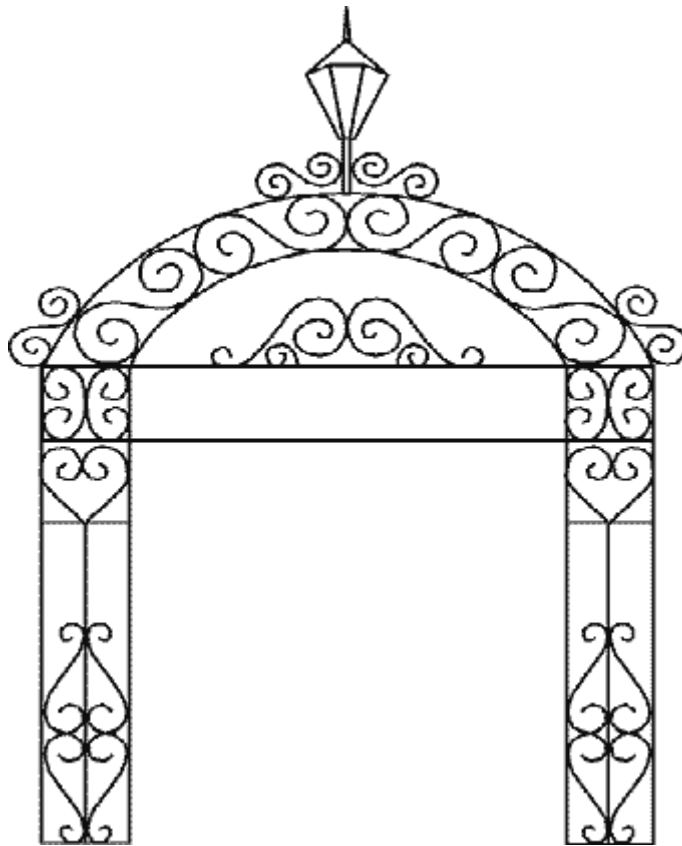


Master Plan

Talmadge Maintenance Assessment District

May 2000



Prepared by the Talmadge Beautification Committee

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I. Mission

The Talmadge Maintenance Assessment District (TMAD) will enhance the community by improving upon, and adding to, the existing streetscape and lighting in the public right of way. The improvements will focus on:

- Providing a pedestrian friendly environment.
- Maintain street lighting.
- Providing uniform lighting throughout the community.
- Adding and maintaining street trees.
- Revitalize and maintain the existing gates and add additional ones.
- Landscape the traffic circle.
- Landscape and maintain various street side areas and improvements.
- Work with the City to maintain streets, curbs and alleys.

II. District Boundaries

The Talmadge Maintenance Assessment District (TMAD) is comprised of 1346 parcels. The southern boundary is made of properties along both sides of Monroe Ave. from 44th St. to Collwood Blvd. The east, north, and western boundaries of the district are the canyon rim to the north of Monroe Ave. See Figure 1.

The district will initially be divided into zone 1 and zone 2. Zone 1 encompasses the eastern portion of the district; its boundaries are the alley between 49th St. and Winona Ave. from Monroe Ave. north to Adams Ave. Then cuts west and north of the traffic circle. See the map for details.

Each parcel is assessed based on the usage of the land. This number is called an equivalent benefit unit (EBU). Table 1 summarizes the land usage in the district and in each zone in terms of the parcels, EBUs, and assessment costs.

Talmadge Maintenance Assessment District

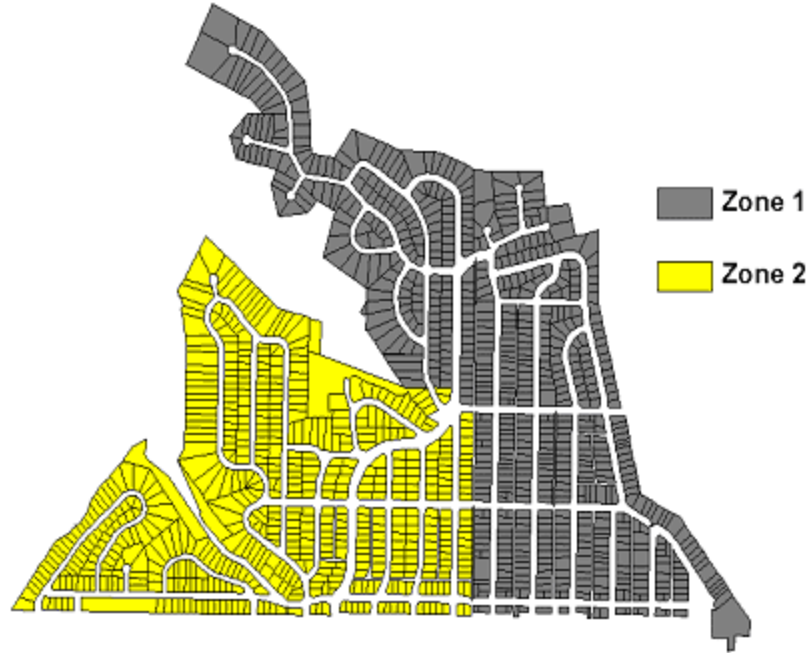


Figure 1

Code	Description	Count	EBUs	Assessment
Zone 1				
CND	Residential - Condominium	55	38.50	\$3,080.00
COM	Commercial - Office & Retail	0	0.00	\$0.00
DUP	Residential - Duplex	57	79.80	\$6,384.00
EPS	Educational - Primary & Secondary	0	0.00	\$0.00
MFR	Residential - Multi-Family & Apartmen	68	309.40	\$24,752.00
OSP	Open Space (Designated)	0	0.00	\$0.00
SFD	Residential - Single Family (detached)	573	571.00	\$45,680.00
UMD	Undevelopable	1	0.00	\$0.00
	Total	754	998.70	\$79,896.00
Zone 2				
CND	Residential - Condominium	0	0.00	\$0.00
COM	Commercial - Office & Retail	3	10.08	\$806.40
DUP	Residential - Duplex	4	5.60	\$448.00
EPS	Educational - Primary & Secondary	1	5.08	\$406.00
MFR	Residential - Multi-Family & Apartmen	3	8.40	\$672.00
OSP	Open Space (Designated)	6	0.00	\$0.00
SFD	Residential - Single Family (detached)	575	574.00	\$45,920.00
UMD	Undevelopable	0	0.00	\$0.00
	Total	592	603.16	\$48,252.40
TMAD				
CND	Residential - Condominium	55	38.50	\$3,080.00
COM	Commercial - Office & Retail	3	10.08	\$806.40
DUP	Residential - Duplex	61	85.40	\$6,832.00
EPS	Educational - Primary & Secondary	1	5.08	\$406.00
MFR	Residential - Multi-Family & Apartmen	71	317.80	\$25,424.00
OSP	Open Space (Designated)	6	0.00	\$0.00
SFD	Residential - Single Family (detached)	1148	1145.00	\$91,600.00
UMD	Undevelopable	1	0.00	\$0.00
	Total	1346	1601.86	\$128,148.40

Table 1

III. Talmadge Beautification Committee

The Talmadge Beautification Committee (TBC) was formed to address potential improvements to the traffic circle at 49th and Adams Ave. These efforts led to the formation of the TMAD.

Upon approval of the TMAD the TBC will become the oversight committee for the district. The responsibilities will include oversight in implementing the master plan, selecting and managing an administrative body, and managing non-assessment funds raised for improvements. It is the intention of the committee to incorporate itself as a non-profit 501 C corporation.

In addition, the committee will serve as a conduit from the community to the City to assure adequate services are provided. This will include street repair, sidewalks, trash removal, street sweeping, trees, etc.

The committee will also provide input to the Ken-Tal Planning Committee on issues that require their approval. These include traffic issues, land use, and other related planning concerns.

Finally, the committee will work with neighboring communities and assessment districts to deal with problems common to the groups involved. These may include assessments for Fairmount Ave., Montezuma Rd., or Collwood Ave., as well as common concerns such as crime or traffic in the mid-City area.

