

Kensington Transformer Undergrounding Survey

Prepared by:

Nick Felfe

cnfelfe@cox.net

619-284-5195

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Purpose

There has been some controversy in the community as to whether its members would approve the establishment of a MAD in order to finance the incremental costs of so called vaulted SID transformers. This survey was designed to shed light on the controversy.

Background

The undergrounding of utilities in Kensington is scheduled to start in 2012. The start date is May but the conversion will likely start in September at the earliest. An ad hoc undergrounding subcommittee has been formed by the Kensington-Talmadge Planning Group chaired by Robert Coffin. The members of this subcommittee, augmented by a city wide resident task force, are hard at work to obtain the best possible undergrounding for Kensington. Bottom line is that we wish to limit the number of above ground pedestals to the fewest possible and to place them in the least objectionable location.

The survey concerned itself *only* with the SDG&E transformers. In Talmadge and elsewhere, SDG&E has replaced or is replacing the pole mounted transformers with pad mounted transformers which will be installed in the parkway between the sidewalk and the curb or, in the absence of a parkway, in the right-of-way on private property adjacent to the sidewalk.

There is a vaulted (underground) transformer available that meets all environmental and safety specifications published by SDG&E; however, it costs far more to install than the pad mounted transformer, to the tune of \$15,000. This translates to a figure of between \$1,500 and \$2,000 per property owner (somewhat more for apartment properties) as all transformers are shared by a number of houses, normally between 8 and 10.

There is only a slim chance that the City or SDG&E will absorb this additional cost. The reason is, sadly, that they are not obligated to do so, and they claim that funds are not available. An alternative is for the home owners to pick up the additional cost via a Maintenance Assessment District authorized and managed by the City of San Diego.

The purpose of the survey, then, was to informally poll the residents of Kensington (including owners in the Ridgeway-Palisades complex who are also at risk) whether they might be willing to commit to funding the additional expense of the vaulted transformers. Folks with smaller homes should think in terms of a \$1,500 assessment, folks with larger homes should think in terms of a \$2,000 assessment, multiple unit apartment owners perhaps as much as \$5,000 depending on the number of units served by a transformer. The answers to the survey will by no means reflect a commitment, but they may be used as an indicator as to whether an Assessment District should be considered as an option, which would ultimately require a majority vote of the residents to take effect.

Overall Results

The overall results from a total of 135 responses are as follows (as of 6/7/2012):

I am definitely in favor of an Assessment District	72 responses 41.6%
I am somewhat in favor of an Assessment District	49 responses 28.3%
I am neutral and may want additional information	23 responses 13.3%
I am somewhat against an Assessment District	11 responses 6.4%
I am definitely against an Assessment District	18 responses 10.4%
Total	173 responses 100.0%

Combining “Definitely in Favor” and “Somewhat in Favor”, we come up with 70% in favor a MAD, and combining the “Against” tallies, we come up with 17% against a MAD, with 13% neutral or not having made up their minds.

Results by Undergrounding Block (responses and %)

	3CC		3CC1		3CC2		3AA	
	-----	-----	-----	-----	-----	-----	-----	-----
1. Definitely in favor	36	45.6%	13	31.7%	18	47.4%	5	33.3%
2. Somewhat in favor	24	30.4	12	29.3	7	18.4	6	40.0
3. Neutral	9	11.4	7	17.1	5	13.2	2	13.3
4. Somewhat against	4	5.1	1	2.4	5	13.2	1	6.7
5. Definitely against	6	7.6	8	19.6	3	7.9	1	6.7
Total	79	100%	41	100%	38	100%	15	100%

The tallies for Block 3CC reflect a greater majority in favor of a MAD than the overall results. In Block 3CC1, there is a 10% shift from Category 1. to Category 5. meaning fewer respondents in favor of and more against a MAD. In Block 3CC2, there is a shift from Category 2. to both Category 1. and to Category 4. meaning more respondents definitely in favor of, but also more somewhat against a MAD. Still, the solid majority in favor of a MAD prevails throughout. Block 3AA had too few responses to warrant a valid analysis.

Response Rate

Infoquest: "The average response rate to paper surveys is around 8%. For web-based surveys, it's a bit under 20% and declining as do-it-yourself remedies continue to flood the cyber highways. For phone surveys the going rate is a bit under 50%, but that's only if it's a very short survey. Response rates fall off dramatically if the time requirement is more than five minutes, or maybe 8-10 questions."

The survey went out to 390 email recipients, including residents of Talmadge, dignitaries, and spouses/partners. Deducting duplicate household emails (est. 20), Talmadge residents, and former Kensington or other residents (est. 40), we come up with an estimate of 330 bona fide Kensington residents and 173 responses which constitutes a response rate of 52%. This result compares very favorably with general web-based surveys, but it also indicates a high level of interest in the survey among the residents.

Reasons for not Responding

1. Apathy, Lack of Time, or out of Town
2. Dislike of Surveys
3. Concerns about Privacy Invasion
4. Lack of Inducement

In two initial survey solicitations, I made the mistake of not explicitly offering results of the survey to participants as an inducement to participate (something I had planned to do all along). I made up for this omission in the final go-around which yielded a surprising 28 additional responses.

Bias

There was likely some moderate amount of bias implicit in the survey. The main reason for this is that I asked for addresses, even though I was willing to accept one hundred block anonymity. I struggled with this for a while but decided that it was more important to be able to plot responses into Undergrounding Blocks than to eliminate whatever amount of bias the address requirement may have introduced.

One couple failed to respond because they knew beforehand that they could not come up with the money so they disqualified themselves from taking the survey. Others may have done the same. For that reason, the number of negative responses to the survey may be somewhat understated.

Finally, there may have been a sense of general dissatisfaction or disillusionment with Maintenance Assessment Districts, as the recent failed KMAD effort appears to indicate, causing some potential respondents to abandon the survey. It is anyone's guess how this prejudicial sense may have impacted the survey results.

Conclusion

While I cannot lay claim to being either a statistician or a pollster, I believe that the chances of getting an assessment district approved by the residents of Kensington are excellent based on the survey results.

In the survey, 173 final responses from an estimated number of 1,109¹ properties in Blocks 3CC, 3CC1, and 3CC2 represent 14.25% of properties to be converted. In this analysis, I am excluding Block 3AA from consideration due to the sparseness of responses.

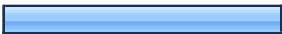




Many professional pollsters make quite accurate predictions, with a margin of error of just a few percentage points, while using much smaller samples being polled.

Detail Results

All pertinent detail provided by the Survey follows.

¹ The number of properties in said Blocks was derived as follows. The City undergrounding website shows 362 properties to be converted in Block 3CC at an average cost of about \$18,700 per property. The same website also shows a budget of \$7,059,000 to underground Block 3CC1 without giving the number of properties, so by extrapolating from the cost figure in Block 3CC, I came up with 377 properties in Block 3CC1. No cost figures are available for Block 3CC2, so I estimated 370 properties in Block 3CC2.




1. If the City and SDG&E are firm about NOT absorbing the additional cost of a vaulted (underground) transformer, indicate your position regarding an Assessment District (whereby you would be assessed a sum between \$1,500 and \$2,000, depending on the size of your house, to put the transformers underground).

