ASSESSMENT ENGINEER'S REPORT

Prepared for the

CITY OF SAN DIEGO

Black Mountain Ranch – South Maintenance Assessment District

Fiscal Year 2005 Assessments
and Maximum Authorized Assessments

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
7807 Convoy Court, Suite 200
San Diego, CA 92111
(858) 268-8080

December 2003

CITY OF SAN DIEGO

Mayor

Dick Murphy

City Council Members

Scott Peters District 1	Brian Maienschein District 5
Michael Zucchet District 2	Donna Frye District 6
Toni Atkins District 3	Jim Madaffer District 7
Charles Lewis District 4	Ralph Inzunza, Jr. District 8

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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Assessment Engineer's Report Black Mountain Ranch – South Maintenance Assessment District

Preamble

Pursuant to the provisions of the "Maintenance Assessment Districts 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 XIIID 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"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the BLACK MOUNTAIN RANCH – SOUTH 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.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2003.

_____

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

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2003.

_____

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

Executive Summary

Project: Black Mountain Ranch – South Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2005 [1]	**Maximum** [2] **Authorized**
Total Parcels Assessed:	1,395	--
Total Estimated Assessment:	$119,995	$879,470
Total Estimated EBUs:	2,040.73	--
Assessment per EBU:	$58.80	$430.96

(1) FY 2005 is the City's Fiscal Year 2005, which begins July 1, 2004 and ends June 30, 2005. Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

(2) Maximum authorized assessment subject to cost indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost Indexing: The maximum authorized assessment *will* be indexed annually by a factor equal to the published SDCPI-U plus 3%.

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

Background

Black Mountain Ranch (Subarea 1 of the North City Future Urbanizing Area) is located east of Fairbanks Ranch and north of the Torrey Highlands. The City of San Diego (City) retained Boyle Engineering Corporation (Boyle) to prepare an Assessment Engineer's Report for the formation of the Black Mountain Ranch – South Maintenance Assessment District (District), encompassing the southern portion of Subarea 1. The purpose of the District is to fund annual maintenance of various public improvements throughout the District.

District Proceedings for Fiscal Year 2005

The District will be 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 XIIID 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 Assessment Engineer's Report has been prepared in compliance with Assessment Law.

The purpose of these proceedings and this Assessment Engineer's Report is to provide for the formation of the Black Mountain Ranch – South Maintenance Assessment District. Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation

and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After conclusion of the public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in the Assessment Engineer's Report. If a majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The boundary of the District generally coincides with the southern portion of the Black Mountain Ranch subarea, areas which receive direct and immediate access from the improvement (maintenance) corridors. The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as Exhibit A.

Project Description

The project to be funded by the proposed assessments is the maintenance of specified landscaped and hardscaped medians, landscaped rights-of way, adjacent slopes, sidewalks, gutters and brow ditches within the District. The areas to be maintained generally consist of a drought-tolerant, semi-native landscape palette that requires a limited amount of water (approximately 15 inches of annual irrigation).

Maintenance activities include, but are not limited to: litter control;

fertilizing; irrigation and maintenance of irrigation system components; weed control; pest control; pruning; edging, and tree maintenance as necessary for the health and appearance of the plant material; gutter, sidewalk, and hardscape cleaning; cleaning of brow ditches, and activities necessary to address safety concerns. Due to the complexity of the drought-tolerant, semi-native grassland plant palette, some maintenance activities require high levels of maintenance.

The maintenance areas (as generally shown in Figure 1) are located along three primary corridors: Carmel Valley Road, Camino Del Sur, and San Dieguito Road. The estimated maintenance quantities are as follows:

- ***Carmel Valley Road***: approximately 237,299 square feet of medians with groundcover and trees; 156,200 square feet of bark medians; 1,200 square feet of paved medians; 64,871 square feet of rights-of-way with groundcover and trees; 368,489 square feet of slopes adjacent to right-of-way; 24,240 linear feet of curb and gutters; 60,600 square feet of sidewalk; and 4,773 linear feet of brow ditches.