IV. Community Input

1. District survey

The winter '99 issue of the Talmadge News contained a survey to see if the community supported the maintenance district concept, to evaluate the range of the assessment, and to obtain input as to what residents felt were important issues. A copy of the survey is shown in Figure 2.

A total of 27 surveys were returned, with the results summarized below. The detailed responses are listed in Appendix 1.

Question 1: In order of importance were landscaping, roads, lighting, traffic, and sidewalks. In the "other" category the concerns included sewers, trees, gates, noise, traffic signs, lamp color, and crime.

NEIGHBORHOOD IMPROVEMENT QUESTIONNAIRE

The Talmadge Beautification Committee is working on a Master Plan to form an assessment district for the community Improvements. This will go before the City Council in March, 2000. We would like input from the residents on the following:

1. Please list in order of importance, (1 thru 6, with 1 being the most important), those areas within your neighborhood that you feel are in most need of improvement.

____ Roads ____ Sidewalks ____ Traffic ____ Lighting ____ Landscaping ____ Other _____

2. Due to the increased traffic throughout Talmadge, what type of traffic calming efforts are you interested in?
Landscaped medians? Yes No One-way streets? If yes, which ones? _____
Landscaped mini-traffic circles? Yes No Raised crosswalks? Yes No

Other _____

3. What is your opinion of the usage of signs (stop signs, yield signs, etc.) in our community? _____

4. What types of landscaping enhancements would you like to see in your neighborhood? _____

5. What additional suggestions do you have for the committee for the overall benefit of the community? _____

6. What level of annual assessment would you be willing to pay with your property taxes for these enhancements?

Less than \$50 ____ \$50 ____ \$75 ____ \$100 ____ More than \$100 _____

Name _____ Address _____

Phone # _____ E-mail _____

Please send your completed questionnaire to the *Talmadge Beautification Committee*, P.O.Box 881626, San Diego, CA. 92168-9903 or Fax to (619) 284-7255.

Figure 2

Question 2: The majority of the respondents were in favor of landscaped medians and mini-traffic circles. The responses were split, however, on the use of raised crosswalks. The majority of additional comments described specific traffic concerns residents had with particular locations within the community.

Question 3: Typical responses to the addition of signs were as follows.

- Additional signs might be beneficial (13).
- Preference for non-sign traffic calming methods (5).
- No more signs (1).

Question 4: The majority of the responses request that additional trees be added to the neighborhood. The second major request was to landscape the traffic circle at 49th St. and Adams Ave.

Question 5: The additional comments were too varied in their content to select any specific themes.

Question 6: The results were rather polarized. The majority of the responses favored a \$100 assessment. This was closely followed by the “less than \$50” assessment suggestion. The remaining choices did not have many votes.

2. Community Meetings

Three community meetings were held to explain the concept of a maintenance district and the goals of the TMAD.

The dates of the meetings were:

- 2 October 1999 124 attendees
- 29 January 2000 229 attendees
- 6 May 2000 123 attendees

The following comments summarize the input received during the first two community meetings:

- Many comments focused on traffic issues. While the committee will work with the committees and agencies involved, the TMAD does not deal directly with traffic calming concerns.
- There was an interest in more community activities and involvement.
- A general desire for more lights and trees.
- Concern of crime filtering in from El Cajon Blvd. While the TMAD also does not deal directly with area crime, the committee does work with the groups that do, and proposed lighting enhancements will positively affect the crime rate.

During the last meeting prior to the balloting the questions and comments became more focused on the process, cost, and boundaries. The following list summarizes the discussion that occurred at the meeting.

- The \$80 assessment may be a burden on low income, fixed income, or retired residents.
- What is the balloting process and who counts the votes?
- What is the zone split of the district?
- What are EBU's?
- What are the tax implications for the assessment and potential donations?
- Why were the district boundaries changed, and should these be the boundaries?
- Some questions also dealt with specific improvement plans.

A complete list of comments from all meetings is provided in Appendix 2.

In addition, post paid survey cards were made available during the community meetings. Residents were encouraged to take them home and send comments to the committee. A total of 18 cards were returned, 12 contained comments. The comments are detailed in Appendix 3. The comments are summarized below.

- Additional street lights would enhance the community and reduce crime filtering in from El Cajon Blvd.
- Lighting of alleys would also help deter crime.
- Alley clean ups.
- Additional trees in the neighborhood would enhance property values.
- Do not plant trees where they would interfere with driver visibility.
- A high assessment would be a hardship on those with fixed incomes.

3. Petition

In February 2000 a petition was mailed to the community asking for their support in establishing the maintenance district. A copy of the petition is illustrated in Figure 3. Responses were accepted until 31 March 2000. An analysis of the returned petitions shows that over 40% responded, and over 80% of the respondents were in favor of the district. The results are detailed in Table 2.

**PETITION
FOR
TALMADGE LANDSCAPE MAINTENANCE
DISTRICT**

I/we the undersigned owner(s) of property in the Talmadge district north of Monroe Ave. and including the properties on the south side of Monroe, and bounded by the canyon rim along Collwood, Montezuma, and Fairmount Aves, hereby indicate my/our support for ongoing improvements and maintenance to the community. The improvements will include street lighting, landscaping, trees, and irrigation. Maintenance items will include watering, trimming, and weeding of the plants, irrigation system repairs, painting, repair and operation of lights and gates. The proposed landscape maintenance cost is estimated to be between \$60 and \$80 per year.

THIS IS NOT A BALLOT

I/we **support** the terms described above.

Signature

Date

I/we do **not support** the terms described above.

Signature

Date

This is a community effort and we are interested in your
Opinions.

Comments _____

Figure 3

Talmadge MAD Petition Results			
Total number of petitions sent		1309	
	Responded to petition	531	40.57%
	Did not respond to the petition	778	59.43%
Occupied vs. absentee owners		1309	
	Owner occupied	932	71.20%
	Absentee owner	377	28.80%
Total number of responses		531	
	In favor of the MAD	438	82.49%
	Not in favor of the MAD	93	17.51%
Total number of owner occupied responses		457	
	In favor of the MAD	375	82.06%
	Not in favor of the MAD	82	17.94%
Total number of absentee owner responses		74	
	In favor of the MAD	63	85.14%
	Not in favor of the MAD	11	14.86%
Response rate			
	Owner occupied		49.03%
	Absentee owner		19.63%

Table 2

Many residents who returned the petition also contributed comments. Typical comments from the respondents in favor of the district were:

- Costs and expenses should be kept down to keep the assessment from continually climbing.
- Additional information about the master plan would be beneficial.
- The community meetings can't be attended by all.
- Many comments were very supportive of TBC's efforts.
- Suggestions included additional lighting, gate renovation, alley clean up and lighting, road repair, traffic concerns, and additional landscaping.

Typical comments from the respondents not in favor of the district were:

- Many responses did not want additional taxes, felt that they were already being overtaxed, did not want home owner association fees, or felt the assessment was too high.
- Elderly residents on fixed incomes were concerned over the additional financial burden.
- Some did not agree with the district boundaries.
- Several comments suggested that the residents did not fully understand the maintenance district concept.
- Several were holding out final commitment until they obtained additional information.

A complete list of comments is provided in Appendix 4 and 5. A copy of the letter that was mailed along with the petition is included as Appendix 6.

V. Improvements

1. Lighting

The goal is to:

- Have uniform lighting throughout the community.
- Utilize the candle stick, or acorn, lamp design.
- Mid-block lighting will be of the density found on Euclid, between Monroe and Adams. This is equivalent to a light approximately every 70 yards on one side of the road. Staggering the lights will provide a light about every 35 yards on either side of the street.

This will entail installing an estimated 125 new lights and replacing 83 cobra-head lights on Lucille, 49th, Aldine, and other areas. Priority will be given to lighting areas that do not have lights, over replacing existing cobra-head lights.

