



THE CITY OF SAN DIEGO



# **ANNUAL REPORT**

## **for Fiscal Year 2025**

# **KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT**

under the provisions of the

**San Diego Maintenance Assessment District Procedural Ordinance  
of the San Diego Municipal Code**

**Prepared For**  
**City of San Diego, California**



**Prepared By**  
**EFS Engineering, Inc.**  
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(858) 752-3490

**April 2024**

# **CITY OF SAN DIEGO**

## **Mayor**

Todd Gloria

## **City Council Members**

Joe LaCava  
District 1

Marni von Wilpert  
District 5

Jennifer Campbell  
District 2

Kent Lee  
District 6

Stephen Whitburn  
District 3

Raul Campillo  
District 7

Henry Foster III  
District 4

Vivian Moreno  
District 8

Sean Elo-Rivera  
District 9 (Council President)

## **City Attorney**

Mara W. Elliott

## **Chief Operating Officer**

Eric K. Dargan

## **City Clerk**

Diana J.S. Fuentes

## **Independent Budget Analyst**

Charles Modica

## **City Engineer**

Rania Amen

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## EXHIBITS

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- Exhibit B1:** Estimated Budget – Revenue & Expense Statement for Fiscal Year 2025
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# Annual Report for Fiscal Year 2025

## Kensington Manor Lighting

### Maintenance Assessment District

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#### Preamble

Pursuant to §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the *San Diego Municipal Code*) and City of San Diego Council Resolution No. R-310618 passed on July 22, 2016, authorizing the continued levy of assessments for the life of the KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIII D of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “applicable law”), and in accordance with Resolution No. \_\_\_\_\_, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, and in connection with the annual proceedings for the District, EFS Engineering, Inc., as Assessment Engineer to the City of San Diego, submits herewith this annual report for the District as required by §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

DATE OF FINAL PASSAGE BY THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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Diana J.S. Fuentes, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

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## Executive Summary

**Project:** Kensington Manor Lighting  
Maintenance Assessment District

**Apportionment Method:** Equivalent Benefit Unit (EBU)

	<b>FY 2024</b>	<b>FY 2025 <sup>(1)</sup></b>	<b>Maximum <sup>(2)</sup> Authorized</b>
<b>Total Parcels Assessed:</b>	299	299	--
<b>Total Estimated Assessment:</b>	\$32,922	\$34,492	--
<b>Total Estimated EBUs:</b>	294.000	294.000	--
<b>Annual Assessment per EBU:</b>	\$111.98	\$117.32	\$117.32 <sup>(3)</sup>

<sup>(1)</sup> FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

<sup>(2)</sup> Maximum authorized assessment rate subject to cost-indexing as approved by property owners at the time of District formation.

<sup>(3)</sup> Prior fiscal year's maximum authorized annual assessment rate increased by cost-indexing factor of 4.75%.

**Annual Cost-Indexing:** The maximum authorized assessment rates are cost-indexed and will increase (or decrease) annually based on the annual change in the *San Diego Consumer Price Index for Urban Consumers* (SDCPI-U).

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## Background

The Kensington Manor Lighting Maintenance Assessment District (District) was established by the City of San Diego (City) on July 14, 2014 by City Council Resolution R-309091. The purpose of the District was, and still is, to fund specifically identified improvements and activities within the boundary of the District.

In conformity with §65.0221 of the “San Diego Maintenance Assessment District Procedural Ordinance,” the City adopted Resolution No. R-310618 on July 22, 2016, approving the annual budget and assessments for Fiscal Year 2017, and authorizing the levy of the assessments for the life of the District, consistent with the benefit findings and assessment apportionment method contained in the approved formational and all subsequently updated Engineer’s Reports (Engineer’s Reports). The Engineer’s Reports are on file with the City Clerk, and incorporated herein by reference.

The District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance.” This annual report has been prepared pursuant to the requirements of §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