		Response Percent	Response Count
I am definitely in favor of an Assessment District.		41.6%	72
I am somewhat in favor of an Assessment District.		28.3%	49
I am neutral at present and may want additional information.		13.3%	23
I am somewhat against an Assessment District.		6.4%	11
I am definitely against an Assessment District.		10.4%	18
		answered question	173
		skipped question	0

2. Please explain your choice of answers (optional).

	Response Count
	101
answered question	101
skipped question	72

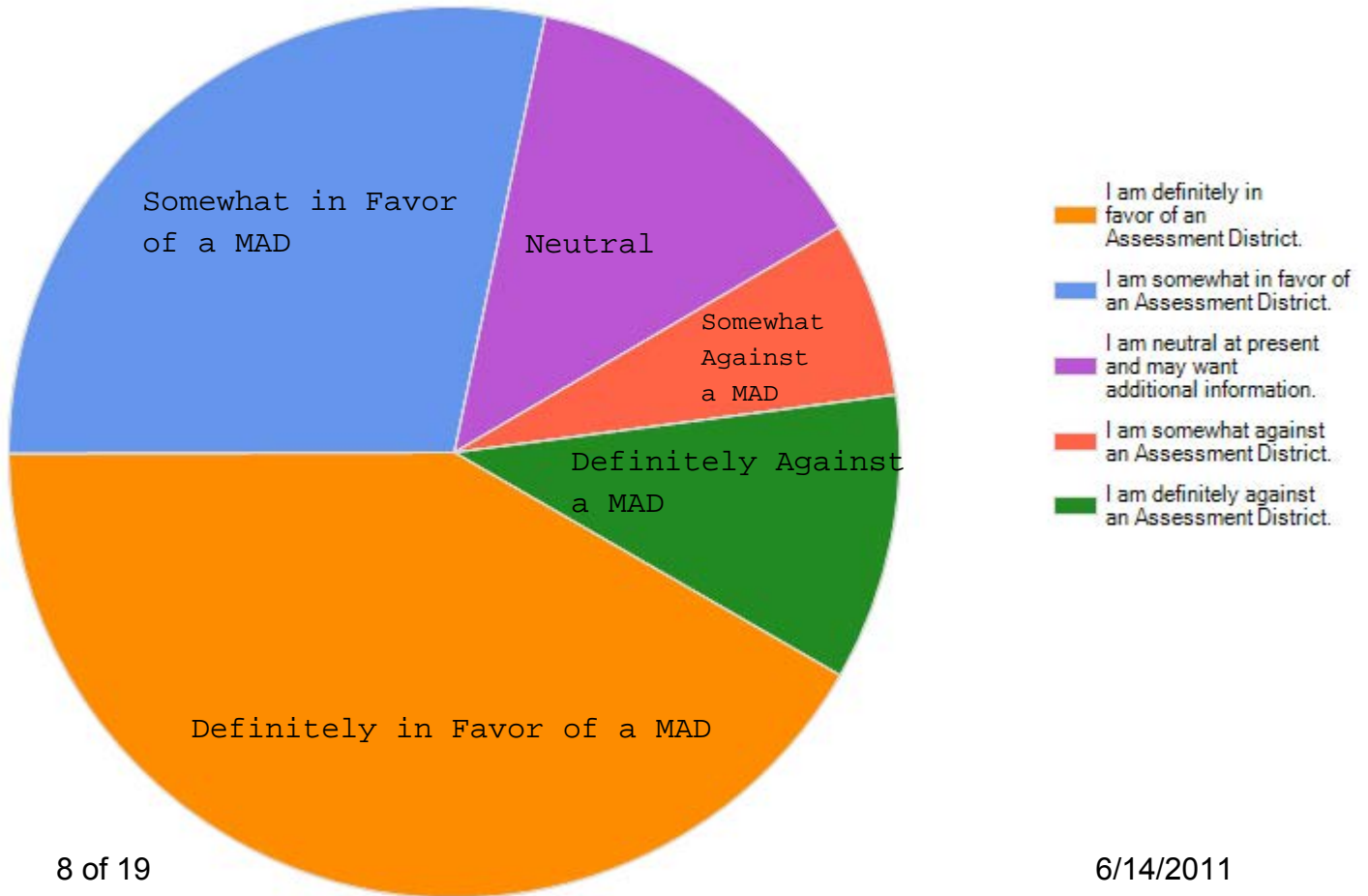
3. It is important to enter your address in the space below. If you do not wish to divulge your exact address, please enter the one hundred block of your street address along with your street name. (For example, if you live at 5195 East Bedford Drive, enter 5100 East Bedford Drive). For City/Town, enter Kensington or other neighborhood.

		Response Percent	Response Count
Address:		100.0%	173
City/Town:		100.0%	173
ZIP:		100.0%	173
		answered question	173
		skipped question	0

4. Please feel free to add any comments.

	Response Count
	52
answered question	52
skipped question	121

If the City and SDG&E are firm about NOT absorbing the additional cost of a vaulted (underground) transformer, indicate your position regarding an Assessment District (whereby you would be assessed a sum between \$1,500 and \$2,000, depending on the size of your house, to put the transformers underground).



Page 2, Q2. Please explain your choice of answers (optional).

1	If I understand the issue correctly the cost of \$1500-\$2000 would be split between households of 6-8 so that the actual cost would be less than the total indicated above. In that case I am completely in favor, unless I am somewhat in favor.	Jun 12, 2011 6:52 AM
2	I want the underground transform but believe we should explore all options to have SDGE cover the cost.	Jun 10, 2011 9:10 PM
3	I don't want to impose a substantial assessment on people, especially during this uncertain economy.	Jun 10, 2011 12:00 PM
4	some of us are not scheduled for undergrounding until 2032. Also, no information on costs for multiple unit properties...4,500? No no.	Jun 10, 2011 8:07 AM
5	This is a one time fee to make an aesthetically better choice and functionally better too.	Jun 10, 2011 7:37 AM
6	we don't plan on staying in Kensington in the long term- thus personal investment is not worth it for us	Jun 9, 2011 9:51 PM
7	The above ground boxes are hideous	Jun 9, 2011 9:24 PM
8	To keep Kensington beautiful, this is a small price to pay.	Jun 9, 2011 8:54 PM
9	I don't think it should be up to the home owner to pay for undergrounding.	Jun 9, 2011 4:36 PM
10	I believe the utilities should pay to do it right. It's all about saving them money. Only if we lose our plea would I want to pay.	Jun 9, 2011 3:52 PM
11	Not that I'm begging to be charged more money by the city, but the above ground option is hideous and would be a detriment to our wonderful neighborhood that we all take pride in.	Jun 9, 2011 3:49 PM
12	Though we would like to have the transformer vaulted, we cannot assume the additional financial burden. Water rates are rising, gas prices are rising, and our salaries - and pensions - are being reduced.	Jun 9, 2011 3:32 PM
13	I would consider an Assessment District, but would like to see SDG&E pushed further to provide these.	Jun 9, 2011 3:15 PM
14	I definitely do not want an unsightly transformer on my property, though I am reluctant to let the City off the hook re: cost. Also, I am concerned that not all neighbors can afford this cost.	Jun 9, 2011 3:05 PM
15	Would the assessment be payable in lump sum? or over say 5 or 10 years?	Jun 9, 2011 2:33 PM
16	I live @ the end of the cul-da-sac @ Norfolk Terrace..... my power source comes into my home via poles across the canyon..... from Alder. How will undergrounding affect me? There is no park space between the street and sidewalk in this cul-da-sac.	Jun 9, 2011 1:55 PM

Page 2, Q2. Please explain your choice of answers (optional).