2. Trees

The goal is to have a parkway tree in front of every residence. It is not intended to provide a monoculture of trees in any area of the community, unless so desired by the residents.

The following guidelines will be observed.

- Residents wishing not to have trees in front of their residence will not have trees.
- Residents will be encouraged to use the trees listed in the master plan. Residents may choose other trees, but they will need to be appropriate for the climate, soil type, size, and potential sidewalk and curb damage from roots.
- Every effort will be made to obtain trees through organizations such as People for Trees. Residents will be responsible for the water requirements for the first three years. The TMAD will be responsible for tree trimming.
- TMAD will provide special planting requirements such as concrete cutting, stakes, drainage aids, and hole digging if required. These activities will need to be planned and budgeted for prior to implementation.
- The area covered will meet the City easement of 10 feet from the curb. In some cases this will support trees in front yards.

3. Gates

The Talmadge gates are a defining feature of the community. Lack of maintenance over the years has led their deterioration. In addition, some of the gates have been altered from their original style, and one or two gates have been lost. The goal is to restore the gates to their original form and replace the missing gates. Once the restoration is complete the gates will be maintained on a regular basis.

Additional gates will also be added to the neighborhood in three general areas. These will be similar to the original gates, but differ sufficiently to maintain the historic nature of the original gates. The most likely area to obtain these new gates first will be the traffic circle at 49th St. and Adams Ave. A second series of gates may be added to the streets that feed into Monroe from the south. Finally, gateways may be added to the main community entrances: Monroe near Collwood, Aldine before merging with Monroe, Euclid Ave. between El Cajon Blvd. and Monroe Ave., and on 44th St. between Meade Ave. and Monroe Ave.

4. Landscaping

Public areas that do not directly front a specific parcel will be landscaped and maintained. These areas would include traffic circles, medians, bulb outs, government owned lots, and others. These will not include parkways in front of homes.

Landscaping will be designed at the time of implementation, and the use of consultants may be used. The designs will take into account the existing area, the desires of the community, and maintenance requirements.

5. Streets, Alleys, and Sidewalks

While the TMAD does not directly affect most of the roads and walks in the community, there is an impact on the look and condition of these elements. The committee will work with the City to keep these areas in good repair.

The main involvement will occur if the City incorporates any traffic calming devices that are not sign related. These include medians, traffic circles, bulb outs, diverters, or similar constructions. When such devices are installed, the committee will work with the City or contractors to provide appropriate landscaping. The committee will also work with the appropriate entities for developing the entrances to the community.

In general the sidewalks are the responsibility of the homeowner. The committee will work with the City to repair sidewalks in various areas that have been damaged by trees or simply worn out.

The committee will also provide assistance for the maintenance of alleyways. This will include surfacing, cleaning, and lighting. Capital improvements may come from the assessment, but will be put at the end of the priority list.

6. Traffic

The goal is to provide an environment where pedestrians and motorists feel safe and comfortable while negotiating the community's roads and walks. To this end the committee will work with the City and the Ken-Tal planning committee to improve the more dangerous areas and maintain the areas that are sufficient.

The general desire is to minimize the use of signs and to utilize physical devices. These may include bulb outs, traffic circles, medians, and diverters.

7. Special Projects

The following projects have been defined by TMAD in addition to the more general improvements described in the previous sections. The suggested improvements described below may be modified in final form due to input from the community or outside parties. This list is general in nature, some may not be incorporated, or others may be added. In some cases the plans will overlap.

a) Fully landscape the traffic circle at 49th and Adams. Figures 12 (before) and 13 (after) provide a conceptual picture for a landscaped traffic circle. Figure 14 is an architectural proposed.



Figure 12 – Before



Figure 13 - After

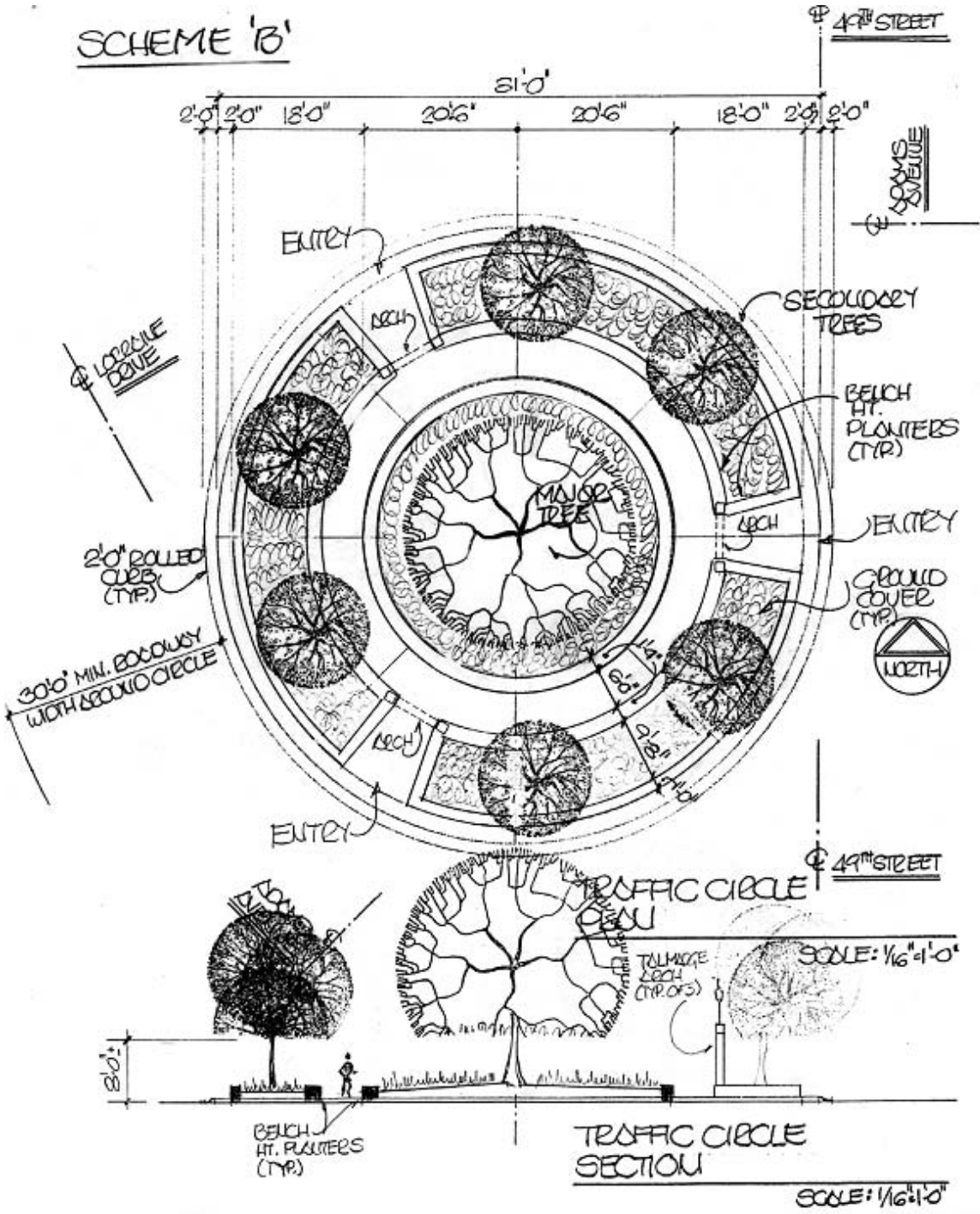


Figure 14

- b) Special project at Adams, Miracle, and Monroe. Figures 15 and 16 provide a conceptual view of the change in the intersection.

