

Carmel Valley Maintenance Assessment District (MAD)
 Potential New Maintenance Areas

Number	Area Description	Issue	Status	Developer	Square/Linear Footage	Cleanup Cost	CP Installation Cost	Annual Maintenance Cost
A	Carmel County Road Median - Installation and Maintenance	Incomplete landscaping; no irrigation; nearby apartment complex owner will not pay for installation; additional square footage not in Assessment Engineer's Report (AER). Will be on two-year maintenance unless developer decides to buyout maintenance period; add to MAD in FY06; additional square footage not in AER.	Pending	New Millennium	9,900	\$ 326	\$ 37,000	\$ 10,160
B	Elysian Development (California Properties)	On two-year maintenance; add to MAD in FY05; buyout proposal rejected; additional square footage not in AER.	Pending	California Properties	41,848	N/A	N/A	\$ 29,902
C	Piazza Carmel Phase II - Valley Centre Drive	This right-of-way area has incomplete landscaping and no irrigation. System needs upgrading to MAD standards. Letters were previously sent from Development Services Department indicating MAD is responsible; however, area not MAD standard. There is not enough sq. ft. in AER.	Pending	Daggett/New Millennium	53,687	N/A	N/A	\$ 44,673
D-1	Right of Way behind Prego Court along Carmel Knolls Drive	Incomplete landscaping; substandard irrigation; not enough sq. ft. in AER; two of right of way areas are currently landscaped and maintained by property owners.	Pending	Baldwin(?)	5,935	\$ 178	\$ 17,682	\$ 4,288
D-2	Carmel Center Road between Heritage Glen and Ocean Valley	Right of way currently maintained by property owners; no complaints, but may be concerned if all surrounding areas (D-1 and D-2) are picked up by MAD; not enough sq. ft. in AER.	Pending	Baldwin	3,538	N/A	\$ 13,100	\$ 2,836
D-3	Carmel Center Road between Monterey Cypress Way and Intemezzo	Right of way currently maintained by property owner; no complaints, but may be concerned if all surrounding areas (D-1 and D-2) are picked up by MAD; not enough sq. ft. in AER.	Pending	Baldwin(?)	1,700	N/A	\$ 2,433	\$ 1,793
D-4	Sunset Bluffs and Carmel Center; property on northwest corner	Park not included in AER acreage for mini-parks; need to determine if this is open space; if so, turf will be replaced with native plant palette. However, adjacent property owners want to retain turf and have offered to pay for maintenance individually or via HOA. MAD may be asked to pick up maintenance by property owners.	Pending	Baldwin(?)	950	N/A	\$ 650	\$ 1,375
E-1	Park on Winstanley Way		Pending	Pardee		N/A		

DRAFT

Carmel Valley Maintenance Assessment District (MAD) Potential New Maintenance Areas

Number	Area Description	Issue	Status	Developer	Square / Linear Footage	Cleanup Cost	City Installation Cost	Annual Maintenance Cost
E-2	Up Slope on Del Mar Heights Road - Promontory	Developer wants to give slope to MAD. HOA has discontinued to maintain it. Plant palette would be open space which does not match character of other slopes; additional square footage not in AER.	Complete	Pardee				
F	Carmel Creek Right of Way	Easement for slope not finalized; need irrigation repairs including replacement of the controller and pedestal; and replanting; area is not on two-year maintenance; not enough sq. ft. in AER; one homeowner has landscaped area and maintains section of this area.	Pending	Pardee	7,280	\$ 178	\$ 6,400	\$ 8,265
G	Carmel Valley Fire Station #24	Maintenance funds removed from Fire and Rescue Dept operating budget; MAD cannot pay for General Benefit; fire station not in AER. If/when F/R finds funding, P&R can resume managing the landscape maintenance.	Pending	N/A	43,560	N/A	N/A	\$ 23,371
H	Del Mar Heights Road Hydroseeding	Insufficient groundcover and plants on this slope; slope is currently maintained by MAD but is not included in the inventory of maintained slope square footage.	Pending	N/A	29,705	N/A	\$ 8,000	N/A
I	Del Mar Trails Park	New Millennium Homes still has title; Real Estate Assets Dept in process of obtaining title.	Pending	New Millennium				
J	Carmel Valley Athletic Club	Area adjacent to athletic club needs maintenance; Community Parks - 1 Division cleaned area up, but it needs long-term care; MAD subcommittee wants athletic club to maintain; additional square footage not in AER.	Pending	N/A	38,000	N/A	N/A	\$ 36,579
K	Carmel Mission (Linear) Park	New areas are on two-year maintenance; add to MAD in FY05; square footage not in AER; approved plan from three years ago was not built, so Marlin intends to change plans and project scope so it costs developer less.	Pending	Marlin Development	198,000	N/A	N/A	\$ 97,214
K-1	Bee Removal from 12766 Monterey Cypress Way	Remove bees from fence located between Carmel Mission Park and back yard of 12766 Monterey Cypress Way. Solution - have City Contractors remove bees (onetime/public safety issue at cost of \$125) but have property owner repair fence (replace brick).	Pending	N/A		\$ 125		