- ***Camino Del Sur***: approximately 268,768 square feet of medians with groundcover and trees; 255,511 square feet of bark medians; 15,622 square feet of paved medians; 165,327 square feet of rights-of-way with groundcover and trees; 994,940 square feet of slopes adjacent to right-of-way; 48,800 linear feet of curb and gutters; 122,000 square feet of sidewalk; and 6,225 linear feet of brow ditches.

- ***San Dieguito Road***: approximately 128,495 square feet of rights-of-way with groundcover and trees; 219,082 square feet of slopes adjacent to right-of-way; 10,800 linear feet of curb and gutters; and 3,439 linear feet of brow ditches.

The District may also fund minor capital improvements to the extent such improvements are consistent with the current apportionment methodology.

The engineering drawings for the improvements to be maintained by the District will be on file at Map Records in the City Engineer's office. The specifications for the maintenance to be performed will be contained in a future City contract and will be on file with the City

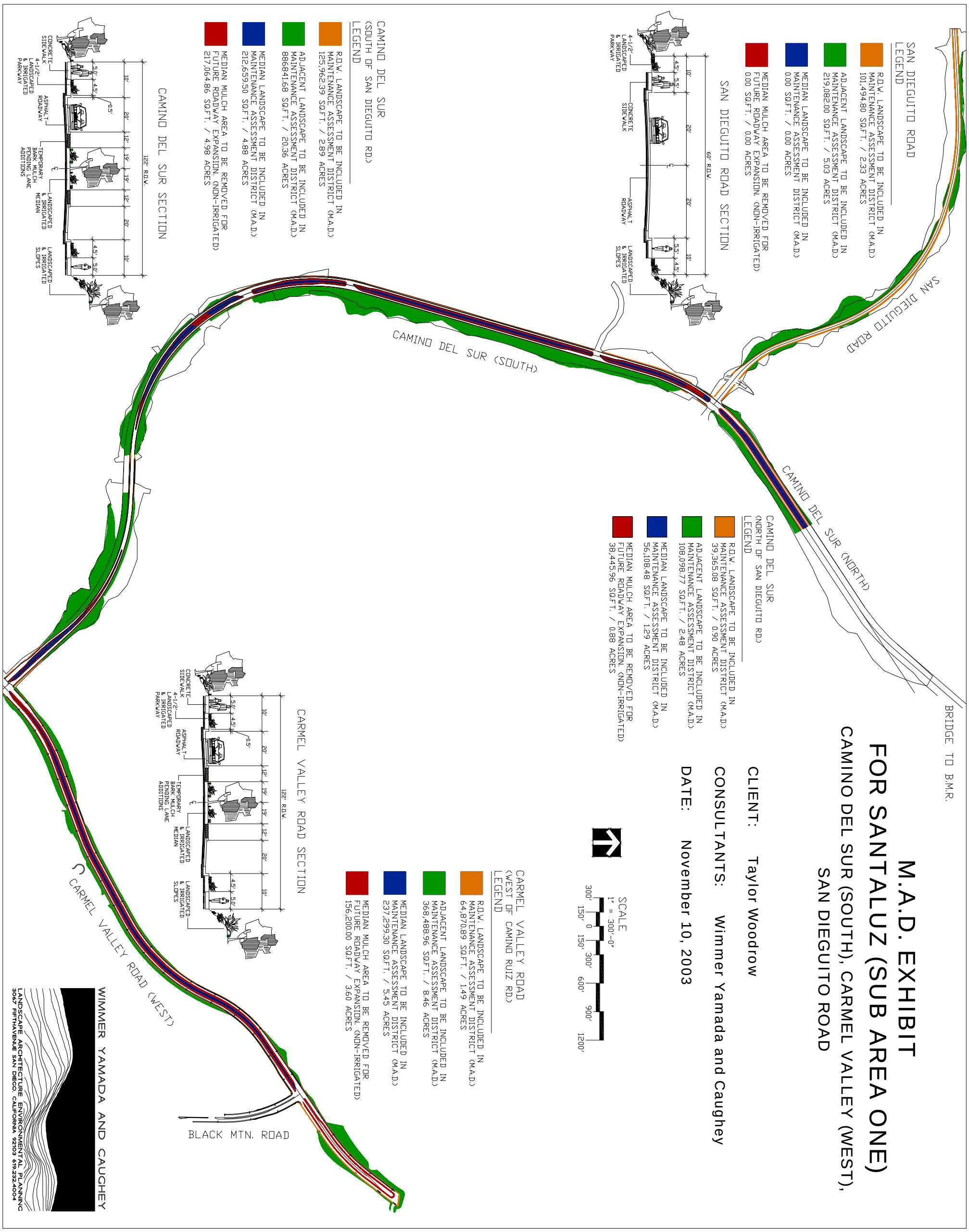

M.A.D. EXHIBIT
SANTALUZ (SUB AREA ONE)
CAMINO DEL SUR (SOUTH), CARMEL VALLEY (WEST),
SAN DIEGUITO ROAD
CLIENT: Taylor Woodrow
CONSULTANTS: Wimmer Yamada and Caughey
DATE: November 10, 2003
BRIDGE TO B.M.R.
SAN DIEGUITO ROAD
SAN DIEGUITO ROAD
LEGEND
R.O.W. LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 101,494.80 SQ.FT. / 2.33 ACRES
ADJACENT LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 219,082.00 SQ.FT. / 5.03 ACRES
MEDIAN LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 0.00 SQ.FT. / 0.00 ACRES
MEDIAN MULCH AREA TO BE REMOVED FOR FUTURE ROADWAY EXPANSION. (NON-IRRIGATED) 0.00 SQ.FT. / 0.00 ACRES
SAN DIEGUITO ROAD SECTION
60' R.O.W.
10' 20' 20' 10'
4.5' 5.5' 5.5' 4.5'
4-1/2' LANDSCAPED & IRRIGATED PARKWAY
CONCRETE SIDEWALK
ASPHALT ROADWAY
LANDSCAPED & IRRIGATED SLOPES
CAMINO DEL SUR (SOUTH)
CAMINO DEL SUR (NORTH)
CAMINO DEL SUR (SOUTH OF SAN DIEGUITO RD.)
LEGEND