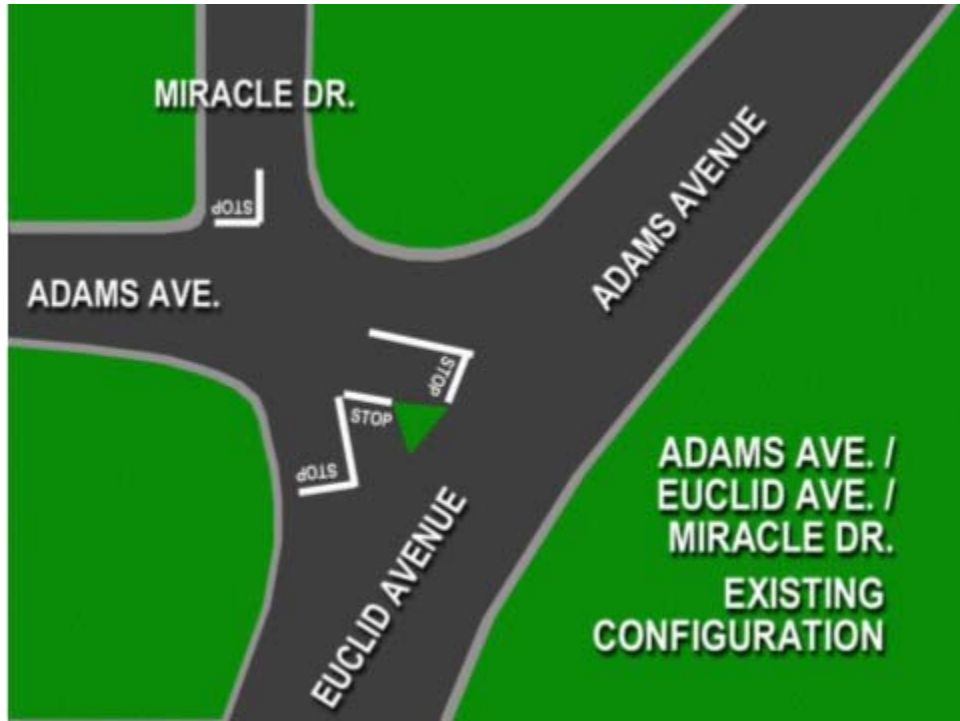


Figure 15 - Before

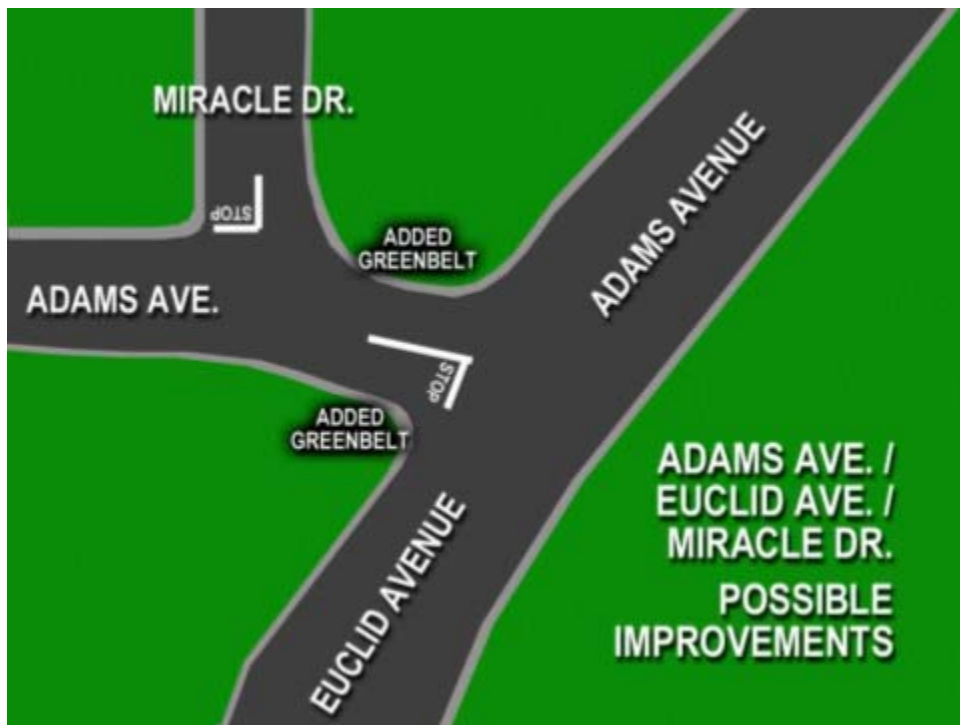


Figure 16 - After

b) Several intersections have been identified as potential recipients of traffic calming circles. These reflects the desire to use traffic calming devices in place of traffic signs to reduce vehicle speed through the neighborhood. Figures 17, 18, and 19 show pictures of what such traffic calming devices would look like. The intersections include:

- 44th St. and Monroe Ave.
- Highland and Monroe Ave.
- Max Dr. and Monroe Ave.
- 47th St. and Monroe Ave.
- Winona Ave. and Monroe Ave.
- 52nd St. and Monroe Ave.
- 49th St. and Lucille Dr.
- Contour Blvd. and Madison Ave.
- Lucille Ave. and Lorraine Dr.



Figure 17

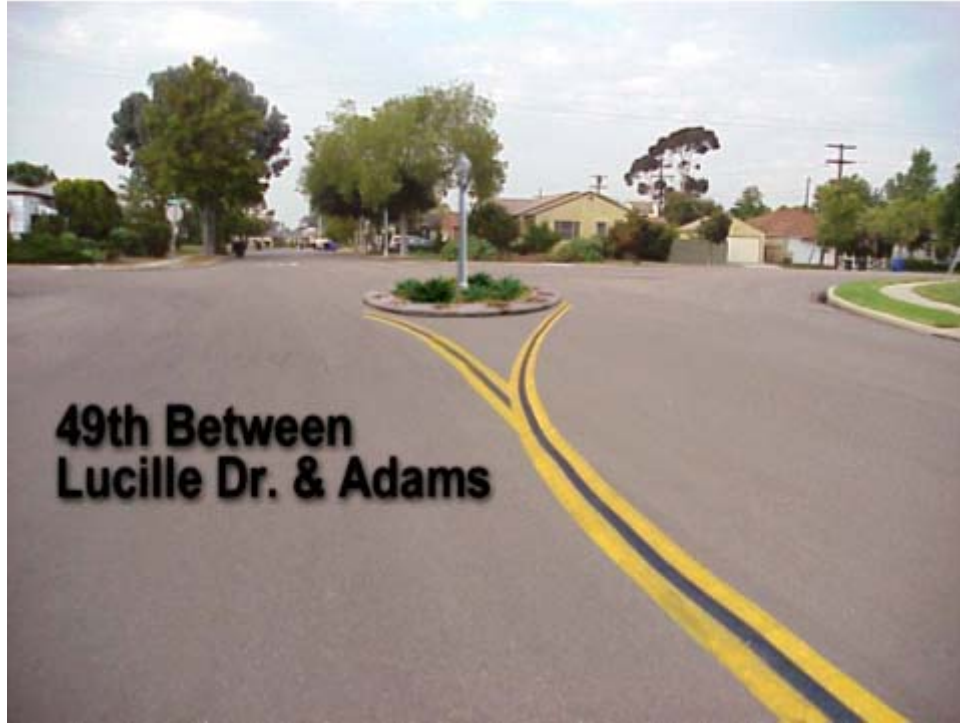


Figure 18



Figure 19

8. Other Areas of Potential Involvement

- a) Landscape Fairmount Ave. from Montezuma Rd. to El Cajon Blvd.
Working cooperation with other communities.
- b) Hiring consultants in such areas as traffic control, pedestrian improvements, landscaping, and others.
- c) Security patrols.
- d) The installation or construction of statuary, fountains, banners/graphic statements, and other ornamental structures and facilities.
- e) The installation or construction of public lighting, facilities, including, but not limited to traffic signals.
- f) The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation drainage, or electrical facilities.
- g) The installation of park or recreational improvements, including, but not limited to, all of the following:
 - A. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - B. Lights, playgrounds equipment, play courts, and public facilities.
- h) The maintenance of servicing, or both, of any of the foregoing:
 - A. The acquisition of land for park, recreational, or open space purposes.
 - B. The acquisition of any existing improvement otherwise pursuant to this section.
- i) Programs to eliminate fire hazards from the surrounding canyons, and other cleanup efforts within the community.
- j) Fully landscape Aldine Dr.
 - Unknown scope, hire a consultant for community enhancements.

