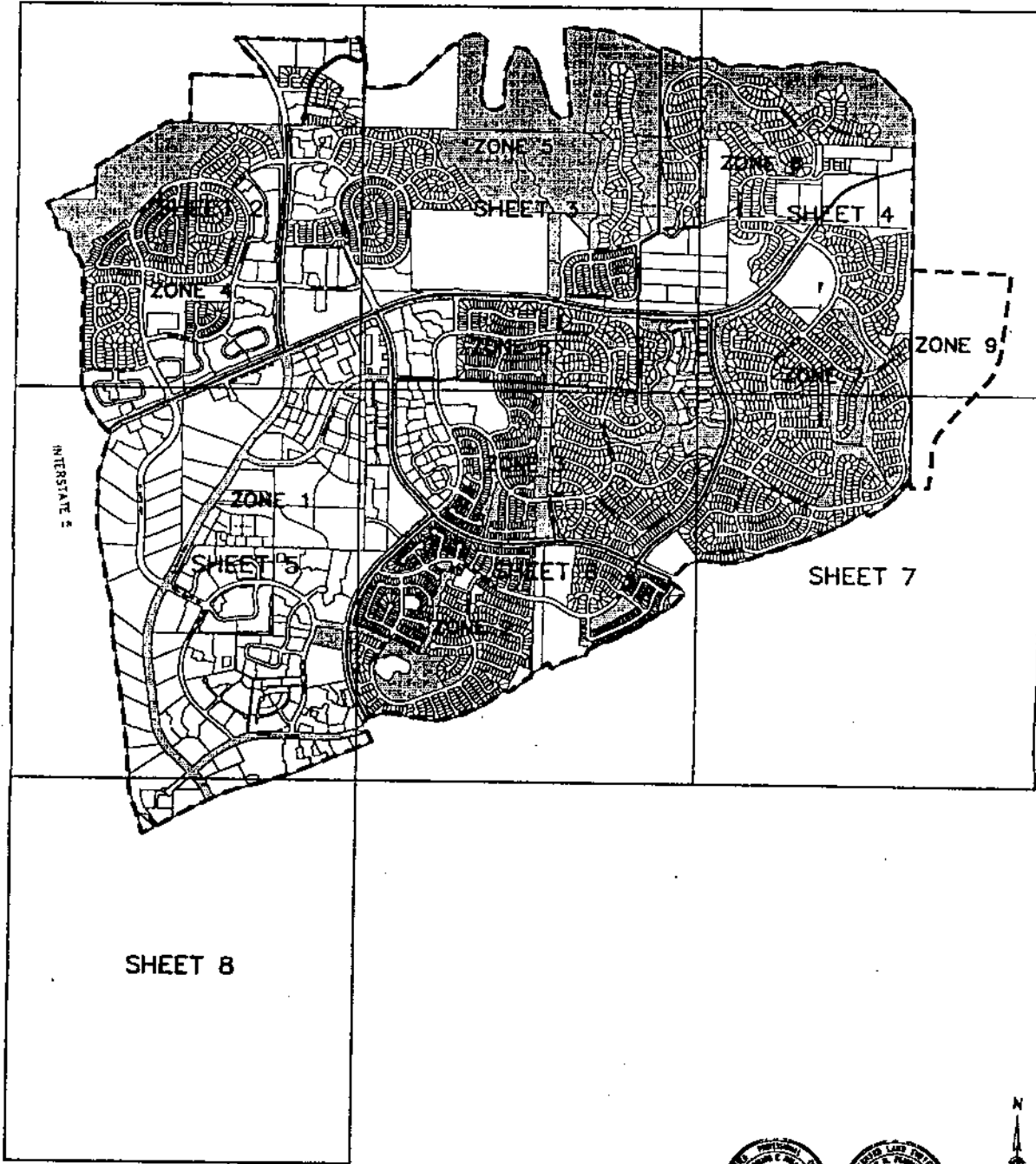
Charles G. Abdelnour, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

I, Frank Belloc Jr, 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 31st day of June, 2002.



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 _____, 1988.

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE CARMEL VALLEY LANDSCAPE MAINTENANCE DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE ___ DAY OF _____, 1988, 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 _____, 1988; 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 _____, 1988. 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
 ——— ZONE BOUNDARY
 - - - - - DISTRICT IMPROVEMENTS
 _____ PARCEL LINE

PREPARED BY:
Shelby Engineering Corporation
 1001 Albany Court, Suite 100, San Diego, CA 92108



CITY OF
SAN DIEGO

CARMEL VALLEY
LANDSCAPE MAINTENANCE DISTRICT

W.O. _____ DATE: _____ REVISIONS: _____

EXHIBIT B

EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves
Carmel Valley Maintenance Assessment District

DESCRIPTION	FUND		FY 2003 ⁽¹⁾
	OPERATIONS	RESERVE	TOTAL
BEGINNING FUND BALANCE	\$0.00	\$326,778.00	\$326,778.00
REVENUE:			
District Assessments	\$1,369,979.00	\$0.00	\$1,369,979.00
Interest	\$0.00	\$13,180.00	\$13,180.00
City Contribution:			
Interdepartmental Transfer	\$5,017.00	\$0.00	\$5,017.00
Environmental Growth Fund	(\$15,354.00)	\$0.00	(\$15,354.00)
Gas Tax Fund	\$33,246.00	\$0.00	\$33,246.00
TOTAL REVENUE	\$1,392,888.00	\$13,180.00	\$1,406,068.00
TRANSFER FROM RESERVE	\$31,109.00	(\$31,109.00)	\$0.00
TOTAL CASH AVAILABLE	\$1,423,997.00	\$308,849.00	\$1,732,846.00
EXPENSE:			
Personnel	\$149,514.00	\$0.00	\$149,514.00
Contractual	\$798,104.00	\$0.00	\$798,104.00
Incidental	\$207,483.00	\$0.00	\$207,483.00
Utilities	\$268,896.00	\$0.00	\$268,896.00
TOTAL EXPENSE	\$1,423,997.00	\$0.00	\$1,423,997.00
ENDING FUND BALANCE	\$0.00	\$308,849.00	\$308,849.00

⁽¹⁾ FY 2003 is the City's Fiscal Year 2003, which begins July 1, 2002 and ends June 30, 2003.

EXHIBIT C

**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 "Landscape and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIID 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 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 as the same 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 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 29, 2002

BOYLE ENGINEERING CORPORATION

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

By: David R. Spencer
David R. Spencer, EIT CA 109078