R.O.W. LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 125,962.39 SQ.FT. / 2.89 ACRES
ADJACENT LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 886841.68 SQ.FT. / 20.36 ACRES
MEDIAN LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 212,659.50 SQ.FT. / 4.88 ACRES
MEDIAN MULCH AREA TO BE REMOVED FOR FUTURE ROADWAY EXPANSION. (NON-IRRIGATED) 217,064.86 SQ.FT. / 4.98 ACRES
CAMINO DEL SUR SECTION
122' R.O.W.
10' 20' 12' 19' 19' 12' 20' 10'
5.0' 4.5' 0.5' 4.5' 5.0'
CONCRETE SIDEWALK
4-1/2' LANDSCAPED & IRRIGATED PARKWAY
ASPHALT ROADWAY
TEMPORARY BARK MULCH PENDING LANE ADDITIONS
LANDSCAPED & IRRIGATED MEDIAN
LANDSCAPED & IRRIGATED SLOPES
CARMEL VALLEY ROAD
CARMEL VALLEY ROAD (WEST)
BLACK MTN. ROAD
CAMINO DEL SUR (WEST OF CAMINO RUIZ RD.)
LEGEND
R.O.W. LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 39,365.08 SQ.FT. / 0.90 ACRES
ADJACENT LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 108,098.77 SQ.FT. / 2.48 ACRES
MEDIAN LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 56,108.48 SQ.FT. / 1.29 ACRES
MEDIAN MULCH AREA TO BE REMOVED FOR FUTURE ROADWAY EXPANSION. (NON-IRRIGATED) 38,445.96 SQ.FT. / 0.88 ACRES
CARMEL VALLEY ROAD SECTION
122' R.O.W.
10' 20' 12' 19' 19' 12' 20' 10'
5.0' 4.5' 0.5' 4.5' 5.0'
CONCRETE SIDEWALK
4-1/2' LANDSCAPED & IRRIGATED PARKWAY
ASPHALT ROADWAY
TEMPORARY BARK MULCH PENDING LANE ADDITIONS
LANDSCAPED & IRRIGATED MEDIAN
LANDSCAPED & IRRIGATED SLOPES
CARMEL VALLEY ROAD
LEGEND
R.O.W. LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 64,870.89 SQ.FT. / 149 ACRES
ADJACENT LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 368,488.96 SQ.FT. / 8.46 ACRES
MEDIAN LANDSCAPE TO BE INCLUDED IN MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) 237,299.30 SQ.FT. / 5.45 ACRES
MEDIAN MULCH AREA TO BE REMOVED FOR FUTURE ROADWAY EXPANSION. (NON-IRRIGATED) 156,200.00 SQ.FT. / 3.60 ACRES
SCALE
1" = 300'-0"
300' 150' 0 150' 300' 600' 900' 1200'
WIMMER YAMADA AND CAUGHEY
LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING
3067 FIFTHAVENUE SAN DIEGO, CALIFORNIA 92103 619.232.4004