VI. Budgets and Timing

1. Administration

The district has several options at administering the funds made available for the implementation of the master plan. These include utilizing the City, self-

administration, or hiring a third party to perform the task. At the outset of the district formation the City will be used to administer the district, at the direction of, and in cooperation with, the TBC. The main reason for this is that there will be relatively little administrative effort early in the program. The TBC may elect to change the policy at a future date if it becomes advantageous.

2. Assessment

The assessment will be at a rate of \$80 per year. This rate may be adjusted by the consumer price index (CPI) annually, if necessary. The maximum rate is expected to remain in effect until the capital improvements are completed. At this time the TBC will review the requirements based on the annual maintenance budget. Additional capital projects may arise from time to time, but should be rare.

3. Timing

This plan details an overall look to the community that may take as long as 20 years, or more, to implement. The initial efforts will focus on the three primary goals of the committee:

- a) Landscaping the traffic circle at 49th St. and Adams Ave.
- b) Add and upgrade lighting in zone 1.
- c) Add and upgrade the gates.

The zones will remain separate until the capital improvements have been completed. This will be defined as when the three main goals are accomplished; the traffic circle has been landscaped, all lighting has been installed and replaced, and all gates have been installed and repaired. At that time the zones will merge, and a common maintenance district is created. In the interim the zones will be managed to get a proportionate amount of improvements.

4. Budget

The speed by which the zones are eliminated will be influenced by outside funding. Should outside funding become available, through donations, grants, or similar instruments, the money will go towards capital improvements, with an emphasis on lights and gates. This condition will not apply to funds obtained with restrictions on their use.

Until the zones are merged the annual budgets will reflect a spending rate proportional to the EBU distribution. Within a zone there are no restrictions how to divide the capital and maintenance funds.

The committee will work with the City administrators to develop a detailed plan each year. The plans will, however, reflect the intent of the master plan. Due to the costs of some projects, monies may be collected for up to two years before being spent.

Appendix 1

Comments – News Letter

Comments turned in from the Talmadge News Neighborhood Improvement Questionnaire: 27 responses

Question 1 results:

Roads	Sidewalks	Traffic	Lighting	Landscaping	Other
5	6	2	1	4	3 – Sewer drains
-	3	1	2	4	-
5	2	4	3	1	-
1	3	5	4	2	6 – Trees
3	4	1	5	2	-
3	1	2	4	5	-
5	4	1	2	3	-
3	5	4	2	1	-
1	-	-	-	-	- Gates
3	1	2	5	4	6 – Noise
3	2	1	4	5	-
4	3	5	2	1	-
5	4	1	2	3	-
4	5	3	1	2	-
1	4	5	2	3	6 – Traffic signs
4	5	6	3	1	2 – Gates
1	4	3	5	2	6
1	5	4	2	3	- Light color
1	3	5	4	2	-
2	4	5	3	1	-
1	5	2	4	3	-
2	5	4	3	6	1 – Crime
1	4	3	5	2	-
3	4	6	1	1	5
62	86	74	70	61	Score
23	24	24	24	24	Votes
2.7	3.6	3.1	2.9	2.5	Average

Question 2 results:

Landscape medians: 23 yes votes; 0 no votes

Landscaped mini-traffic circles: 17 yes votes; 3 no votes

Raised cross walks: 8 yes votes; 7 no votes

One way streets: 5 no votes; 2 suggestions for alleys.

Comments: Do a traffic analysis

Other:

- My driveway is constantly used by the apts residents to turn around. Help!
This is a very dangerous problem.

- The speed of traffic going down Lucille after 49th going west is awful – need landscaped diverters. Lorraine curves into Lucille at 2 junctions I would like a diverter in front of my house. I don't mean every (tricorner) – but at least 2 or 3 diverters roundabout on Lucille.
- Increase signs to slow traffic.
- Timed traffic signals on El Cajon Blvd.
- Should have a convinution (?) of all.
- Signage
- Also 25MPH signs on Aldine are ignored and sparse.
- Circle or “triangel” landscaped at Euclid, Adams, and Miracle.
- Repair roads and re-paint lines so you can see them. (cross walks)
- Close strip off Fairmont/put park
- I don't find traffic to be a problem.
- Restrict access on Aldine to just Talmadge residents.
- I'd like to see a traffic sign at Lucille and Lorraine at the 4-way intersection. I've experienced many close calls at this location.

Question 3:

- Signs are needed and should be used, where appropriate, for safety.
- Signs no – diverters at Lucille @ Lorraine (twice), Lucille @ Caroline, Lucille @ Patricia, Lucille @ Janet.
- Could use more stop signs @ four ways where none exist in either direction.
- More trees
- Use as “last resort” Prefer using other traffic calming devices, bulb outs, medians, landscaping, etc.
- Trees
- Best if using landscaping to calm traffic. Design is effective without signage.
- With thought could use some more. (stop signs)
- 4-way stop at Euclid and Aldine is confusing to some.
- Good idea (stop signs)
- OK (stop signs)
- No opinion (stop signs)
- If natural traffic calming devices can be used, that would be better than excess signs.
- Better to traffic calm. Narrow streets with more landscaping.
- We need more warning signs like yield, caution – kids at play, no-littering, etc. Speed limit.
- Does not bother me if it helps w/traffic and safety.
- Uncontrolled intersections need controls, like yield signs one direction.
- Yield at Lucille and Lorraine.
- Please keep 4-way stops to a minimum.
- I would like to see some type of traffic sign or something painted on the street indicating a yield or stop to show who has the right of way. Specially at Lucille and Lorraine.
- Yields around the traffic circle are misunderstood.
- Stop signs OK.

- Some intersections need yield signs.
- Euclid one way to the intersection (from El Cajon). Stop signs: They are fine.

Question 4:

- Gates landscaped at Highland and Monroe and sign at 44th and Monroe.
- Landscape roundabout
- Planting strips between S/W and curb on 4800 block of Euclid only part of Talmadge w/o planting strips!
- Traffic circle, median (Euclid) landscaped.
- Clean up of Aldine Dr.! (Trash and tagging)
- Tree lined streets, planted medians, and mini-islands.
- Keep working and doing what you are doing thanks.
- Trees
- Trees, trees, trees! Well thought out landscape medians on El Cajon Blvd.
- New traffic circle needs landscaping.
- Weed abatement, better lawn care.
- Trees and shrubs
- More Queen palms trees all over. I would like to see Fairmount planted with trees down the hill.
- Trees, green shrubs (green!)
- More trees, plants in islands.
- Green grass and trees, deweeding of sidewalks and removal of dead bushes.
- Trees, flowers, grass – landscape medians/circles at - “gated” entrances (alleys).
- Lots and lots of trees.
- Fix the traffic circle; more trees or boulevard/trees.
- Landscaping: Maybe something down 49th.
- I wish more people would water their lawns. And plant more trees.
- Tree/palm lined streets.
- Pave alley between Winona and 49th north of Adams, and any other unpaved alleys.
- Mostly neatness – keep trees, hedges trimmed.
- Landscape medians and traffic circles.
- We like the middle suggestion for the circle. 49th should have landscaped median (after circle).