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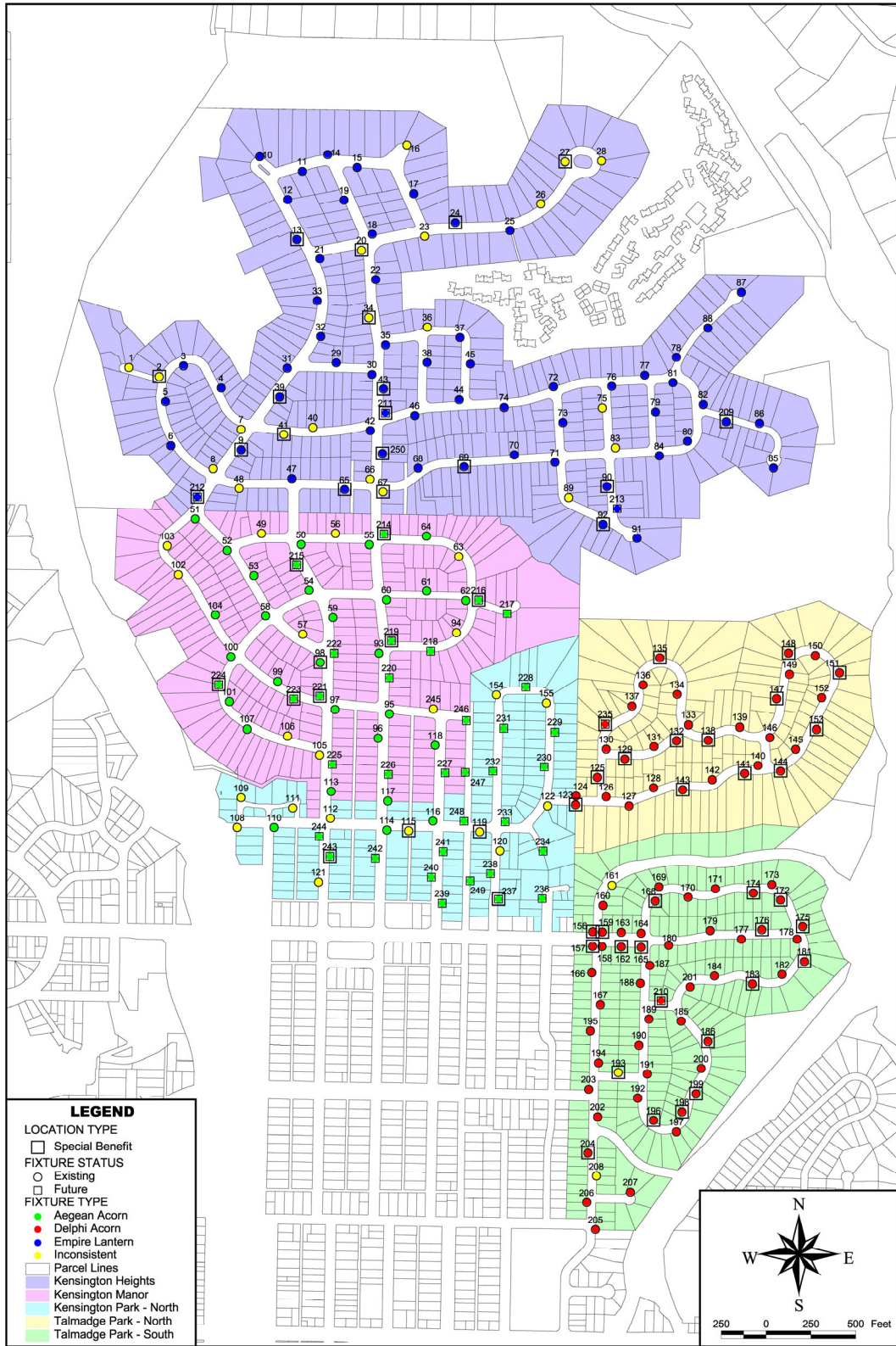
## District Boundary

The District boundary is generally depicted in **Exhibit A**. The District Boundary Map and Assessment Diagram are on file in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City, and, by reference, are made a part of this annual report.

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## Project Description

The authorized assessments will be used to fund specifically identified improvements and activities within the District. The District improvements and activities generally consist of procurement, installation, repair, replacement, operation and maintenance of identified ornamental (Aegean Acorn style) street lighting improvements in the District conceptually shown in **Figure 1**.



**FIGURE 1: Kensington Lighting Improvements**

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer's Reports and other associated documents on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City. These documents, collectively, are incorporated herein by reference and made part of this annual report.

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## Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. These benefits are "special benefits" to the extent that they are above and beyond the City's standard level of service, and exclusive of those "general benefits" provided to the public at large or properties located outside the District. By law, only "special benefits" are assessable.

The assessments presented in this annual report are based on the cost of improvements and activities determined to provide "special benefits" in accordance with the Engineer's Reports. For additional detail relative to the separation and quantification of general and special benefits for the District, please refer to the Engineer's Reports, on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

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## Cost Estimate

The estimated annual budget (Revenue & Expense Statement) is included as **Exhibit B1**. The "Other Contributions (Non Assessment Source)" revenue contained in the budget includes the value of improvements and activities determined to provide "general benefits." The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

## Annual Cost-Indexing

The maximum authorized assessment set forth in the Engineer's Reports is permitted to increase annually based on the published change in the "San Diego Consumer Price Index for Urban Consumers" (SDCPI-U). The annual change in second half SDCPI-U values, as compiled by the *U.S. Bureau of Labor Statistics* (see [www.bls.gov](http://www.bls.gov)), for the prior year period was from 348.945 to 365.529 (a 4.75% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rate has been increased by 4.75%.



### Estimated Benefit of Improvements

The *Mid-City Communities Plan* (Community Plan) and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals, objectives, and guidelines for the planned development of the community. The Community Plan makes the following noteworthy comments, objectives and recommendations:

- “With its stone gateways, ornamental lighting, and curving streets, [the area] is a strong candidate for designation as a historic district.” (p. 23)
- “Provide adequate lighting for vehicles and pedestrians. Pedestrian-oriented acorn lights should be provided in very active pedestrian areas. Mid-block lighting programs should be expanded.” (p. 57)
- “These streets are traditional neighborhood pathways, many well maintained with mature street trees, historic pedestrian lighting, and ceremonial gates that reinforce neighborhood identity.” (p. 69)
- “Design infrastructure and lighting in keeping with district themes where possible.” (p. 94)
- “Encourage pedestrian activity and the use of public transit through public and private investment in quality streetscape improvements including landscaping, crosswalk paving, lighting and other pedestrian-oriented enhancements.” (p. 94)
- “Enhance the character and security of alleys through public and private investment in lighting, landscaping, and litter control.” (p. 94)
- “Continue conversion of ‘yellow’ (low-pressure sodium) streetlights to ‘white’ (white low-energy consumption street lighting).” (p. 114)
- “All sidewalks with high pedestrian usage should be lighted with pedestrian-oriented streetlights.” (p. 135)
- “Provide adequate security for pedestrians with lighting and design of landscaped walkways to ensure visibility.” (p. 135)
- “Assure that public improvements, including street trees and pedestrian-oriented lighting, are provided in conjunction with street encroachment permits.” (p. 143)

The District’s ornamental street lighting improvements and activities are consistent with these objectives and recommendations. The City’s General Plan and Community Plan support the establishment of community-based improvement and maintenance districts, such as this District, to fund enhanced improvements and activities.