17	Our block contains much street frontage which would not really be "spoiled" by the pad-mounted equipment you picture (great informative shots!!). Ridgeway and Canterbury have the cul-de-sac "islands" as potential non-intrusive locations. Cox and AT&T are also already underground, and you have not addressed their potential for being replaced if/when SDG&E should do so. I would really want a clearer crystal ball before expressing any interest.	Jun 9, 2011 1:26 PM
18	The cost would be a bargain if it would eliminate the unsightly view of above-ground transformers that would exist for the rest of our lives.	Jun 9, 2011 7:55 AM
19	I believe the choice will be a better investment both long-term financially and cosmetically.	Jun 8, 2011 4:02 PM
20	It would at least put the largest of the objectionable objects underground.	Jun 8, 2011 9:02 AM
21	I don't want the transformers / "boxes" on people's "lawns". They need to be underground.	Jun 8, 2011 7:19 AM
22	The alternative (above ground) is horrible.	Jun 7, 2011 1:42 PM
23	would need more information regarding the transformers and the effect they may have on property values.	Jun 7, 2011 11:06 AM
24	If a self-assessment payment saves the project from those who want to delay it, we would be in favor of moving forward immediately even at a personal cost. We would want to know that a vaulted alternative would not lead to ongoing problems such as it has on Ridgeway/etc	Jun 7, 2011 10:23 AM
25	How many transformers will be on on each block?	Jun 6, 2011 9:17 PM
26	Want as much of this to be underground as posible and would support funding to get it done.	Jun 6, 2011 8:37 PM
27	While we are not thrilled with the idea of being assessed ANY amount, we want the existing poles and wires removed ASAP. If this is what it takes to get that accomplished without a lengthy delay, then we would be inclined to support to the assessment idea.	Jun 6, 2011 4:20 PM
28	Seems like a good investment in keeping our neighborhood pretty. I think people will be shocked to see what we get if we don't underground, but then it will be too late.	Jun 6, 2011 1:41 PM
29	it is worth \$2K to me to eliminate the risk of having it in my front yard, and to not have to look at them up and down the street.	Jun 6, 2011 12:18 PM
30	I firmly believe that we should do anything in our capacity to preserve the aesthetic and historical value of the Kensington-Talmadge neighborhood, including undergrounding the transformers, even if it requires an assessment to each household. This is a small amount of money relative to the long term value preservation in the neighborhood.	Jun 6, 2011 11:16 AM
31	It is a small household investment to put these underground vs. the tumble in home value associated with ugly above-ground transformers.	Jun 6, 2011 10:46 AM
32	I would like to see the4m underground!	Jun 6, 2011 10:33 AM

Page 2, Q2. Please explain your choice of answers (optional).

33	The ugly boxes will destroy the beauty of our neighborhood.	Jun 6, 2011 10:17 AM
34	Personally, I think without putting these underground - your just trading one eyesore for another.	Jun 6, 2011 9:11 AM
35	Definitely if the transformer was on Kensington Dr. Somewhat if it was on Rochester.	Jun 6, 2011 8:45 AM
36	I continue to be concerned about the administration of an assessment district. While we want the transformers underground, it would be important that this money only be used for that purpose. We have a split community when it comes to other issues and I am concerned about who would be on the board and whether they would make other decisions that we feel are detrimental to the community.	Jun 6, 2011 8:44 AM
37	If it's a one time fee, we can absorb that cost to keep our neighborhood looking good.	Jun 6, 2011 5:41 AM
38	I would not begin to discuss funding this ourselves until we have exhausted all remedies for having the utilities and/or City pay for complete undergrounding.	Jun 5, 2011 9:36 PM
39	I am most interested in having the poles disappear from the canyon, and the ATT and Cox boxes to be underground as well.	Jun 5, 2011 9:16 PM
40	My postage stamp yard does not accommodate this equipment. Because I am at the apex of the street . the likelihood of placement on my property is above average.	Jun 5, 2011 8:52 PM
41	If we can get the SDG&E terminals we should do so. It will greatly improve the look of the neighborhoods	Jun 5, 2011 8:13 PM
42	I would much rather pay for a lawyer in order to sue SDG&E directly. Perhaps even to personally sue the people employed by SDG&E who obviously do not live in Kensington and therefore are not personally affected by their purely commercial decision. SDG&E is not hurting for finances, they could easily afford to put the underground faults in place.	Jun 5, 2011 7:57 PM
43	Would the money be due at one time and what is the timeline for the poles to be removed.	Jun 5, 2011 7:53 PM
44	will need more details to say that I am "definitely" in favor.	Jun 5, 2011 7:33 PM
45	A small price to avoid the ugliness, and worth it to keep the neighborhood looking good. Nothing is free, and the ugly ones aboveground will bring down everyone's home values and change the feel of Kensington.	Jun 5, 2011 7:31 PM
46	I want whatever is least likely to hinder the continuation of the undergrounding.	Jun 5, 2011 7:23 PM
47	I'm only here two months of the year.	Jun 5, 2011 7:00 PM
48	Since there hasn't been any real negotiation between decision makers from the city and utility companies regarding this topic, I believe it is preliminary to let the utility companies know that homeowners might be willing to pay for this.	Jun 5, 2011 6:39 PM
49	The cost is big bucks to us.	Jun 5, 2011 6:28 PM

Page 2, Q2. Please explain your choice of answers (optional).

50	I am not against assessment districts in general, or for kensington for other purposes, but in this case I feel the city/utilities need to do undergrounding better at no additional cost to me. It doesn't have to be 100% underground though, but fewer boxes in the parkways.	Jun 5, 2011 6:09 PM
51	We are concerned with absobinh this heavy cost. How does this affect residents with an alley where the powerlines run through the alley?	Jun 5, 2011 5:37 PM
52	I am definitely in favor of undergrounding utility lines without delay. I recognize that in Talmadge some transformer boxes were placed in unattractive locations. While I feel this can be mitigated by becoming involved in the process of placement, the ideal solution is to put them underground, and I'm willing to pay my share to do this.	Jun 5, 2011 12:45 PM
53	I would encourage a different, and private, contractual arrangement by homeowners to fund vaulted transformers. I am not supportive of an Assessment District and feel its influence on future residential matters will become overbearing and counterproductive once established.	Jun 4, 2011 2:53 PM
54	I WILL GLADLY PAY FOR THE RESIDENTIAL HOOKUP OF \$1500.00	Jun 4, 2011 12:23 PM
55	It is well worth the money to have the transformers underground	Jun 4, 2011 9:26 AM
56	I'm interested but somewhat concerned about the cost	Jun 3, 2011 2:54 PM
57	I doubt that everyone will vote for this choice and wonder if your neighbor says no, does it mean the whole block can't be underground?	Jun 3, 2011 1:33 PM
58	Is \$2000 the maximum cost...or could it go higher if less choose to participate.	Jun 3, 2011 1:07 PM
59	I value my neighborhood and would like to maintain the aesthetic quality of the neighborhood.	Jun 3, 2011 9:55 AM
60	I believe this amounts to a tax. Why did Mission Hills get undergrounding with no 'tax'?	Jun 3, 2011 9:53 AM
61	Forty years of staring at the tangle of wires, etc. behind my house is enough.	Jun 3, 2011 7:34 AM
62	I want to reduce the number of unsightly boxes in the neighborhood.	Jun 3, 2011 7:30 AM
63	We need more information	Jun 2, 2011 9:23 PM
64	Having lived in a condominium where I had little control over community association fees -- either the amount or what they covered, I am hesitant about the creation of Assessment Districts. I am concerned that many costs that the city is now responsible for would be pushed to Assessment Districts. I'm already having to pay for palm tree trimming, which the city used to pay for.	Jun 2, 2011 8:33 PM
65	We pay more than enough in additional assessments & taxes both locally and state-wide.	Jun 2, 2011 8:31 PM
66	existing poles are fine do not replace	Jun 2, 2011 7:41 PM
67	I am assuming this \$1500-\$2000 assessment fee would be a one-time thing. If that is so, I would be willing to pay the money in order to eliminate those groups of unsightly boxes on the street. If that is not the case, I would need more info.	Jun 2, 2011 7:22 PM