Question 5:

- Perhaps a Welcome Wagon committee could be initiated.
- You guys are awesome
- Our sidewalks are in terrible (unsafe) condition they need to be repaired, let's do it right. Add'l planting will enhance the beauty (layering) of the existing Camphor trees.
- Suggestive letters to uncooperative residents in regards to Talmadge Beautifications
- Add'l funds to schools

- As you have been, work with Steve Russell to facilitate walking to El Cajon Boulevard for specialty shopping i.e. bakery, coffee shop.
- Trash removal on Aldine; warrants begging are a problem on Aldine.
- Camp. against litter.
- Total relandscape of Fairmount Ave. from Meade to I8.
- Please support the new implementation of neighborhood watch – a crime free community is a more beautiful community.
- Like the idea of street light @ Natalie Drive intersection.
- Possibly a monthly newsletter on community happenings.
- Would love to have community park area; improved entrances. Would like to see Fairmont entrance area improved w/landscaping, signage, trees.
- Ask people to clean up after dogs on streets and sidewalks as well as lawns.
- Keep on the City on the water projects and the street repair.
- To on top of graffiti and cover it up.
- The traffic circle on Euclid/49th needs reflective stripping because its hard to see. Is anyone interested in a night time private neighborhood patrol?
- Pave alleys!
- Increased police protection.
- Keep up the good work.
- Possibly landscape the Aldine exit off of Fairmont.
- The lights on Lucille (past Lorraine) are terrible – the worst in Talmadge.

Question 6 results:

Less than \$50 – 7 votes

\$50 – 4 votes

\$75 – 2 votes

\$100 – 10 votes

Greater than \$100 – 3 votes

Appendix 2

Community Meeting Comments

2 October

- Heavy traffic, rentals need upgrading.
- Concerned w/narrowing streets - bought here because streets were nice & wide; straightening of Aldine encourages traffic & speeding.
- Speed track from motorcycle shop - need speed bumps.
- Need time table for projects
- Need rules for weight restriction on 18 wheelers on Aldine.
- Is committee planning to enhance the Fairmount Ave. median?
- Need to convert utilities to underground.
- Congratulations on no speed bumps or stop signs.
- We need more block parties.

9 January

- 47TH & Madison - needs a traffic circle
- Not giving enough info for balloting - need to nail down projects for Master Plan
- Contour & Madison & Contour & Monroe - a speedway - need a roundabout
- Another meeting prior to ballot
- Wants speed bumps/humps
- Limit access to community on streets; closing streets; one-way streets
- Acorn lights on the east side - will they be uniform?
- Lucille, westbound from 49th - speeders, need more traffic control
- Lucille & Lorraine - roundabout
- 51st, n/o Adams - lighting
- 48th St., auto dealership - mechanics testing cars, buyers speeding cars up the street
- 4500 block Euclid - more trees - uniformity
- East end - happy we're working there
- Caroline - no street lights
- Traffic circle - will we be using native plants?
- Gates
- Problems from apartment dwellers
- Monroe - speeders from outside of Talmadge; Within Talmadge - speeders are Talmadge residents.
- Make it a Toll Road!
- Raised crosswalks; stamped concrete
- One-way streets
- 4700 block Winona - when will lighting be done?
- 44th, n/o Monroe - permit parking
- Traffic circle - place stop signs
- Roundabouts/bulb-outs - slowed down traffic in Palm Beach, Fla.

- Alleyways – prostitution

6 May

- What happened to the \$800,000 the apartment owner at 44th & Meade had to set aside for improvements to the community? It was for traffic improvements and landscaping and was to be shared with the City.
- A lighting assessment district already exists. Knows she’s “shouting down a rain barrel”, but there are people on fixed incomes, single incomes, people getting ready to retire. \$80.00/year will cause problems for low income. City should be taking care of “curbs and clean up”.
- Gentleman wanted an explanation of EBU’s.
- Did not receive petition.
- What is going on in “West” Talmadge?
- Wants all utilities underground.
- Asked for an explanation of “zone split”.
- What happened to the proposal for an Aldine Dr. walkway?
- What are bulb-outs?
- What is \$80.00/year really going to do?
- First priority is roll-out of new lighting – what is schedule?
- Is \$80.00 tax deductible?
- Why is there a difference in the map at Faimount, Meade & 44th?
- Has a tax deductible foundation for donations been formed?
- Will there be salaried positions?
- Process for voting and returning ballots?
- Where will candle stick lighting come from? How much will each light cost?
- Who will be counting ballots? Timing of ballots?
- Is there a mechanism for subsidizing people on fixed/low income?
- What’s wrong with the existing lights within the gates?

Appendix 3

Comments – Survey Cards

Comments mailed in from survey cards passed out at community meetings: 18 responses

Please don't put trees on the circle at 49th and Adams only low bushes. As you circle around to Lorraine you can't see coming down 49th. I cannot afford a high assessment on my taxes. I am a senior and my income is limited. Thank you

The so called beautification (round about) is a pain in the butt! I suggest that the beautification should start with front yards and alleys. The myopic view of some "do gooders" should be broadened beyond their own personal interest.

Badly need street lights.

Streetlights are needed in areas of Talmadge to deter unwanted activity from El Cajon Blvd.

Have a tree-planting weekend – trees improve property values!

I believe we need to establish lighting in our alleys to discourage prostitution. Also we need to organize neighborhood alley cleanups.

Check towards "Talmadge News"

I am currently managing the Talmadge e-mail system. There are about 30 residents on there now and I'm working on building that base. If you have e-mails you'd like added, please send them to me.

We want more street lights on 51st, light up everything at night time so we get more safe and avoid a lot of crime. Clean up El Cajon Blvd. And 51 st.

We want clean up El Cajon Blvd. And 51st more street lights for 51st just exact like 48th or 49th streets.

The numerous flocks of pigeons in this area constantly foul up our sidewalk. Can anything be done about this?

We want El Cajon Blvd. Cleaned up, trees planted. For the north of El Cajon Blvd., we need more street lights, and alleys need cleaned up and lights to fight against crime.

Appendix 4

TBC MAD PETITION COMMENTS

Comments from the "YES" petitions

General Good Will

- Great
- Great effort!!
- Do what's needed - it's a benefit for all, thank you!
- Thanks for all your dedicated work!
- Thanks for all your hard work!!
- Thanks for all your efforts to improve our community
- Glad this is happening, improves property values & beautifies the area
- Very much needed, welcomed, appreciated
- Happy to pay to improve our district
- Go for it! We must improve this community
- Improvements (lighting & landscape) will increase values; great efforts!
- Very excited; changes will enrich our community and increase values; we support you 100%
- You guys are doing great; thanks for doing this and caring for our community
- Works out to \$6.67 a month, the cost of a lunch at Rubio's or a cheap bottle of wine. Also, this could be a deduction on taxes, check for sure. Love the idea - you've done more in 8 months than the last 8 years have.
- We both work Sat & can't attend meetings. Keep up the good work and thanks for keeping us informed.
- We are all for Talmadge, the 'real' Talmadge, not the one whose borders are defined by TV stations (Hope the cost is \$50-\$60)
- Good luck!
- Sounds like a good idea
- Thanks to the community members who've spearheaded this very worthy effort
- Excellent letter; explained very clearly; good job
- Good work! So happy to see this done! Keep it up!
- Thanks for all your hard work to date; I was very impressed at the last meeting; I thought the irrelevant questions were handled with much patience. One request : Can future meetings start on time?
- Keep up the good work
- Thank you for your efforts
- This is a terrific idea that I hope will be embraced by all in the community. Thanks for all the hard work to help accomplish this goal
- Great idea, good luck
- Thank you for all your efforts
- We're lucky this is in the works - thanks to you all
- Go Talmadge! Thanks Patrick for your visions & leadership!
- Keep up the good work!