FIGURE 1

Clerk and the Park and Recreation Department. The specifications will be 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¢ 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 of open space). These cost allocations, reviewed and adjusted annually by the City, are considered to be "general benefit" administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City's contribution to the public at large, are accordingly considered to be "special benefit" funded by the District.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2005 and maximum authorized annual expenses, revenues, and reserves (provided by the City) are included as Exhibit B hereto. The Fiscal Year 2005 budget includes the cost of initial District formation and administration. The maximum authorized budget is based on estimated ultimate development of the area and acceptance of all District improvements. 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.

It should be noted that the estimated costs of maintenance have been based on a low-water, semi-native, grassland landscape palette requiring a limited amount of water (i.e., 15 inches of annual irrigation).

Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by property owners via a mail ballot and public hearing process, 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) plus 3% 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 unit assessment rates established in these proceedings will be indexed (increased or decreased) annually by a factor equal to the published SDCPI-U plus 3%. Fiscal Year 2006 will be the first year authorized for such indexing.

For example, if a parcel's maximum authorized assessment for a given fiscal year was $100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized assessment for the subsequent fiscal year will be increased to a maximum authorized amount of $105.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized assessment depending upon the estimated budget for the fiscal year.

Method of Apportionment

Estimated Benefit of Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the Black Mountain Ranch Subarea Plan establish several goals for the community's transportation system. The improvements to be maintained by the District are consistent with the goals for safety and pleasing aesthetics. The City's General Plan also supports the establishment of community landscape improvement

and maintenance districts, such as this District, to fund maintenance of enhanced improvements and services.

The major and arterial streets within the District (i.e., Carmel Valley Road, Camino Del Sur, and San Dieguito Road) are the backbone of the local street network. These streets serve as the primary access routes for inter-community and intra-community trips and thus serve all parcels within the District. All parcels within the District, receiving direct and immediate access from the improvement (maintenance) corridors, benefit from the enhancement of these streets and frontages maintained by the District.

Adjacent communities (outside the District) have undertaken similar maintenance obligations commensurate with their respective improved corridors.

Apportionment Methodology

The total cost for maintenance of District improvements will be assessed to the various parcels in the District in proportion to the estimated Equivalent Benefit Units (EBUs) assigned to a parcel in relationship to the total EBUs of all the parcels in the District.

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:

EBUs = (Acres or Units) x Land Use Factor x Benefit Factor

Each of these factors is discussed below. Parcels determined to receive no benefit from maintenance of the District improvements have been assigned zero (0) EBUs.

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 landscaped and hardscaped improvements maintained by the District are linked to trip generation primarily by the public safety and aesthetic enhancement of the circulation element. Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City's Municipal Code) within the District.

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

TABLE 1: Land Use Factors

Land Use/Zoning	Code	Land Use Factor [(1)]
Residential – Detached Single Family	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Agricultural	AGR	0.02 per acre
Commercial – Office & Retail	COM	45.0 per acre
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Golf Course	GLF	0.8 per acre
House of Worship	CRH	2.8 per acre
Industrial	IND	15.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Developed	PKD	5.0 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	3.0 per acre

(1) Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* dated September 1998.

Designated Open Space serves primarily to preserve natural landscape and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since this land is essentially "unused" in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated Open Space itself receives no benefit from the District improvements and has been assigned a Land Use Factor of zero.