Page 2, Q2. Please explain your choice of answers (optional).

68	to me it's worth the expense to maintain the beauty of our neighborhood. In fact I would be in favor of an ongoing assessment to continue to beautify our village.	Jun 2, 2011 6:19 PM
69	Let's move forward with undergrounding the wires and getting rid of the poles. If it requires paying extra for underground transformers, I'll support that.	Jun 2, 2011 4:45 PM
70	The cost is small compared to the aesthetic benefit.	Jun 2, 2011 4:43 PM
71	We already have undergrounding for our power transformers and power lines. So I don't really want to pay \$2000 for what we already have.	Jun 2, 2011 4:27 PM
72	Kensington and Talmadge are two of the few neighborhoods of San Diego that maintain a more authentic, historic and aesthetic character. There is less of the jumbled, unplanned development that has taken place in other areas of San Diego. Kensington, in particular, is one of the nation's best collections of "red tile style" houses from the 20's and 30's, including a few architecturally significant houses. It is important to maintain these characteristics for ourselves, our property values, and San Diego's heritage. If they are in fact necessary, these unsightly transformers, in plain sight, are out of alignment with these neighborhoods and will diminish their intrinsic value. We're willing to pay extra for this.	Jun 2, 2011 4:23 PM
73	Think that is a lot of money but might be willing to pay that if I think it is a benefit	Jun 2, 2011 2:47 PM
74	I cannot afford to pay for this, it is unfortunate but very bad timing economically for many residents.	Jun 2, 2011 2:37 PM
75	No way will I have a 'metal coffin' in my front yard. Kensington is special and residents should stick together on this important decision.	Jun 2, 2011 2:26 PM
76	those boxes are just plain UGLY!!!!!! I'm willing to pay a ONE-TIME sum (right???) to NOT have my property ruined for perpetuity!	Jun 2, 2011 2:23 PM
77	On my street, Argos near Hart, the current power lines are on the back property line and keeping things the same is less ugly than "semi-undergrounding" with the standard multiple pad-mounted green boxes. I would rather have NO undergrounding rather than the worst type of "undergrounding".	Jun 2, 2011 2:23 PM
78	I'm not sure if this is a benefit worthy of the assessment \$ figure- The poles and lines installed behind the homes seems to do a good job of hiding the wires. The best option is to have the Xformers underground at an affordable cost or shared cost. My limit is \$500... My paltry retirement doesn't give me much room to get extravagant.	Jun 2, 2011 2:11 PM
79	I do not want those ugly transformers on the parkway in front of my house. Since I live on a corner, it wouldn't be such an issue if it were on the side parkway.	Jun 2, 2011 2:09 PM
80	I have been in San Diego for over 65 years, and am fed up with being nickel and dimed to death. Now they want us to pay for this? What about the next owner...they get off scott free, and enjoy all I've paid for...I don't think so!	Jun 2, 2011 1:57 PM

Page 2, Q2. Please explain your choice of answers (optional).

81	Although they (SDG&E) say they do not have \$'s they should be pressed to pay for it! We live in a beautiful, picturesque neighborhood that is a credit to our community at large and they should be appreciative and mindful of this! To think that a big corporation cannot appreciate that nor be willing to make adjustments to preserve that which is becoming a thing of the past, and wants to put in obnoxious obtrusive unaesthetic boxes for the sake of THEIR convenience is really quite annoying!	Jun 2, 2011 1:19 PM
82	I would want to see a plan of where these underground transformers are going to be located.	Jun 2, 2011 1:12 PM
83	I would not wish to establish an assessment district unless one is absolutely necessary for this purpose and it is limited to this issue and does not include other items, i.e. tree trimming, etc. However, I would be happy to pay a couple of grand to have all of the boxes, i.e. COX, ATT, SDGE, underground ASAP.	Jun 2, 2011 12:51 PM
84	This seems to be the only option to retain our area's beauty and property values. I'm disappointed that SDG&E and the City are unwilling to underground the transformers.	Jun 2, 2011 12:46 PM
85	taxes to high already	Jun 2, 2011 12:40 PM
86	I can barely make ends meet now. Already have had to absorb cost of caring for the palm trees on the parking strip - just can not do more.	Jun 2, 2011 12:13 PM
87	I am in favor of a one time assessment for undergrounding the transformers.	Jun 2, 2011 12:12 PM
88	I think that the time is now, in order to dove-tail our Maintenance Assisment District (MAD) with the forthcoming undergrounding and obtain the best for our community.	Jun 2, 2011 12:12 PM
89	This is way too expensive.	Jun 2, 2011 12:01 PM
90	Cox and ATT will still show as boxes so one more is no problem.	Jun 2, 2011 11:58 AM
91	More important family uses for this money.	Jun 2, 2011 11:53 AM
92	Of course we all would lke no visible utility units above ground. However, it looks like any assessment pan would involve three different costs (SDGE, Cox, AT&T)--not just one payment of \$1500. Total cost? ca \$ 5000. A littler much that is not likely to be recovered when selling our home later. Still it is worth investigating.	Jun 2, 2011 11:51 AM
93	We MUST insist that this project also bring us higher services levels, particularly higher internet connection speed, and not just aesthetics. We are lagging behind the speed goals set by the Federal Communications Commission. Read more at http://speedmatters.org/	Jun 2, 2011 11:49 AM
94	I would like to retain the more attractive look of our streetscenes without the above ground equipment.	Jun 2, 2011 11:49 AM
95	\$1,500 to \$2,000 is a small price to pay for the improved aesthetics.	Jun 2, 2011 11:45 AM
96	We have been following plans for Kensington MAD and want to go through with it.	Jun 2, 2011 11:37 AM

Page 2, Q2. Please explain your choice of answers (optional).