The proposed improvements and activities are generally located in the public rights-of-way along the various transportation corridors within the District. These transportation corridors serve as the primary access routes for inter-community and intra-community trips. Parcels within the District benefit from the improvements and activities in terms of enhanced aesthetics and improved public safety.

### **Apportionment Methodology**

The total cost associated with District improvement and activities will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel's total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

### **Equivalent Benefit Units (EBUs)**

EBUs for each parcel have been determined as a function of parcel area (or number of residential units) and two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

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

Parcels determined to receive no benefit from the maintenance of District improvements and activities have been assigned zero (0) EBUs.

### **Land Use Factor**

Since the proposed District improvements and activities are primarily associated with the Transportation Element of City's General Plan and Community Plan, trip generation rates for various land use categories (as previously established by the City's Transportation Planning section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates address vehicular trips, they are also considered to approximately reflect relative trip generation for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.), and are considered the best available information for these other transportation modes.

Trip generation rates provide the required nexus and basis for assigning relative proportionality of potential benefit to the various

land use/zoning classifications (as defined by the City’s Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in **Table 1**.

**TABLE 1: Land Use Factors**

<b>Land Use/Zoning</b>	<b>Code</b>	<b>Land Use Factor <sup>(1)</sup></b>
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.7 per dwelling unit
Residential – Duplex	DUP	0.7 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.7 per dwelling unit
Commercial – Office & Retail	COM	45.0 per acre
House of Worship	CRH	2.8 per acre
Open Space (designated)	OSP	0.0 per acre
Street/Roadway	STR	0.0 per acre
Utility Facility	UTL	3.0 per acre
Vacant/Undevelopable	VAC	0.0 per acre

<sup>(1)</sup> Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

The purpose of designated open space and vacant/undevelopable areas is primarily to preserve natural landforms and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since these lands are essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated open space and vacant/undevelopable lands receive no benefit from District improvements and activities and has been assigned a Land Use Factor of zero.

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

## **Benefit Factor**

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements and activities to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of the improvements and activities in a district may include some or all of the following: public safety, aesthetics, and recreational potential. The subcomponents used for this District are: aesthetics and public safety.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements and activities maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements and activities being maintained. For a given land use, the overall Benefit Factor is equal to the sum of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.

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

**TABLE 2: Benefit Factors by Land Use**

<b>Land Use/Zoning</b>	<b>Aesthetics (Max. 0.50)</b>	<b>Public Safety (Max. 0.50)</b>	<b>Composite Benefit Factor (Max. 1.00)</b>
Residential – All	0.50	0.50	1.00
Commercial – Office & Retail	0.25	0.25	0.50
House of Worship	0.25	0.25	0.50
Open Space (designated)	0.00	0.00	0.00
Street/Roadway	0.00	0.00	0.00
Utility Facility	0.25	0.25	0.50
Vacant/Undevelopable	0.00	0.00	0.00

***Aesthetics.*** The improvements and activities provide aesthetic benefit to the properties in the District. Ornamental street lighting provides a unique neighborhood identity and enhanced community image. The degree of benefit received from this aspect of the District improvements and activities varies among the land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from aesthetic enhancement of the transportation corridors. Lands in the commercial and institutional categories are considered to receive a lesser degree of benefit from these enhancements based on the non-continuous or temporal nature of these uses. Lands in the open space, street/roadway, and vacant/undevelopable categories are considered to receive no significant benefit from the aesthetic elements of the District improvements and activities, as enhanced aesthetics does not affect their function, use, or value.

***Public Safety.*** Public safety is essential to all land uses, and even to lands, such as designated open space, held in stewardship with only incidental human use. The residential lands are considered to receive the maximum available benefit from the public safety aspect of the District improvements and activities. Lands in the commercial, institutional, open space, street/roadway, and vacant/undevelopable categories are considered to receive a lesser degree of benefit based on the temporal nature of these uses compared to the street light illumination times.

## Sample Calculations

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

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

Shown below are sample EBU calculations for several common land uses found in the District.

- **1 Single-Family Residence**  
EBUs = 1 unit x 1.00 x 1.00 = 1.00 EBUs
- **1 Condominium**  
EBUs = 1 unit x 0.70 x 1.00 = 0.70 EBUs
- **10-unit Apartment Complex**  
EBUs = 10 units x 0.70 x 1.00 = 7.00 EBUs

The total assessment for each parcel in the District is based on the calculated EBUs for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$$

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

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## Summary Results

The District Boundary is presented in **Exhibit A**.

An estimate of the annual costs of the improvements and activities provided by the District is included as **Exhibit B1**.

The assessment methodology utilized is as described in the text of this annual report. Based on this methodology, the assessments for each parcel were calculated and are shown in the Preliminary Assessment Roll (**Exhibit C**).