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

While those traveling the streets and roadways visually enjoy the enhanced improvements being maintained by the District, the actual benefit accrues to the lands at the origins and destinations of their trips, not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero.

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

Benefit Factor

The Land Use Factor described above 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 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 may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity, drainage corridors, and recreational potential. The components used for this

District are: public safety and aesthetics.

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 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 decimal fraction indicates that less than full benefit is received.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in Table 2.

TABLE 2: Benefit Factors by Land Use

Land Use/Zoning	Public Safety (Max. 0.4)	Aesthetics (Max. 0.6)	Benefit Factor (Max. 1.0)
All Residential	0.4	0.6	1.0
Agricultural	0.4	0	0.4
Commercial – Office & Retail	0.4	0.3	0.7
Educational – Primary & Secondary	0.4	0.3	0.7
Fire/Police Station	0.4	0.3	0.7
Golf Course	0.4	0.0	0.4
House of Worship	0.4	0.3	0.7
Industrial	0.4	0.3	0.7
Open Space (designated)	0.4	0	0.4
Park – Developed	0.4	0	0.4
Park – Undeveloped	0.4	0	0.4
Recreational Facility	0.4	0.3	0.7
Street/Roadway	0.4	0	0.4
Undevelopable	0.4	0	0.4
Utility Facility	0.4	0	0.4

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 improvements 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 Agricultural, Golf Course, Open Space, Parks, 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.

Equivalent Benefit Units (EBUs)

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

EBUs = (Acres or Units) x Land Use Factor x Benefit Factor

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

Summary Results

The District Boundary Map is shown in Exhibit A.

An estimate of Fiscal Year 2005 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, Fiscal Year 2005 assessments, and maximum authorized District assessments for each parcel were calculated, and are as shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll, and the Boundary Map and Assessment Diagram referenced herein.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in Exhibit D.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

Eugene F. Shank, PE C 52792

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the _____ day of _____, 2003.

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

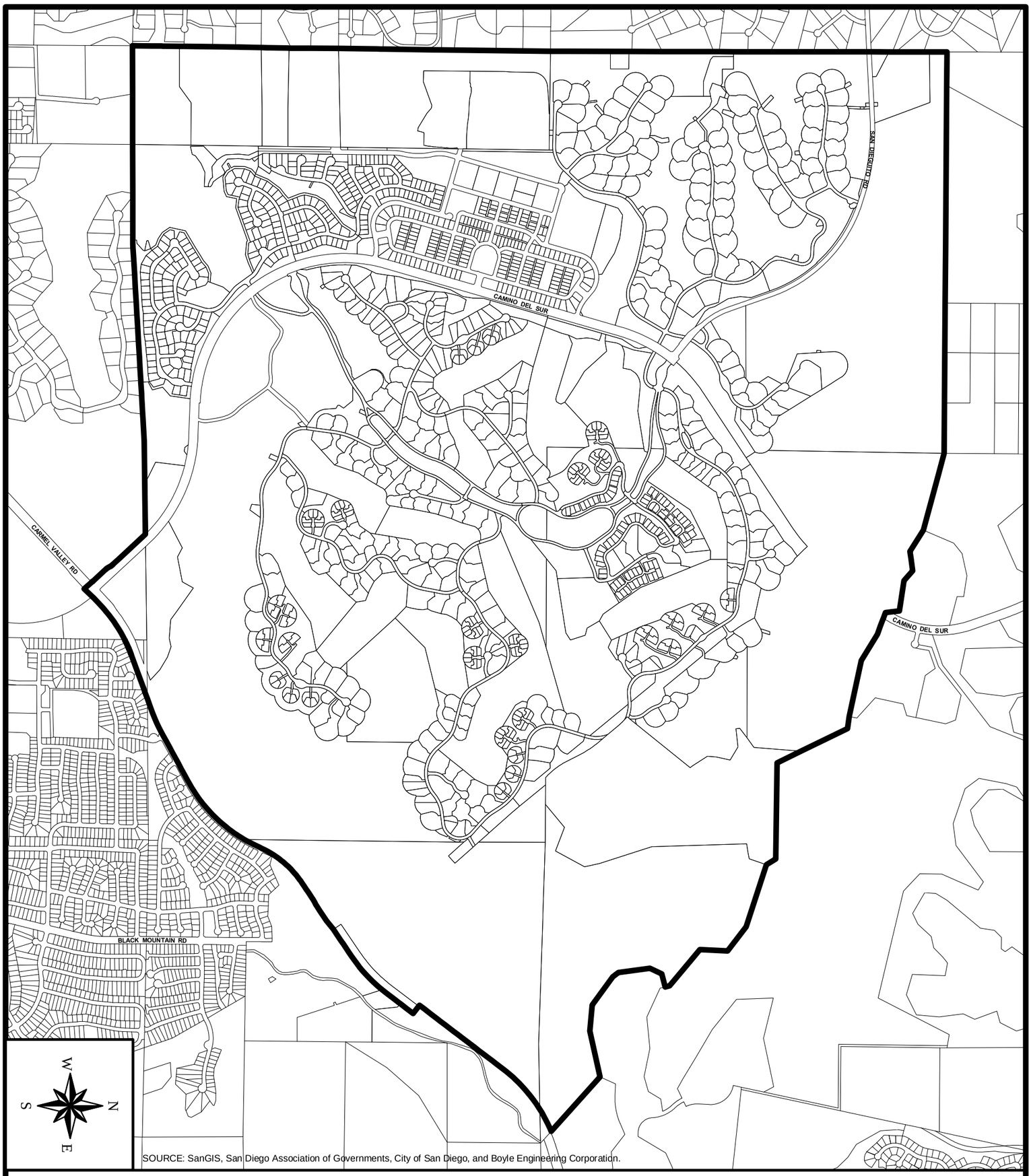
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the _____ day of _____, 2003.