97	I would like to negotiate with the city some sort of compromise where if the residents pay a certain amount, they will pay the rest.	Jun 2, 2011 11:37 AM
98	We do not believe the above ground boxes are a big issue but we are willing to pay for the undergrounding if that is what is desired by the community. Charlie and Carol Stebbins	Jun 2, 2011 11:37 AM
99	In each of the pictures, there were 3 components, and my understanding is that, should we underground the SDG&E component, the others would still be above ground. If that's true, then I'm not in favor of the assessment district. If all 3 of the components went underground, then I would be in favor. Or could at least live with it.	Jun 2, 2011 11:33 AM
100	You need to state over which time period the \$1500 to \$2000 would be. I doubt you will get meaningful results without that information. It would be a big difference if it is over 10 years or each year or over a single year.	Jun 2, 2011 11:26 AM
101	I hate the white bollards	Jun 2, 2011 11:25 AM

Page 2, Q4. Please feel free to add any comments.

1	I completed this survey at the request of Joe and Sara Cloren. Marilyn Felfe	Jun 10, 2011 9:15 AM
2	Are we #150....did we win the fresh eggs???? =>	Jun 9, 2011 8:54 PM
3	Are you doing this survey of residents in the homes or owners?	Jun 9, 2011 3:52 PM
4	We are now paying for our palm trees to be pruned!	Jun 9, 2011 3:15 PM
5	Thanks for all the hard work. AMF	Jun 9, 2011 2:33 PM
6	I am confident that there will be no undergrounding in the canyons. Will there be a rerouting of the electrical, COX and ATT for those of us on canyons... with power supply across canyons?	Jun 9, 2011 1:55 PM
7	Regardless of the outcome, thanks for the wonderful civic effort you are putting forth!!	Jun 9, 2011 1:26 PM
8	With those above ground transformers and bollards, the increase in ugliness and the decrease in home values far exceed the shared cost of doing it right. This is a long-term investment, and we need to do it.	Jun 9, 2011 12:48 PM
9	Keep up the good work, Nick!! Jonathan	Jun 9, 2011 7:55 AM
10	In addition, properties in the 4000 block of Adams Avenue and the 4600 block of Marlborough Dr.	Jun 8, 2011 4:02 PM
11	Any excuse regarding water is nonsense. I grew up in a suburb of New York City and all our utilities were underground. We received MANY times the amount of precipitation as here in San Diego. Water can be dealt with.	Jun 8, 2011 7:19 AM
12	If it comes to it, can I charge it?	Jun 7, 2011 11:35 AM
13	Last summer, a line broke off from our old transformer and was sparking. Luckily our handyman was close by and informed us and an emergency service by SDGE prevented a potential fire.	Jun 7, 2011 10:23 AM
14	It is important to me that the MAD is ad hoc and will disband after the completion of this project.	Jun 6, 2011 1:41 PM
15	There are a lot of palms and historical lamp posts in the area. How close to those two items would the above transformers be? I am especially concerned about placing them close to a lamp post.	Jun 6, 2011 1:22 PM
16	keep it up!	Jun 6, 2011 12:18 PM
17	Let's resolve this asap and get the power lines and transformers buried.	Jun 6, 2011 11:16 AM
18	I feel very strong that we need an assesment distric. Andy Nelson	Jun 6, 2011 10:33 AM
19	I would hope all our community would be in agreement.	Jun 6, 2011 10:17 AM
20	Thank you for all your work on this important project.	Jun 6, 2011 9:14 AM

Page 2, Q4. Please feel free to add any comments.

21	I think this is going to be tough because it's not every house that hit with this type of transformer, but could really hurt your house value if you end up with one in front of your house. It's one of those doing something that good for the community things that, while I think is important, I don't think overall that most people will go for it. Nobody wants to pay more taxes, but everyone is happy to complain when benefits or services are lost. Thanks for all your help with this.	Jun 6, 2011 9:11 AM
22	Ask the City what they are doing with the 10% of the surcharge that they are keeping from the utility undergrounding program. That is our money and should be spent on our undergrounding.	Jun 5, 2011 9:36 PM
23	The current configurations displayed result in significant aesthetic (market value) degradation of the property they are placed on. We have a very small street - and the current solutions do not appear to be sensitive to the limited space available.	Jun 5, 2011 8:52 PM
24	Kepp the good work	Jun 5, 2011 8:13 PM
25	Thank you VERY much for your efforts on the behalf of all Kensington residents. You are a shining example of someone who cares about their neighborhood and its residents, and is willing to do what is right with no personal gain except to know that you've done your very best.	Jun 5, 2011 7:57 PM
26	We also own a second property in Kensington and wish to see those lines underground without delay as well.	Jun 5, 2011 12:45 PM
27	Our individual property values are at stake. I don't expect the City to assist us in any way. My wife and I take great pride in home ownership. That being said, please insure the City stays out of our way so we are able to care of ourselves.	Jun 4, 2011 2:53 PM
28	Thank you for your hard work in finding info make valid decisions.	Jun 4, 2011 9:26 AM
29	Thanks very much for your time, work, and good info on this.	Jun 3, 2011 2:54 PM
30	What about Cox and AT&T? Are vaulted mounts available and what will be the additional cost so everything will be "underground"?	Jun 3, 2011 11:10 AM
31	There have already been attempts to get enough signatures to put through a Kensington Maintenance District. The undergrounding issue is just one more way for the KMAD to try to get us to agree to a maintenance assessment district, which I am totally against. If there are enough people to push this through that would mean those residents who are against it would also be assessed \$1500 or more. There are older residents who would find this amount to be a major financial burden.	Jun 2, 2011 8:31 PM
32	We live in an urban environment, get used to it	Jun 2, 2011 7:41 PM
33	SDG&E shifts its position on underground vaults. For awhile, they were saying it was a maintenance issue and they would not do the vaults. Period. Now they are apparently saying it is a cost issue.	Jun 2, 2011 4:27 PM
34	Some people may still be hoping that the undergrounding doesn't occur at all, so they may respond negatively to an assessment district in hopes of avoiding the issue altogether. It would be useful if it were clear that the survey should be completed under the expectation that undergrounding will definitely occur, and the question is simply how.	Jun 2, 2011 4:23 PM