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

This annual report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



Eugene F. Shank, PE

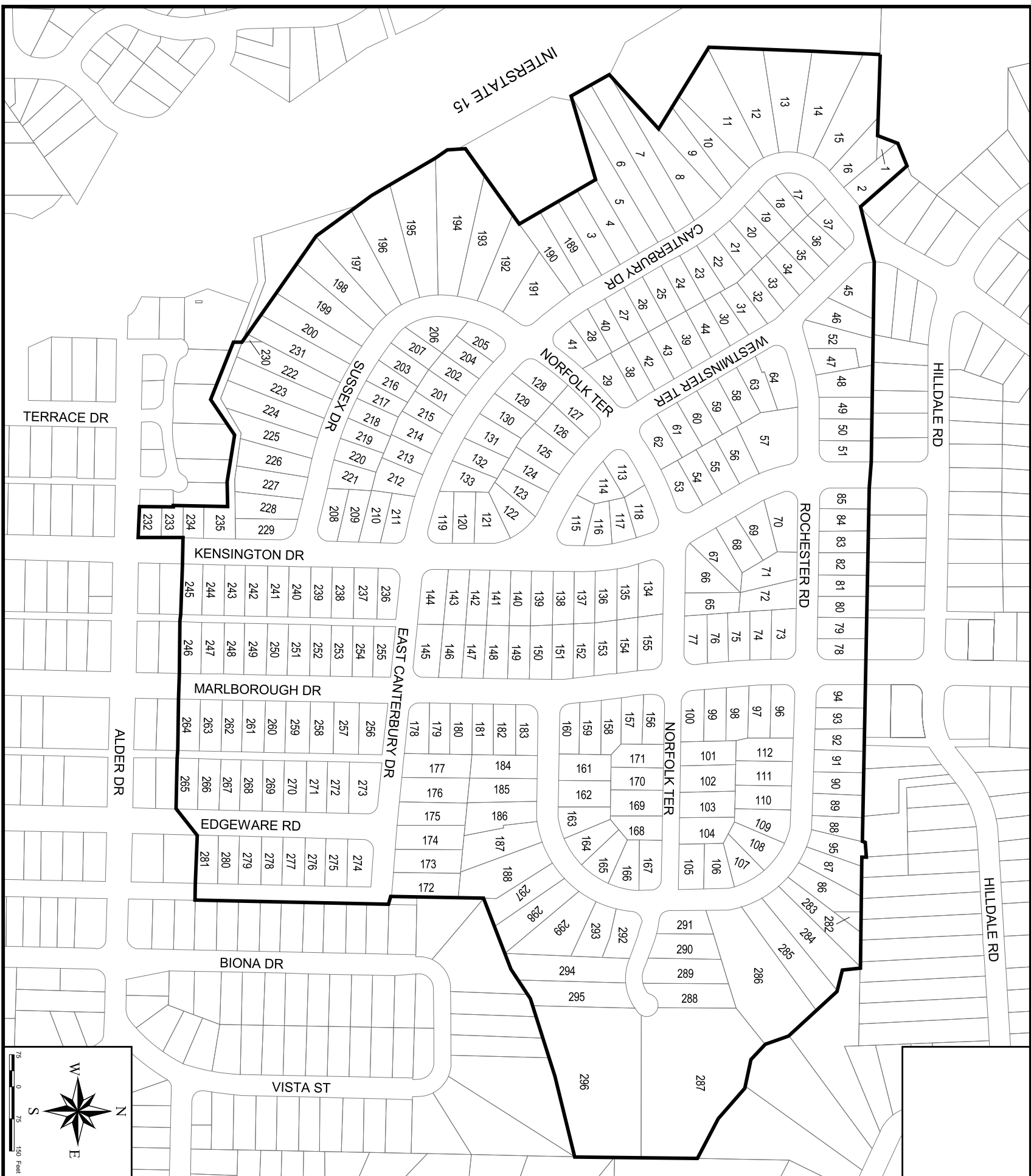
C 52792

Sharon F. Risse

# **EXHIBIT A**

**District Boundary**





SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

## BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ELIZABETH MALAND, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

PREPARED BY:

**EF5 ENGINEERING, INC.**  
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE KENSINGTON MANOR LIGHTING MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY ITS RESOLUTION NO. \_\_\_\_\_.

ELIZABETH MALAND, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014; SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

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

**LEGEND:**

- District Boundary
- Parcel Line
- Diagram Number



CITY OF  
SAN DIEGO

**KENSINGTON MANOR**  
LIGHTING MAINTENANCE ASSESSMENT DISTRICT

W.O.

DATE:

REVS:

**EXHIBIT A**

# **EXHIBIT B1**

**Estimated Budget – Revenue & Expense Statement  
for Fiscal Year 2025**

# EXHIBIT B1

## REVENUE AND EXPENSE STATEMENT

### Kensington Manor Lighting Maintenance Assessment District Fund 200718

	<u>FY 2023 ACTUALS</u>	<u>FY 2024 ESTIMATE</u>	<u>FY 2025 PROPOSED</u>
<b>BEGINNING FUND BALANCE</b>			
Surplus (or Deficit) from Prior Year	\$ 171,535.10	\$ 198,814.78	\$ 214,350.78
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 171,535.10</b>	<b>\$ 198,814.78</b>	<b>\$ 214,350.78</b>
<b>REVENUE</b>			
Assessment Revenue	\$ 30,659.30	\$ 31,301.00	\$ 34,492.08
Interest	\$ 3,197.38	\$ 1,000.00	\$ 1,000.00
Other Contributions (Non Assessment Source)	\$ 334.00	\$ 369.00	\$ 377.00
<b>TOTAL REVENUE</b>	<b>\$ 34,190.68</b>	<b>\$ 32,670.00</b>	<b>\$ 35,869.08</b>
<b>TOTAL BEGINNING FUND BALANCE &amp; REVENUE</b>	<b>\$ 205,725.78</b>	<b>\$ 231,484.78</b>	<b>\$ 250,219.86</b>
<b>OPERATING EXPENSE</b>			
Supplies - Lighting Fixtures	\$ -	\$ 3,000.00	\$ 3,000.00
Special Lighting Contracts and Services <sup>(1)</sup>	\$ -	\$ 7,058.00	\$ 7,058.00
Special Districts Administration Cost	\$ 6,911.00	\$ 7,076.00	\$ 7,269.00
Unallocated Reserve	\$ -	\$ -	\$ 130,000.00
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 6,911.00</b>	<b>\$ 17,134.00</b>	<b>\$ 147,327.00</b>
<b>TOTAL EXPENSE</b>	<b>\$ 6,911.00</b>	<b>\$ 17,134.00</b>	<b>\$ 147,327.00</b>
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 198,814.78</b>	<b>\$ 214,350.78</b>	<b>\$ 102,892.86</b>
<b>NET ANNUAL REVENUE (OR EXPENSE)</b>	<b>\$ 27,279.68</b>	<b>\$ 15,536.00</b>	<b>\$ (111,457.92)</b>