- Thank you TBC for the work you're doing to make our neighborhood a better place to live
- A big thank you to the committee for all your work on this project. I appreciate your efforts on making Talmadge an even more special place to live!
- Thanks for making this happen
- Good luck! Sounds good to me!
- I'm thankful some effort is being made on behalf of our neighborhood. I've lived here over 30 years and have been disappointed in the neglect.
- Suggest you mark the outside of the actual ballot so it isn't confused with junk mail. Thanks for all your work!
- Great ideas! We look forward to seeing them come to pass. Thank you!
- It's an excellent idea to organize. I've attended some meetings and these are good things. Thank you for your contributions.
- We appreciate all the hard work the committee does. It's hard for us to get to the meetings - Sat am's are bad
- A home owner on 51st since 1950 - I'm definitely interested in sharing in this maintenance. Better street lighting is especially significant.
- Great job, everyone!
- Let's go! I want lights, etc.. I am a graphic designer - please call me if there's anything I can do.
- My wife & I would gladly pay the annual fee to help keeping Talmadge the wonderful neighborhood it is. We will try to come to meetings in the future. Keep up the good work!
- We support your efforts 100%! We also appreciate the sensitivity, professionalism and commitment you have exhibited throughout this process - Many thanks.
- Thanks for your efforts
- TBC members, thank you for all your hard work. You guys are awesome!!
- Great work beautification committee!!
- What you're doing is great & we'd love to help.
- We are very pleased and impressed with all the progress being made to improve our neighborhood! Thank you. (More emphasis on owners who refuse to leash their dogs!)
- Thank you for your efforts. 49th is a major gateway yet it's barren & non-inviting between Monroe & Madison
- We're very glad to hear you're recognizing that the borders of Talmadge are 3 canyons rather than just gates. We support focus north of Monroe - not south. Thanks for your hard work.
- We don't mind paying \$60-80 but want a strategy to deal with houses(owners and renters) who're apathetic towards their property. We appreciate all the energy & effort you are putting into improving the neighborhood.
- In anything that will improve this community - trees, etc, as mentioned in the letter, seems a good idea - support 100%.

Money Issues

- Don't get carried away, keep costs down or support will wain
- Control increase of money in later years; consider "sunset" provision
- I support what's outlined here; would not support higher costs
- We hope this is a separate assessment issue bill -- not applied to property taxes
- I agree there is a need but would like a lower cost, closer to \$50
- Amount per household seems high for a maintenance only considering most of the existing maintenance is covered by the city now. However, something must be done to improve the community look
- Will expect estimated cost to remain amount stated. Will expect another request for approval is cost is to increase
- I'd be much happier if you could keep the cost down to no more than \$50. Also, can you prepare a small plan showing areas and where improvements will occur?

Information needed

- Need more details for full ballot support
- How will future assessments/needs be raised and/or increased? Who will oversee the money?
- How long will this take?
- Before I make a firm committment I'd like to see a proposed plan
- Who pays \$60-80 a year? Can we start with the traffic circle landscaping? I'd be willing to physically help with the work and maintenance to remove the current eyesore! asap!
- Will this work be done by city employees or contracted out? Who controls the money & what it's spent for - the city or the community?

Community meeting

- Make meetings more resourceful; assure that improvements are equitable; get the master plan done
- Saturday am meetings are hard to attend - consider a week night
- We can't make the meetings because of the kids. Many of us with kids have ideas - We need a pocket park

Suggestions

- 47th and Madison needs a roundabout, light or ... replace the yield with a stop. Something has to be done to protect children from speeding cars
- Consider a park/playground for children
- Repave the streets! They're a mess! Clean up Aldine! Thank you for your efforts!
- Lights in alleys

- 'Parkway' planting in sidewalk along Euclid (between Monroe & Madison) - it's 10ft wide and all concrete
- Aldine pedestrian walkway. A stop sign at Max & Aldine to slow traffic. What's up with El Cajon Blvd cleanup - bring in upscale shops & restaurants, etc.
- Consider making Monroe one-way - it's too narrow for both way traffic
- Traffic light @ Euclid & Monroe - any way to slow Monroe traffic. Trees planted along Monroe
- Be watchful of the city backing out of its financial responsibilities. Increase volunteer activity - I volunteer
- More lighting on Lucille - old style
- "Gates of Talmadge" at 47th & Aldine as you go up the hill
- We on 51st St need street lighting - "gaslamp" style, not "cobra"
- Change the lights from "yellow vapor" to old fashioned white. If the star gazers complain - so be it.
- Enthusiastic about improvements & circle improvement. More lighting on Lucille Dr
- Lighting improvements in alleys is very important
- Keep trash cans hidden from street
- We would pay more if necessary. We need lights at our end of Lorraine and we need to do something with the ugly traffic circle
- All of the area should be in the same council district. Can we get the small area on the east in the Ken-Tal political area?
- Fix the streets the city has torn up
- Let's do something about that ugly traffic circle the city stuck us with. Please thank Kehoe for lack of advice to the residents of what the city had in mind.
- Keep up the good work. What about getting our city to correct potholes & get construction men in a timely fashion
- Trees - beautification along Monroe; motorhomes off Monroe Ave.
- Please consider planting palm trees on Monroe Ave.
- Need more police patrol. Reduce loud music (cars). More street lights. Enforce home & lawn care.
- I'll attend the next meeting. I really believe that the alleys should be lit but I'm not certain about the other things mentioned.
- The roundabout is an ugly thing. Done badly. Also, trash is a continual problem on Aldine.
- I feel the gates should be a priority, they're the symbol of Talmadge
- Lights on 51st, please! Gates over here too! Thx for the great work!
- I suggest using a private landscaping service & private security patrol service to maintain the improvements once complete. Let's beautify Talmadge!
- I have property on 51st St. just north of Monroe - it does not seem that the improvements I have read about will benefit my area.
- Traffic @ Monroe & Aldine needs to be re-routed or slowed down
- Architectural integrity of Talmadge Park should continue to be distinguished as unique within the proposed lighting & landscape maint. district. Don't blur all of Talmadge end district into a single mass of residential dwellings
- The Talmadge area really doesn't cover all that area - is this legal? What about canyon clearing? City does not do at all.

- I would like to see a master plan of what and where the improvements would be before committing
- We would be willing to pay a higher maintenance cost for specific projects - i.e. "flying saucer"
- Concern: Stop sign @ 47th & Norma and possible speed bumps on Aldine/Monroe near curve for traffic control.
- We especially support landscaping the traffic circle at Euclid.
- Was present at your last meeting & was disappointed you did not show slides of particular areas and thoughts of how you might change it. I understand you did it at the first meeting. It was difficult to not see examples or see a progress master plan & understand & be excited.
- Given the dramatic increases in property taxes, you would think the city would pave the disintegrating Talmadge streets. Please repave these roads!!
- I am a former bond lawyer and have worked on these kinds of assessment districts in the past. I would be happy to assist & advise on formation proceedings to the extent my schedule permits
- Need more lighting. Need plants that require little or no water in turnaround.
- We would like to see the alley between Winona & 49th St paved north of Adams.
- We would also support either a gated community or a security patrol from 9pm to 9am to deter the rising crime. We have to do something!

Appendix 5

TBC MAD PETITION COMMENTS

Comments from the “NO” Petitions

Money Issues: No new taxes, HOAs, LMD already exists, asking for too much \$, etc.

- Stop “shafting” the real property owners with unnecessary expenditures in order to support the employment of such fools.
- Use the City’s General Fund for minimal level of service. This exaggerated maintenance cost per year per resident shown above appears beneficial but is only a way for those who created it to pocket extra money. Get real...
- We already pay for streetlights and it goes up every so often.
- Check your tax bill. We are already assessed for our lights in Talmadge. How will you incorporate this district with that? Your meetings are at a ridiculous time for those of us with children who are involved in sports.
- The real Talmadge Park already has lights. The gates should be maintained by the existing lighting district.
- We are taxed to death already. Go pick someone else’s pocket! Read my lips: No New Taxes!!
- There is a street lighting maintenance district #1 already in existence of which \$11.94 of property tax. Check your tax bill. Why form another?
- I would support the LMD but feel the cost initially of \$60-\$80 is too high. Taxes are not known to decrease, and if we start at this amount, where will it be in 10 years?
- The city is responsible for paying improvements. So I already pay through taxes.
- Do not want any additional expense. Do not want anything that resembles “Homeowner Association” and the fees that go with it/
- My taxes are already too high. Ask Golding for money-she doles it out to football and baseball fans!!
- I pay \$2000 a year in tax. How many homes are in Talmadge? Where does the money go? I do not need another bill.
- I feel costs way out of line. Would be 15% of my total taxes.
- Would support a one-time payment of \$80.
- No annual fees! After all, we are already paying a lot in taxes. My property tax bill includes street light maintenance #1 \$13.28 per year. Whose plants are you going to water, trim and weed?
- \$60-\$80 x hundreds of households is a large sum. We believe half this amount would prove adequate toward improvements of the community.
- Fairmount and Collwood are used by all Mid City. No more taxes. We need to tell City to do their job.