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

I, _____, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram was recorded in my office on the _____ day of _____, 2003.

_____
SUPERINTENDENT OF STREETS
CITY OF SAN DIEGO
STATE OF CALIFORNIA

EXHIBIT A



SOURCE: SanGIS, San Diego Association of Governments, City of San Diego, and Boyle Engineering Corporation.

BOUNDARY MAP & ASSESSMENT DIAGRAM

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

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

PREPARED BY:
BOYLE ENGINEERING CORPORATION
7807 Convoy Court, Suite 200, San Diego, California 92111 (858) 268-8080

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE BLACK MOUNTAIN RANCH - SOUTH MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____ , 2003, BY ITS RESOLUTION NO. _____ .

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

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____ , 2003; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE _____ DAY OF _____ , 2003. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND:

━━━	District Boundary
———	Parcel Line
##	Diagram Number (not shown for clarity)

CITY OF
SAN DIEGO

BLACK MOUNTAIN RANCH - SOUTH

MAINTENANCE ASSESSMENT DISTRICT

W.O.	DATE: DEC 2003	REVS:

EXHIBIT A

EXHIBIT B

EXHIBIT B - Estimated Expenses, Revenues & Reserves
Black Mountain Ranch - South Maintenance Assessment District

	FY 2005 [1]	Maximum Authorized [2]
EXPENSES		
Personnel	$0	$84,016
Contract	$0	$583,973
Incidentals [3]	$79,995	$114,430
Energy and Utilities	$0	$87,047
TOTAL EXPENSES	**$79,995**	**$869,467**
REVENUES		
Assessments - Zone 1	$119,995	$879,470
City Contributions - EGF [4]	$0	$967
City Contributions - Gas Tax	$0	$96,663
TOTAL REVENUES	**$119,995**	**$977,100**
RESERVES	**$40,000**	**$107,634**

(1) FY 2005 is the City's Fiscal Year 2005, which begins July 1, 2004 and ends June 30, 2005.

(2) Maximum authorized annual assessment subject to cost-indexing provisions contained in Assessment Engineer's Report.

(3) Include cost of formation, assessment enrollment, oversight, and development of reserve fund.

(4) Environmental Growth Fund.

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 "Landscape and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIIID 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 and Assessment Diagram on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego. A reduced 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: _____, 2003 BOYLE ENGINEERING CORPORATION

By: _____
Eugene F. Shank, PE C 52792