<sup>(1)</sup> Includes City services for street light maintenance costs and utilities.

*The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City of San Diego.*

# **EXHIBIT B2**

## **Responsibilities Matrix**

**EXHIBIT B2**  
**Kensington Manor Lighting Maintenance Assessment District**  
**RESPONSIBILITIES MATRIX**

IMPROVEMENTS	New Light Installation	Existing Improvement		
		Replacement <sup>(2)</sup>	Restoration	Repair
<b>Ornamental Street Light Fixtures <sup>(1)</sup></b>				
General Benefit Location	M <sup>(3)(4)(5)</sup>	M <sup>(5)</sup>	M <sup>(3)</sup>	M <sup>(3)</sup>
Special Benefit Location	M <sup>(5)</sup>	M <sup>(5)</sup>	M	M
<b>Foundations &amp; Concrete Pads</b>				
General Benefit Location	C <sup>(5)(6)</sup>	C <sup>(5)(6)</sup>	C	C
Special Benefit Location	M <sup>(5)</sup>	M <sup>(5)</sup>	M	M
<b>Wiring &amp; Conduits (Feeder - from Main Line to Pad)</b>				
General Benefit Location	C <sup>(5)(6)</sup>	C <sup>(5)(6)</sup>	C	C
Special Benefit Location	M <sup>(5)</sup>	M <sup>(5)</sup>	M	M
<b>Wiring &amp; Conduits (Main Line) <sup>(7)</sup></b>				
Circuit Failing			C <sup>(5)</sup>	
Circuit Adequate - insufficient excess capacity			C/M <sup>(5)</sup>	
Circuit Adequate - sufficient excess capacity			C <sup>(5)</sup>	

**KEY:** M = MAD responsibility; C = City responsibility

<sup>(1)</sup> Includes globe, bulb, pole, controller and all internal wiring/circuitry.

<sup>(2)</sup> Replacement of existing inconsistent lighting through discretionary action of community.

<sup>(3)</sup> A portion of the cost may be offset by General Fund contribution or in-kind service associated with standard (cobra) installation and/or maintenance.

<sup>(4)</sup> Accelerated installation (via MAD) can provide some special benefit.

<sup>(5)</sup> Potential reduced cost (or offset) if performed in conjunction with utility undergrounding effort.

<sup>(6)</sup> Minor cost potentially attributable to MAD.

<sup>(7)</sup> City remains responsible for existing series circuit wiring handling current service load.

# **EXHIBIT C**

**Preliminary Assessment Roll  
for Fiscal Year 2025**

**EXHIBIT C - Assessment Roll (Fiscal Year 2025)**  
**Kensington Manor Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 <sup>(4)</sup> Assessment	Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>				
440 170 17 00	0.00	SFD	1.00	1.00	0.000	\$117.32	\$0.00	Gevirtz Revocable Family Trust 06-17-05
440 170 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bormann Joan L Revocable Trust 11-14-16
440 330 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Serra Family 2017 Trust 05-27-17
440 330 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Keller Family Trust 06-09-98
440 330 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gardner Samuel R Trust 03-25-11
440 330 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Brenner Jonathan M&Beatty Heather L
440 330 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hanna Family Trust 06-30-16
440 330 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lundberg Charles E D&Alison C
440 330 07 00	0.24	OSP	0.00	0.00	0.000	\$117.32	\$0.00	City Of San Diego
440 330 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Larabee Raymond H&Carol W
440 330 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Berge Priscilla A Living Trust 03-28-18
440 330 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Fechner Antje M Trust 06-10-10
440 330 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Holloway Sally A Trust 06-12-00
440 330 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Williamson Robin L Living Trust 04-12-13
440 330 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Chau John K Living Trust 03-16-14
440 330 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gevirtz Revocable Family Trust 06-17-05
440 341 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kristal Martin C
440 341 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gandomani Benjamin S&Brittany J
440 341 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Balistreri Gina R
440 341 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Siddiqi Tauseef A&Jennifer L Living Trust 03-09-23
440 341 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Osullivan Edward P
440 341 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Braden Julie E Family Trust 05-19-98
440 341 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Pierce David M Trust 05-03-04
440 341 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Roche Family Trust 10-01-92
440 341 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Baumgart Tiffani L
440 341 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hansel Earl E&Dolores A
440 341 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lovberg/Smyth Family Trust
440 341 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Brady Family Trust 10-21-21
440 341 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Yanase Ryan&Heidi Family Trust 07-16-21
440 341 26 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wohl Emil J&Caroline R
440 341 27 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Cavanagh Jodie R Living Trust 08-25-97
440 341 28 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Thomson John G Jr Family Trust 06-28-06
440 341 29 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Petersen Kirsten E Trust 02-11-21
440 341 30 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jimenez Family Trust 06-26-17
440 341 31 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mueller Diana S Trust 01-29-07
440 341 32 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Day Diane M Trust 04-18-05
440 341 33 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Correia Joao D S
440 341 36 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hartman Joseph&Barbara K Revocable Trust 12-21-06
440 341 37 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rentto David A&Jessica
440 341 38 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kosmos Family Trust 12-06-07
440 341 39 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mcmullen Family Trust 08-14-95
440 341 40 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Daly-Spinella Trust 06-25-22
440 341 41 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mendez Terry L Trust 03-10-89
440 341 42 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jensen John Revocable Trust 10-21-10
440 342 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rogers Toby E
440 342 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Shields Dennis J Trust No 1988-1 12-13-88 Et Al
440 342 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jardine Liz Trust 12-29-11
440 342 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Strauss Family Trust 08-19-10
440 342 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ritchie Alan Trust 07-24-02
440 342 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bourque Family Trust 01-22-21
440 342 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Frame Gregory
440 342 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Dingwall-Goldkind Karen L Trust 09-02-20
440 343 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Weissman David E&Schechter Miriam Joing Living&Dev
440 343 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Morrell Family Trust 11-26-96
440 343 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Roth/Vonjenef Family Trust 10-18-01
440 343 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hubachek Family Revocable Trust 10-12-09
440 343 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Weinstein Joint Trust 06-05-20
440 343 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Barbour Grayson C&Elena J
440 343 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Asimos-Gallegos Family Trust 11-17-01
440 343 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Duerksen-Salm Family Trust 11-10-17
440 343 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	M P R F Family Trust 03-02-13
440 343 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jacobs Delores A&Berberet Heather M
440 343 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Reid Stewart M&Madeleine Revocable Trust 10-29-07