Carmel Valley Maintenance Assessment District (MAD)
Potential New Maintenance Areas

Number	Area Description	Issue	Status	Developer/	Square Linear Footage	Cleanup Cost	CIP Installation Cost	Annual Maintenance Cost
K-2	Carmel Valley Linear Park	Continuation of linear park along SD&E Power Line North-South Corridor through Carmel Valley. Additional square footage not in AER. MAD staff is obtaining more information from Planning Department.	Pending	City CIP Project	TBD	N/A	\$ 21,500,000	TBD
L-1	Amador Rights of Way and Developed Open Space	Recently completed two-year maintenance; not included in Zone 7 assessment nor AER; former MAD District Mgr sent letters advising developer that area was being added to two-year maintenance without realizing that this development was not considered in AER. District Mgr Louie Solis and Bus Mgr Andy Field met with developers on 7/25. Developers were given three options: (1) annex Amador into CV MAD, (2) wait for ultimate rebid of entire CV and maintain in the interim, or (3) create HOA. Option (3) was rejected because Amador property owners already pay for other Zone 7 improvements; they want to share the costs with the rest of Zone 7. Option (2) is most likely option, but developer wants cost recovery on maintenance (they estimate cost at \$3k per month) ... developer may try other means to get the City to put Amador into MAD.	Pending	Davidson Homes	92,437	N/A	N/A	\$ 95,646
L-2A	Amador Open Space - Enhanced	Open space "bubble" is surrounded by enhanced planting and turf - should it remain enhanced?	Pending	Davidson Homes	23,200	N/A	N/A	\$ 25,442
L-2B	Amador Open Space - Natural	Open space "bubble" is surrounded by enhanced planting and turf - should it be left to normal open space?	Pending	Davidson Homes	23,200	N/A	N/A	\$ 6,073
M	Calle de la Sienna Tree Removal	Need to remove two or three large pine trees that are encroaching on a house foundation and asphalt sidewalk.	Complete	N/A	N/A	\$ 289	N/A	N/A
N	Repair/Replace Lights on Walkway between Carmel Country and Carmel Center Roads	Rusted light poles need to be removed and new light poles installed; lights not included in AER.	Pending	N/A	N/A	N/A	\$ 3,750	TBD
O	Replace Myoporium (Groundcover) along Ashley Falls Rights of Way	Foot traffic has destroyed myoporium; MAD subcommittee directed staff to replace the groundcover; work is in progress/near completion.	Complete	N/A	N/A	N/A	N/A	N/A

Carmel Valley Maintenance Assessment District (MAD)
 Potential New Maintenance Areas