Fixed Incomes

- Many people are on fixed incomes. This estimate will never stay at \$60-\$80. It will continually increase like condo fees. The “traffic circle” is an accident waiting to happen.
- Sorry, I’m retired, a widow and on a fixed income-have trouble keeping up my own property and paying my taxes. I am on Max Drive, and many people don’t even consider it part of Talmadge.
- Nice idea, no money.
- As idealistic as these plans are, in addition to other escalating costs, they impose a hardship on those of us who are retired and endeavoring to maintain our homes. We are not Kensington!
- After paying health insurance, medical bills, SDG&E, water and sewer, I have a hard time making it through the month as it is.
- On fixed income. Cannot afford extra money. It will only increase year after year anyway.
- On fixed income. Traffic circle was bad idea to start with.
- These projects are always maintenance nightmares, and I do not have the money to spend on this type of project.
- Too much and I cannot afford it.
- I would support getting mercury vapor lights back. I would not mind the extra taxes if the money were used to help the elderly in our neighborhood to improve their property. This is where the real need is. Some can’t even afford simple things.
- I am senior citizen, and I am on a very low limited income. I cannot afford an increase in taxes. I would like to attend the meetings, but there isn’t a way I can get there.

Talmadge Border Dispute

- The proposed improvements and maintenance do not apply to my property
- We have no gates on 44th St.
- I am not in support of extending the original Talmadge community outside the gates east all the way to Collwood. I must attend the next meeting before I form my opinion.
- Talmadge does not extend as noted. (South side of Monroe, Collwood, Montezuma)
- Not interested. I am outside of Talmadge gates. Would do me no good at all. I am in older part of ESD. My home was built in 1937.
- We have a rental located at 4588 50th St. This is located outside of Talmadge. We already pay a “rental tax” to the City of \$65/yr for ??? and can’t afford to pay anymore.

General hate, dislike and misunderstanding of MAD, satisfaction with status quo, and some good, old-fashioned traffic circle bashing

- Not in favor of anything that will narrow streets, reduce parking or reduce visibility (bushes, trees), and therefore reduce safety. Lights and painting are okay. We don't need more taxes.
- There is nothing you can do on Monroe to improve it. I can't see subsidizing other areas which lend themselves to improvements. I can't afford \$80 a year for nothing in return.
- I do not support your agenda at all. I see no need to pay for proposals that will not benefit me, and I will oppose your efforts to force your self-serving proposals on me. This seems to me to be an effort to make this neighborhood less diverse.
- Call People For Trees. Free trees.
- I do not want sidewalk trees. They eventually uproot the sidewalks.
- I feel that things are fine "as is" in Talmadge already.
- I would not agree to forced changes to the current landscape of my property.
- The improvements do not address the primary problems of traffic noise and litter in my area. (Monroe Av)
- I think I am able to tend to my own property without some busybody nosing around. A definite "NO".
- The idea of getting community input from a meeting in a hall in not representative of the many people in the neighborhood who cannot attend the meeting. In addition, the roundabout was a stupid waste of money.
- The current lighting and landscaping is adequate. If others want more lights and trees, they should install them on their property and be directly responsible for the cost of installation and maintenance.
- I hope new water line keeps coming and tears up your stupid traffic circle.
- Roundabout was done incorrectly from the start. Why do we need to pay for mistakes made or services that are city responsibility?
- The roundabout itself is a useless, ill-conceived intrusion into smooth traffic flow. My only interest would be its removal.

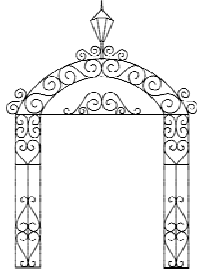
Need more information before making a decision

- I'm concerned as to what the actual improvements will be, and what the cost will be in further years. The median strip on Waring Rd is maintained by Kaiser. Can't somebody put their name on this project? Qualcomm?
- I don't feel that I have enough info to say yes or no at this pint- eg \$80/yr per household. Would there be a cap-who manages the fund and who decides how it will be spent? Would there be a cap on assessments, etc? The neighborhood would look decidedly better with fewer cars parked on the street, ie use garages/ driveways for autos. Could the utility companies possibly plan together so that streets only get torn up once for necessary repairs instead of repeated street disruptions.
- I don't have near enough information to know whether I support it or not.
- I do not want to commit myself at this time.

- It very much depends on how it is to be run. If it is a mandatory cost like an HOA it will make our houses harder to sell- so no. But if it is a voluntary “donation”, we’d be glad to contribute \$5-\$10 a month.

Appendix 6

Petition Letter



TALMADGE BEAUTIFICATION COMMITTEE

29 January 2000

To our fellow Talmadge property owners:

The Talmadge Beautification Committee has been working over the past year to develop a plan that would bring improvements to the Talmadge community that we feel will make it a nicer place to live, as well as improving our property values. These would include additional lighting, sidewalk trees, median plantings, and traffic calming improvements.

The committee was formed when a group of concerned citizens wanted to improve the look of the new round about that was installed at 49th and Adams Ave. What the group discovered was that City policy states that improvements will be installed only to minimum city standards, unless provisions have been made for ongoing maintenance. The vehicle for providing this maintenance is through the formation of a Lighting and Landscaping Maintenance District. Such a district would not only provide the ability to upgrade the traffic circle, but could also be employed throughout the community.

While many areas of Talmadge have adequate lighting and landscaping, there are areas where these items are lacking or in need of repair. The gates that are a symbol of our community are in a state of disrepair. Lighting on many streets and alleys are inadequate, and cause safety concerns for the residents. While some streets have beautiful mature trees, others look like barren.

Therefore, we are seeking the support of property owners in the Talmadge area to form a Lighting and Landscape Maintenance District. The area covers properties on both sides of Monroe Ave., and north to the canyon rim bordered by Collwood, Montezuma, and Fairmont Aves. In so doing we will be able to solicit outside funding for capital improvements and provide the funding to maintain them.

The support we are looking for is a willingness to pay a reasonable annual fee to accomplish these tasks. Some may complain that they should be getting these services already – after all, we are already paying a lot in taxes. The reality, however, is that the City will only provide a minimal level of service out of the General Fund. In most of the

newer communities – Tierrasanta, Penasquitos, Rancho Bernardo, etc. – the home owners all pay into assessment districts for the median, lighting, and park maintenance in their areas. Even North Park has recently created such a district in order to provide a level of service that the community desires.

Undoubtedly, you have many questions about how such a district might be formed, what it could provide, and how much it might cost you. To address these issues we have held two public meetings, and plan to hold one or two more. These meetings are held at the Church on the Move, 4481 Estrella Ave. Notices for the next meeting will be mailed out one to two weeks prior to the meeting. We encourage you to attend these meetings to have your questions answered.

In the mean time we would ask that you complete and return the enclosed postage paid survey card and drop it in the mail. We want to emphasize that this is not a ballot and does not commit you to anything. It is, however, an import step towards forming the maintenance district. The petition allows us to understand the community's interest in the matter and to proceed with the city. The formal ballot on the district will be mailed out at the end of May.

Thank you for taking the time to read this letter, and we look forward to your help in making Talmadge one of the best communities in San Diego.

Sincerely,

George Diefenthal
Chairman
Talmadge Beautification Committee