**EXHIBIT C - Assessment Roll (Fiscal Year 2025)**  
**Kensington Manor Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 <sup>(4)</sup> Assessment	Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>				
440 343 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Talley-Newmyer Family Trust 07-25-2020
440 350 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kane Revocable Trust 02-01-21
440 350 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jodzio Victoria N Trust 03-21-18
440 350 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rogers Toby E
440 350 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Thorsnes Carole J Trust 10-07-10
440 350 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Weiss Nathan S&Evette F
440 350 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Anderson Douglas J
440 350 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Arneson Mary J P Tr
440 350 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rossi John S&Frapwell Marianne E
440 350 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Robertson John D
440 350 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lam Nga My Trust 08-01-13
440 350 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kando Attitude Trust
440 350 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Martin Revocable Trust 03-16-99
440 350 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Olson Edward A&Caldart-Olson Linda Revocable Trust
440 350 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Dutro Georgia D Living Trust 01-27-89
440 350 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hall Timothy J&Ellen B
440 350 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Roesink 2019 Trust 04-20-19
440 350 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jih/Jjh Family Trust 05-07-12
440 350 18 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Christensen Hjordis 2010 Trust 01-11-10
440 350 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mckenney Frank D&Ramola L Trust 07-08-65
440 350 20 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Carrillo James A&Carol A Trs
440 350 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Colston Stephen A Trust 09-28-94
440 361 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Musco Rowena N Trust 10-03-23
440 361 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Fitzsimons Joan B Revocable Trust 03-20-17
440 361 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Conway Revocable Trust 10-19-06
440 361 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Zickert Robert W&Peggy J
440 361 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Patzer Janet Living Trust 11-11-20
440 361 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jaber Yasser&Carla Living Trust
440 361 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Etzler Robert C Jr
440 361 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Zathas John Revocable Trust 11-23-10
440 361 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	West Family Trust 03-29-04
440 361 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Nordell Family Trust 05-11-22
440 362 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bowers Family Trust 02-02-95
440 362 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gurule Family Trust 02-23-18
440 362 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Avery Halina&Stead Kimberley
440 362 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Klein Revocable Trust 07-11-19
440 362 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Redmond Gregory 1992 Trust
440 362 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Dromgoole Douglas J&Heidi L
440 362 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Clements Trust 03-09-12
440 362 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Moser Irrevocable 2010 Trust 11-06-10
440 362 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Miller Leslie A&Judith M Trs
440 362 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ginolfi Jonathan&Katelyn
440 362 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wensel Troy M&Brand Marissa
440 362 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mousel James E
440 362 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gammon Kenneth M Jr&Ann T
440 362 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Charles Dolores M
440 362 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Fitzsimons B M&Dona A Trust 09-01-95
440 362 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Toothaker James L&Smith Betsy J Trs
440 362 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Voorakkara Sidharth&Spiewak Erin
440 371 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kapsis Revocable Living Trust 11-22-04
440 371 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gonzalez Tye C&Jennifer R
440 371 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mccarter Family Trust 05-18-22
440 371 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lee Gregory P&Grant-Lee Susan C Revocable Living T
440 371 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gormaly Family Trust 03-03-04
440 371 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Anderson Michael&Teresa
440 372 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Toyer Curtis L Living Trust 06-15-04
440 372 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Anderson Julie M
440 372 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	M N S Family Trust 09-18-08
440 372 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Caldwell Family Trust 11-04-22
440 372 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Pierce Florence C Sole&Separate Property Trust 08-
440 372 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kriebel Kyle R
440 372 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Salerno Gloria L Tr
440 372 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Parton Family Trust 04-05-00