Number	Area Description	Issue	Status	Developer	Square Linear Footage	Cleanup Cost	CP Installation Cost	Annual Maintenance Cost
P	Replant Horse Trail along Carmel County Road near Del Mar Trails Road	There is room for 17 trees in this right of way, work performed by Urban Corps as part of Mayor's Street Tree/Urban Forestry Program; trees have been planted as of June 2003.	Complete	N/A				
Q	4490 Ocean Valley Right of Way	Resident at 4490 Ocean Valley on north side of road just north of Area D-2 wants right of way property located along Carmel Center Road between Carmel Knolls and Ocean Valley to be maintained by the MAD; neighbors on both sides are in the MAD but resident is not; will require irrigation installation and clean-up of area. Clean up cost shown includes pruning and examination and modification of irrigation system; not enough sq. ft. in AER.	Pending	Baldwin(?)	713	\$ 348	\$ 150	\$ 665
R-1	Carmel Grove Park - Playground Equipment Replacement	Residents have requested replacement of play equipment at Carmel Grove Park, Torrey Highlands, Del Mar Trails, Winwood - need to determine if sufficient funding is available; FBA may chip in for ADA upgrade, but not actual purchase	Pending	N/A	N/A	N/A	\$ 82,463	TBD
R-2	Torrey Highlands - Playground Equipment Replacement	Future replacement of play equipment at Torrey Highlands - need to determine if sufficient funding is available; FBA may chip in for ADA upgrade, but not actual purchase	Pending	N/A	N/A	N/A	TBD	TBD
R-3	Del Mar Trails Park - Playground Equipment Replacement	Future replacement of play equipment at Del Mar Trails - need to determine if sufficient funding is available; FBA may chip in for ADA upgrade, but not actual purchase	Pending	N/A	N/A	N/A	TBD	TBD
R-4	Winwood Park - Playground Equipment Replacement	Future replacement of play equipment at Winwood need to determine if sufficient funding is available; FBA may chip in for ADA upgrade, but not actual purchase	Pending	N/A	N/A	N/A	TBD	TBD
S	Torrey Highlands Dog Park	Turf areas have been destroyed by continuous use by dogs; need to reestablish turf and add new fences, corporate sponsorship or assessment increase via new AER are possible solutions.	Pending	N/A	30,535	N/A	\$ 36,000	N/A

DRAFT

Carmel Valley Maintenance Assessment District (MAD) Potential New Maintenance Areas

Number	Area Description	Issue	Status	Developer	Square / Linear Footage	Cleanup Cost	CIP/Installation Cost	Annual Maintenance Cost
T	Carmel Country Road - New Millennium Homes Property between Del Mar Trails Road and State Route 56, southwest side ("The Silver")	Community wants area to be cleaned up; area currently owned by New Millennium; community has requested this area be landscaped, perhaps as a passive mini-park, using MAD funds. Additional square footage not in AER.	Pending	New Millennium	11,063	N/A	\$ 39,340	\$ 9,450
T-1	Park and Ride Site at Carmel Country Road Interchange with State Route 56	Private property owners adjacent to State Route 56 and Carmel Country Road Interchange have asked if the City parcel located here could be purchased by the private property owners so they could develop the property ... may be a house or similar development. Another group in the community desires to construct a park and ride at this location. Additional square footage not in AER.	Pending	N/A	42,340	TBD	TBD	TBD
U	Carmel Valley Concourse and Linear Park along Townsgate Drive near Recreation Center and Library	Related to CIP project that reconfigures Townsgate Drive and installs a tree-lined linear park along the roadway. Additional square footage not in AER.	Pending	City CIP Project	TBD	TBD	TBD	TBD
V	Repair and maintain two monument walls located in Carmel Mission Park	Currently no one has responsibility to maintain this wall and monument area; proposal is to use MAD funds to pay for paint.	Pending	N/A	550	N/A	Pending	N/A
W	Increase Tree Contract Funding	Additional funds are needed for tree pruning in all areas of MAD.	Pending	N/A	N/A	N/A	N/A	\$ 50,000
X	Repair/replacement of fence at overlook park	Additional funds are needed to repair or replace the existing wooden fence with wood simulated concrete fence; costs are higher but fence lasts longer.	Pending	N/A	1,440	N/A	\$ 20,000	N/A
TOTAL					659,681	\$ 1,444	\$ 21,769,968	\$ 447,732