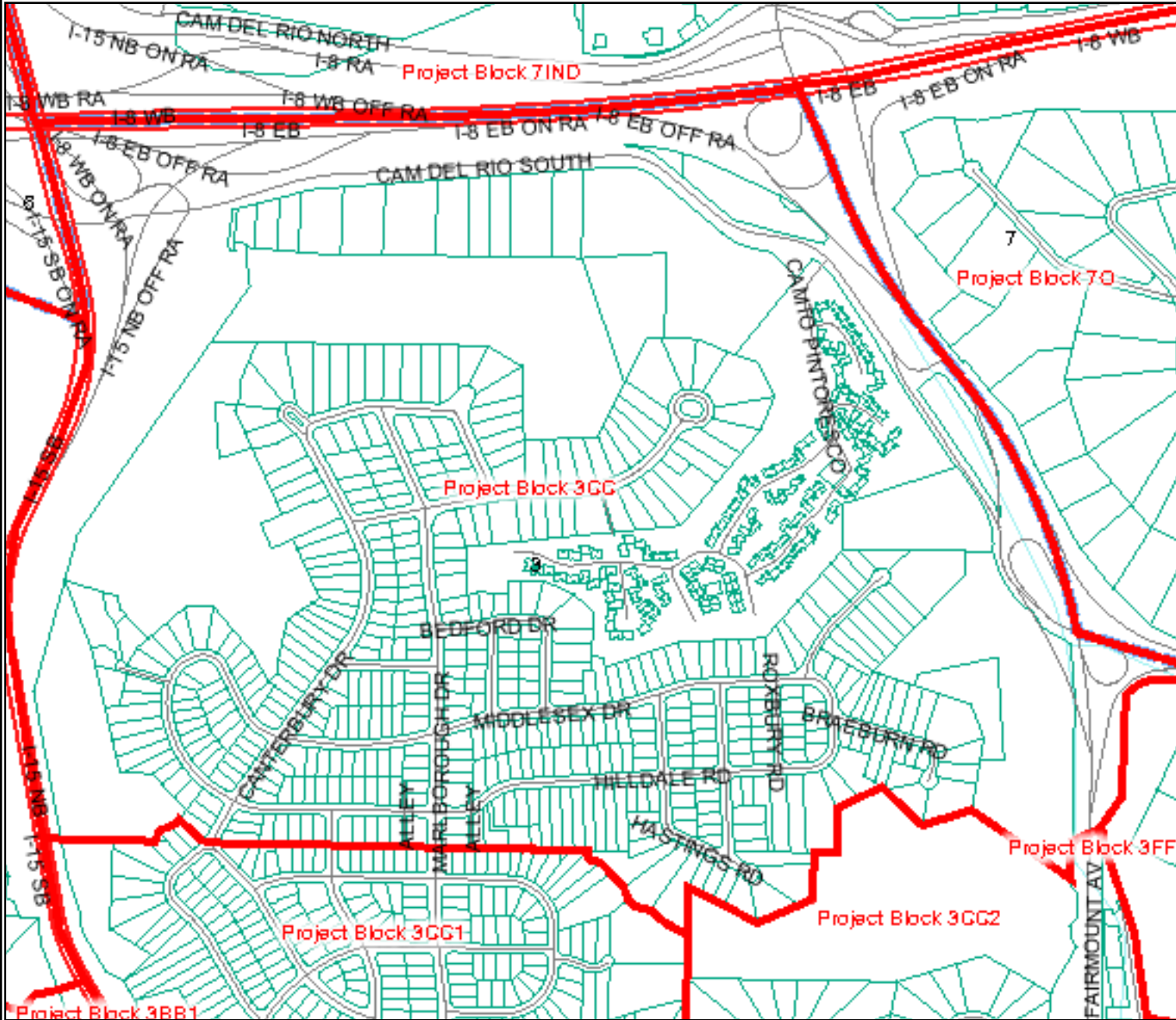
Page 2, Q4. Please feel free to add any comments.

35	Our willingness to pay is contingent on a final refusal by the City and SDG&E to absorb the costs of undergrounding. Vaulted transformers should not be installed in any area of the City. These are long-term infrastructure investments and should be undergrounded in all communities. We voted for Prop D - we believe in paying for City services.	Jun 2, 2011 4:23 PM
36	Thank you for all your efforts to honor the unique quality of our neighborhood.	Jun 2, 2011 2:26 PM
37	If homeowners were assessed the cost of underground transformers, could the assessment be attached to our property tax statements so they would be tax-deductible? Could the assessment be paid over 5, 10, etc. years and not all at once or added to our SDG&E bill? I think fewer people would be willing to pay the total amount all at once.	Jun 2, 2011 2:09 PM
38	I kinda/sorta figured out that the residents would wind up paying...WOW! what a change from the past.We're still paying for streetlamps...for over 80 years...Leave the polls up...they don't bother me.	Jun 2, 2011 1:57 PM
39	I know all of you have been working VERY VERY hard on the behalf of all Kensington residents. A HUGE thank you!	Jun 2, 2011 1:19 PM
40	I am definitely in favor of undergrounding utilities and believe that paying some to have it done properly would be wonderful.	Jun 2, 2011 1:11 PM
41	I have had SDGE to my home to discuss this issue. I believe that they will work with us on this issue. ATT and COX did not respond to my inquires. I believe that we need aggressive leadership from our council person to get the three utilities to sit down and give us a straight, written answer on what they will do then we will know exactly were we stand. Once we have that then if we want something more then what they will do we can determine what the cost to each home will be and vote on it.	Jun 2, 2011 12:51 PM
42	Our street (Ridgeway) has had underground utilities since our homes were built in the late 1920's/early 1930's. The transformers are underground. It doesn't make sense that they now will be put above ground. Why do we need to change what has worked for 70 or 80 years?	Jun 2, 2011 12:46 PM
43	none	Jun 2, 2011 12:40 PM
44	Not necessarily thrilled with the way the boxes look, but then again, these things are the blessing/curse of modernization. Honestly - the tangle of wires I stare at out my back windows day in day out are uglier than the thought of green boxes on the curb. And the boxes will result in less bird poo on my driveway and car! Maybe the boxes would have to go where the palm trees are - remove that cost as well!	Jun 2, 2011 12:13 PM
45	I am in favor of a one time assessment for undergrounding the transformers. I am NOT in favor of any permanent yearly fees nor should this response be taken as evidence that I would be in favor of fees for other things (trimming trees, fixing sidewalks, etc.)	Jun 2, 2011 12:12 PM

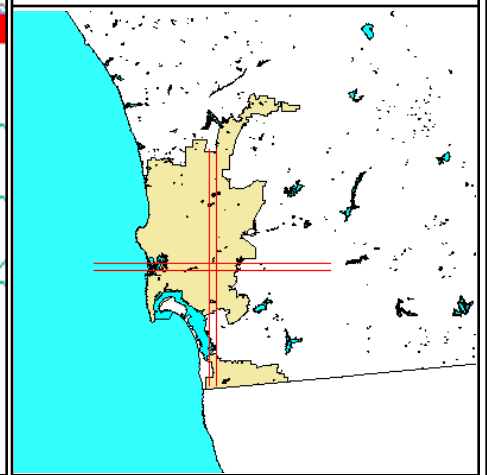
Page 2, Q4. Please feel free to add any comments.