**EXHIBIT C - Assessment Roll (Fiscal Year 2025)**  
**Kensington Manor Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 <sup>(4)</sup> Assessment	Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>				
440 372 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Conover Living Trust 07-25-00
440 372 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Banales Lily A Trust 07-24-20
440 372 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Cogan William D&Sarah W Revocable Trust 12-05-22
440 372 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Newland James D&Jones Jennifer Ann
440 372 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Robinson Family Trust 05-24-12
440 372 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Krusen James P&Karen E Revocable Trust 09-09-04
440 372 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Sanders-Sampson Family Trust 12-21-12
440 373 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Becker Matthew G
440 373 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gross Jessie&Kelly
440 373 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jordan Julie A
440 373 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lynch Family Trust 02-20-13
440 373 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Yager Donald&Heidi
440 373 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Dove Living Trust 04-23-96
440 373 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Machado Jared&Christina
440 373 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Regin Benjamin&Michelle
440 373 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Takeuchi Christopher S&Asia M F
440 373 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Klein Gary A
440 373 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ussell David P Trust 12-19-13
440 373 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Gyatso Tashi&Sarah
440 373 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Back Christina
440 373 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Nakanishi Fay Trust 08-24-11
440 373 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Panchadsaram Eric B&Allen Andrew T
440 373 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Barnes Family Trust 05-09-96 Et Al
440 373 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Worley Michael B&Alberts Allison C Family Trust 06
440 373 18 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Erich Ronen B&Jesslyn E
440 373 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Byun-Kwak Family Trust 07-10-15
440 373 20 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Nye Family Trust 06-28-96
440 373 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kaszynski Ryan&Reed Olivia Family Trust 11-02-22
440 373 22 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Napolitano Clemente P&Cynthia G <Dd>
440 381 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Faris Robert E Living Trust 05-05-05
440 381 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Baran Joseph Jr Trust 05-27-09
440 381 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kay Donald B&Browner Deirdre K
440 381 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hughart Mark&Clark Steven
440 381 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Haviland Mary E Trust 12-28-16
440 381 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Stone Family Trust 02-24-22
440 381 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Schrenkeisen/Miller Family Trust 12-16-02
440 381 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Todd Living Trust 10-11-99
440 381 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Halcioglu Living Trust 05-18-12
440 381 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Warren Arlene A Family Trust 04-15-07
440 381 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Beck Jeffrey B
440 381 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mccotter John D&Suzanne Family Trust 03-20-98
440 381 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Capp Family Trust 12-12-12
440 381 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rogers William S Trust 09-21-23
440 381 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Guerrero Family Trust 12-16-14
440 381 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ghanbari Reza
440 382 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	L&D Home Trust 09-04-18
440 382 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jenkins Heather M
440 382 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Team Croff Racing Family Trust 12-22-16
440 382 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Oconnor Kyle S&Maria R
440 382 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hughes Ralph E&Stringer Jerrie Trs
440 382 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bradley Baron J Trust 03-10-21
440 382 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rotondella Francesca Trust 10-26-09
440 382 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Dunne John&Gundula Family Trust 07-07-05
440 382 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wing Family Trust 09-21-07
440 382 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Blose Jamie
440 382 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Crikelair&Abraham Trust 12-07-01
440 382 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Koenig Family Trust 02-16-07
440 382 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Litchfield Living Trust A 05-16-90
440 382 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Spano Vito R&Malone Kelli A
440 382 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mckerrow-Hales Family Revocable Trust 11-22-91
440 382 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Estepa Family Trust 10-09-23
440 382 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Chui Benjamin&Yau Shin Yee
440 481 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lucchini Sara Trust (Woertz Special 2007 Trust) 03

**EXHIBIT C - Assessment Roll (Fiscal Year 2025)**  
**Kensington Manor Lighting Maintenance Assessment District**

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBUs	Unit Cost (\$/Ebu)	FY 2025 <sup>(4)</sup> Assessment	Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>				
440 481 02 00	0.22	OSP	0.00	0.00	0.000	\$117.32	\$0.00	City Of San Diego
440 481 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Georgens Family Trust 09-27-90
440 481 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rhoads Christopher R&Chelsea A
440 481 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Teeters-Witt Trust 10-16-98
440 481 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Andrews Family 2003 Trust 10-08-03
440 481 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wilcox James&Lorine
440 481 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Knipe Zachary J&Laura C
440 481 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mccooy John
440 481 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Anderson Meredith L 2017 Trust 07-28-17
440 481 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wittevrongel Jeremiah T
440 481 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Guthrie James B
440 482 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kashefska Gary A Trust 04-10-14
440 482 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Thompson Lynne C Revocable 2004 Trust 05-28-04
440 482 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Feldman-Galdieri Trust 08-30-14
440 482 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kass Peter&Strait Emily
440 482 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Sweeney Maureen E
440 482 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Westman Ryley G&Ashley D
440 482 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Tierney Thomas J Jr&Casale Almerinda L 2007 Trust
440 491 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Atlantic Pacific Home Loans Inc
440 491 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Broughton William J&Elizabeth L
440 491 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Boyer Family Trust 05-30-17
440 491 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hartman Family Trust 02-03-05
440 491 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Thomas Patrick M&Trempe-Thomas Jennifer L
440 491 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Prentice Stephen P&Sandra A Revocable Living Trust
440 491 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Cook Family Trust 04-26-98
440 491 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Alvarado Gilbert G&Lynna M
440 491 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rhee Eugene Y
440 491 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Riley Nicholas
440 491 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wong Ronnie C&Maria M
440 491 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	4821 Sussex L L C
440 491 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Swindel Joseph&Megan
440 491 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Steinbarth Leonard L&Straus Roberta P
440 492 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Johnson Chelsea
440 492 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Nelson Jeremy F&Martha J S
440 492 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mccleary Dane&Adriana
440 492 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kiefer Oliver M&Amanda L
440 492 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Spoto Ashley N
440 492 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Winfield Jeffrey A&Follansbee Ann L
440 492 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Moody Ericka D
440 492 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wood Constance A
440 492 11 00	0.01	OSP	0.00	0.00	0.000	\$117.32	\$0.00	City Of San Diego
440 492 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Knipe Brenda J&James H 2012 Revocable Trust 04-17-
440 500 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mitterando Marc&Usami Yasuko
440 500 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	L50 Financial Llc
440 500 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Tricaso Trust 05-09-22
440 500 24 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bormann M Victoria Separate Property Trust 12-29-0
440 511 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ahern/Robinson Trust 04-15-05
440 511 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kambourakis Spiros&Kristie M M
440 511 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Lokers Gwin E Living Trust 09-04-12
440 511 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Stibor Thor J&Filippone Jeannette V
440 511 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Pierce Edwin&Vanna Living Trust 08-10-09
440 511 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Clark/Rasp Trust 10-12-15
440 511 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wooley Shirley 2011 Trust 10-11-11
440 511 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wachtmann Revocable Family Trust 05-19-92
440 511 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Padron Osbaldo S Separate Property Trust 05-04-18
440 511 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Habib Mursalin&Islam Sonia S
440 511 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Harvey Vo Revocable Living Trust 08-05-04
440 511 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Abbott Patrick L 2010 Trust 09-23-10
440 511 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Calhoun Jeffrey A&Jennifer E
440 511 18 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Petty Ruth R Revocable Trust
440 511 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Alexander&Fayman Trust 09-22-14
440 511 20 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wilkinson Phillip D
440 511 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Sullivan Gail A Trust 06-15-23