46	Please think again about street lights and look again at Talmadge and part of Mission Hills. Their MADs dove-tailed with the neighborhood utility undergrounding projects for street lights. I strongly urge that the proposed Kensington MAD include dove-tailing the upcoming utility undergrounding with updating wiring for our existing historic street lights, and, as needed, additional replicated historic street lights. Thanks to all, for both caring and working so hard to maintain our community.	Jun 2, 2011 12:12 PM
47	The assessment will impose a financial burden on many home owners.	Jun 2, 2011 11:53 AM
48	We MUST insist that this project also bring us higher services levels, particularly higher internet connection speed, and not just aesthetics. We are lagging behind the speed goals set by the Federal Communications Commission. Read more at http://speedmatters.org/	Jun 2, 2011 11:49 AM
49	This survey is confusing that it omits the Cox and AT&T issue. If those still have to be above ground it will still be unsightly, even with the SDG&E underground.	Jun 2, 2011 11:49 AM
50	I would like to begin attending these meetings where discussions on future underground plans are being discussed. Where can I find a schedule of upcoming meeting times and locations?	Jun 2, 2011 11:37 AM
51	Let's just hurry up and get this done!	Jun 2, 2011 11:37 AM
52	excellent work!	Jun 2, 2011 11:25 AM

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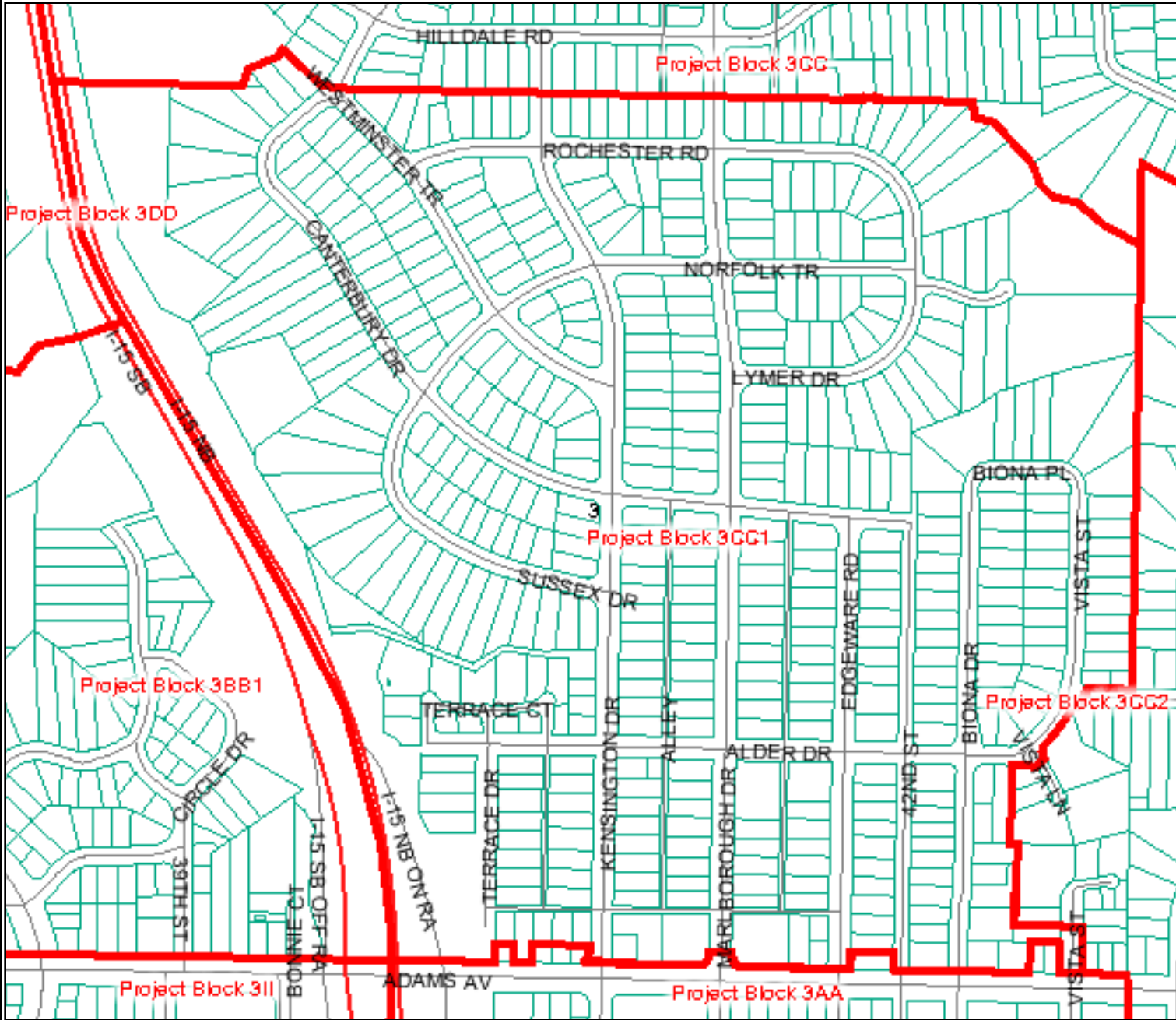
- ### Legend
- Future Streetlights
 - Undergrounding Projects
 - all_20_a
 - all_blocks
 - Freeways
 - Minor Roads
 - Parcel Ownership
 - Bay
 - Streams
 - Major
 - Minor
 - Council Districts
 - Ocean
 - County



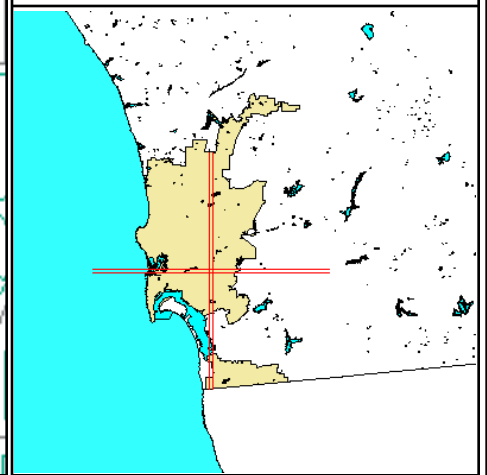
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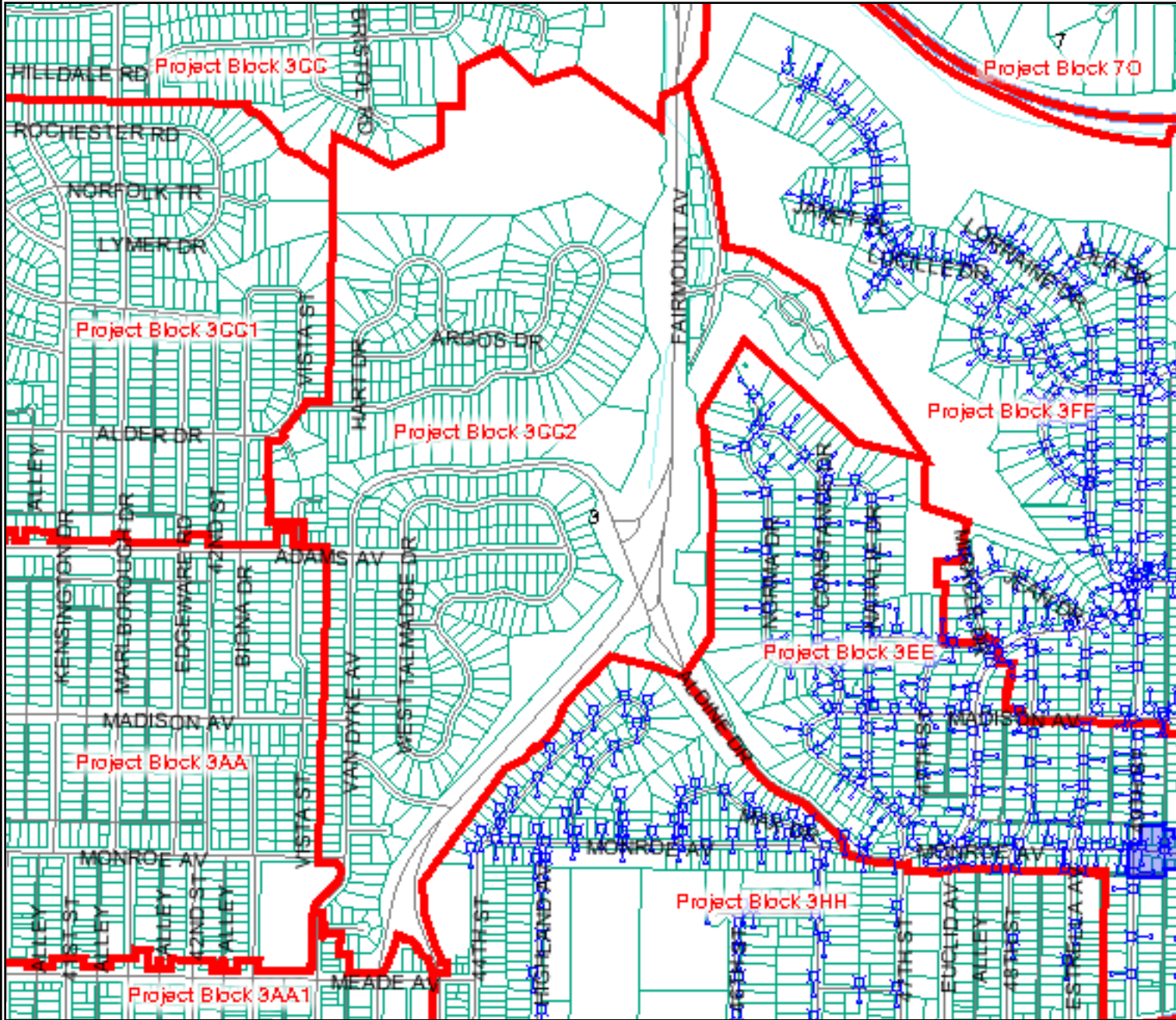
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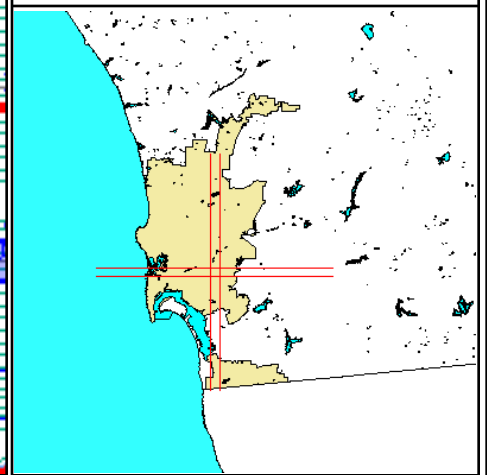