## EXHIBIT C - Assessment Roll (Fiscal Year 2025)

### Kensington Manor Lighting Maintenance Assessment District

Parcel Number	Acres/ Units <sup>(1)</sup>	Land Use Code <sup>(2)</sup>	Apportionment Factors		Total EBU's	Unit Cost (\$/EBU)	FY 2025 <sup>(4)</sup> Assessment	Owner Name
			Land Use <sup>(2)</sup>	Benefit <sup>(3)</sup>				
440 511 22 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Watson Lawrence C&Maria-Barbara Trust 06-10-15
440 511 23 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Miklos Michael&Casavantes-Bradford Anita
440 511 24 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rivera Carolin Family Revocable Trust 08-21-18
440 512 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jones Heather
440 512 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Coppenrath Joan M Family Trust 10-23-10
440 512 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Scholle Peter H&Bonaventura Betsey D
440 512 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mccollough Andre
440 512 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Fujihara Family Revocable Trust 10-25-15
440 512 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Arola-Gotz Trust 02-14-12
440 512 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kneale Family Trust 05-09-91
440 512 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Strickland-Shaw Trust 07-31-19
440 512 09 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Anderson Family Trust 03-25-94
440 512 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Szmania Gregory&Jamie
440 512 15 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Goldfarb&Goldstein Family 2015 Irrevocable Trust
440 512 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Entreken Vicki J
440 512 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Helm Johnna
440 512 18 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Wheeler Richard H&Karen R Family Trust 09-14-05
440 512 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Shea Trust 01-26-96
440 512 20 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Stein Ellen G Trust 06-17-99
440 512 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Crockett Family Trust 08-25-09
440 512 22 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Berger Family Trust 07-02-97
440 513 01 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Hargrave Wayne E
440 513 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Ledger James&Kay Family Trust 10-15-02
440 513 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Greenfield Trust 05-12-22
440 513 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rose-Smith 2018 Trust 02-25-18
440 513 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Sigler Shannon K&Ruth
440 513 06 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Plaseied-Beach Trust 03-30-16
440 513 07 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bast Family Trust 04-01-85
440 513 08 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Toriello Family Trust 04-09-04
465 070 01 00	0.04	OSP	0.00	0.00	0.000	\$117.32	\$0.00	City Of San Diego
465 070 02 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Borschel Family Trust 08-30-01
465 070 03 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Jsudcki Trust 07-03-00
465 070 04 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Riley Family 2009 Trust 02-18-09
465 070 05 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Traugher Terence Jr&Castle Shannon L
465 070 10 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Verbestel Matthews Trust 11-14-23
465 070 13 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Rafferty Clodagh L
465 070 14 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bilbrey P&U Family Trust 05-20-21
465 070 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Art Family Trust 06-27-94
465 070 23 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Zwissler Trust 08-07-06
465 230 11 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Barlett Kellyn
465 230 12 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mason Family Trust 09-02-03
465 230 16 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Bhavsar Family Trust 04-11-11
465 230 17 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Kuhlken Robert&Carole Joint Trust 10-06-05
465 230 18 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Final Final Trust 07-30-15
465 230 19 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Stauss Tyler
465 230 20 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Borer Bennett C&Kephart Susan E
465 230 21 00	1.00	SFD	1.00	1.00	1.000	\$117.32	\$117.32	Mcpheeters David M&Margaret K
<b>TOTAL</b>	-	-	-	-	<b>294.000</b>	-	<b>\$34,492</b>	

(1) Applicable units (acres or dwelling units) dependent upon Land Use Code.  
(2) Refer to Assessment Engineer's Report for description of Land Use Codes and applicable Land Use Factor.  
(3) Refer to Assessment Engineer's Report for applicable Benefit Factors.  
(4) FY 2025 is the City's Fiscal Year 2025, which begins July 1, 2024 and ends June 30, 2025.