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Legend

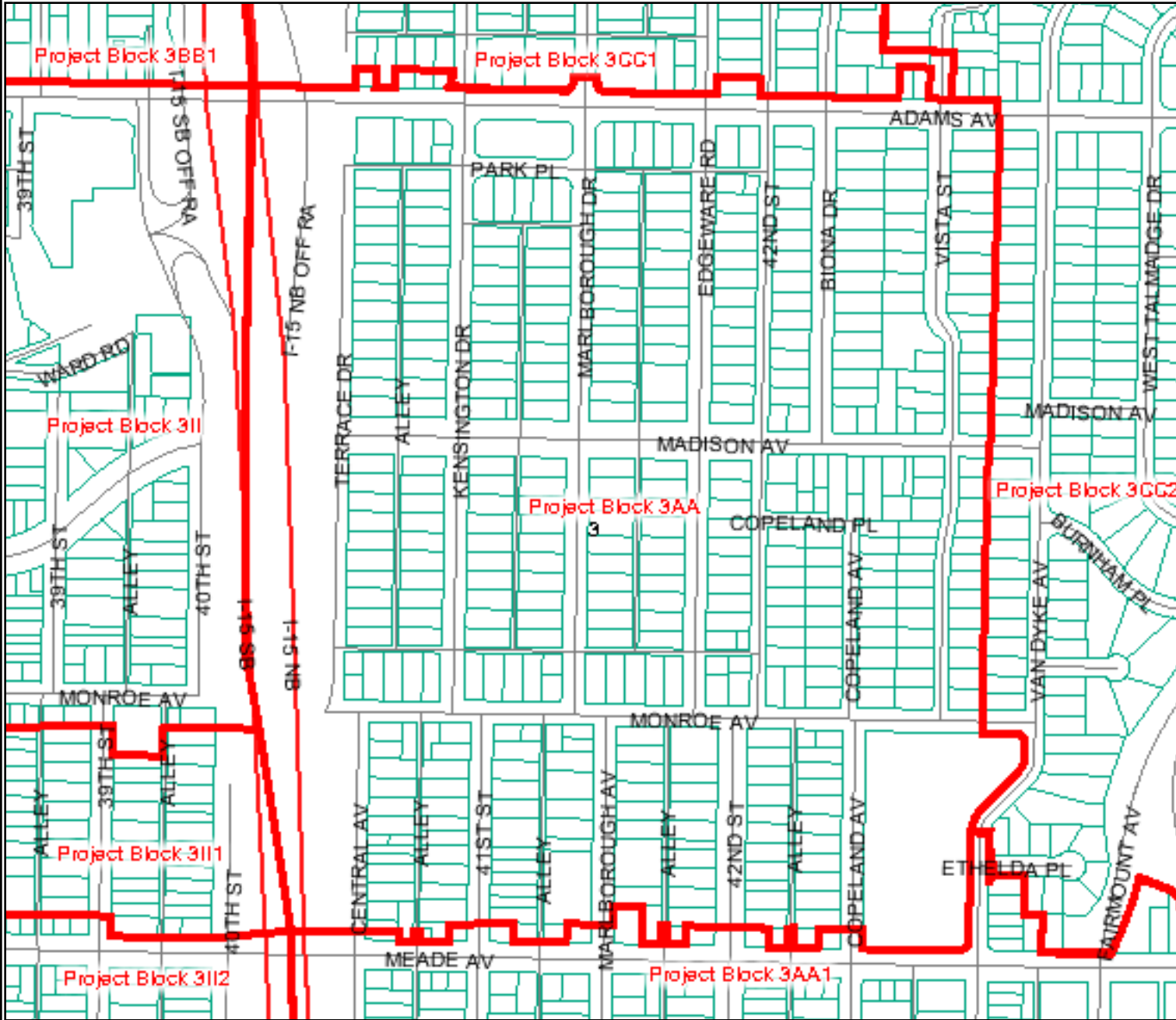
-  Future Streetlights
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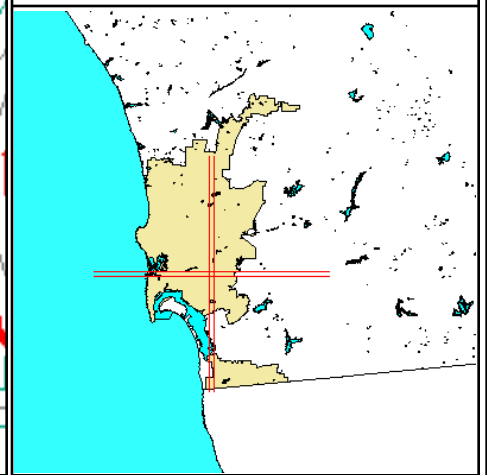
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