



THE CITY OF SAN DIEGO



# ANNUAL REPORT for Fiscal Year 2021

## CAMPUS POINT 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.  
P.O. Box 22370  
San Diego, CA 92192-2370  
(858) 752-3490**

**June 2020**

# **CITY OF SAN DIEGO**

## **Mayor**

Kevin Faulconer

## **City Council Members**

Barbara Bry  
District 1 (Council President Pro Tem)

Jennifer Campbell  
District 2

Chris Ward  
District 3

Monica Montgomery  
District 4

Mark Kersey  
District 5

Chris Cate  
District 6

Scott Sherman  
District 7

Vivian Moreno  
District 8

Georgette Gómez  
District 9 (Council President)

## **City Attorney**

Mara W. Elliott

## **Chief Operating Officer**

Kris Michell

## **City Clerk**

Elizabeth Maland

## **Independent Budget Analyst**

Andrea Tevlin

## **City Engineer**

James Nagelvoort

# Table of Contents

---

## Annual Report for Fiscal Year 2021 Campus Point Maintenance Assessment District

Preamble.....	1
Executive Summary .....	2
Background .....	3
District Boundary .....	3
Project Description.....	3
Separation of General and Special Benefits.....	4
Cost Estimate.....	4
Annual Cost-Indexing .....	4
Method of Apportionment.....	4
Estimated Benefit of the Improvements.....	4
Apportionment Methodology .....	5
Sample Calculations .....	6
Summary Results.....	7

## **EXHIBITS**

**Exhibit A:** District Boundary

**Exhibit B:** Estimated Budget – Revenue & Expense Statement  
for Fiscal Year 2021

**Exhibit C:** Preliminary Assessment Roll for Fiscal Year 2021

# Annual Report for Fiscal Year 2021

## Campus Point

### Maintenance Assessment District

---

#### 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 CAMPUS POINT MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIID 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 \_\_\_\_\_, 2020.

---

Elizabeth Maland, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

---

## Executive Summary

**Project:** Campus Point  
Maintenance Assessment District

**Apportionment Method:** Equivalent Dwelling Unit (EDU)

	<b>FY 2020</b>	<b>FY 2021 <sup>(1)</sup></b>	<b>Maximum Authorized</b>
<b>Total Parcels Assessed:</b>	13	13	--
<b>Total Estimated Assessment:</b>	\$17,211	\$24,382	--
<b>Total Number of EDUs:</b>	57.37	57.37	--
<b>Assessment per EDU:</b>	\$300.00	\$425.00	\$425.00

<sup>(1)</sup> FY 2021 is the City's Fiscal Year 2021, which begins July 1, 2020 and ends June 30, 2021. 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.

**Annual Cost-Indexing:** Indexing of assessments is not permitted under the current apportionment methodology.

---

## Background

The Campus Point Maintenance Assessment District (District), originally known as the “Campus Point Landscape Maintenance District,” was established by the City of San Diego (City) on May 12, 1981 by City Council Resolution R-254168. 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.”

---

## 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.

---

## 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 maintenance and servicing of twenty five acres of open space containing natural trees and vegetation in the District. Brush management of City-owned open space in accordance with *San Diego Municipal Code* §142.0412 is performed by the City’s General Fund. The approximate location of the improvements is generally shown on **Exhibit A**.

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.

---

## 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.

---

## Cost Estimate

The estimated annual budget (Revenue & Expense Statement) is included as **Exhibit B**. 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 not authorized to be indexed without a vote of the affected property owners.

---

## Method of Apportionment

### Estimated Benefit of the Improvements

Creation of open space is consistent with the goals contained in the City's General Plan. Open space provides benefit through preserving natural resources, controlling urban form, providing for outdoor

recreation, providing for the public health and safety, serving as drainage corridors, and view corridors. Open space also produces lower development density, which benefits the community’s residents by not further increasing traffic congestion, noise levels, and storm water runoff pollutants. These open space assets, generally dedicated to the public during the development process, require ongoing management and maintenance to maintain their functionality, aesthetics, and continued contribution to the quality of life in the community. All parcels within the District benefit from these enhanced open space areas being maintained by the District.

### Apportionment Methodology

The total cost associated with District improvements and activities will be assessed to the various parcels within the District in proportion to the estimated Equivalent Dwelling Units (EDUs) assigned to a parcel in relationship to the total EDUs of all the parcels within the District.

EDUs for each parcel have been determined based on a Density Factor applicable to the subject land use as shown in the following equation:

EDUs = (Acres or Units) x Density Factor
--

**Table 1** summarizes the Density Factors for land uses within the District.

**TABLE 1: Density Factors**

Land Use/Zoning	Code	Density Factor
Industrial	IND	1.0 per acre
Open Space	OSP	0.0 per acre

## Sample Calculations

As described above, the number of Equivalent Dwelling Units (EDUs) 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:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{EDU Factor}$$

Shown below is a sample EDU calculation for the most common land use found in the District.

- **½-acre Industrial Property**  
EDUs = 0.50 acres x 1.00 = 0.50 EDUs

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

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

The EDUs calculated for each property can be found in the Assessment Roll (**Exhibit C**).

---

## 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 B**.

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.

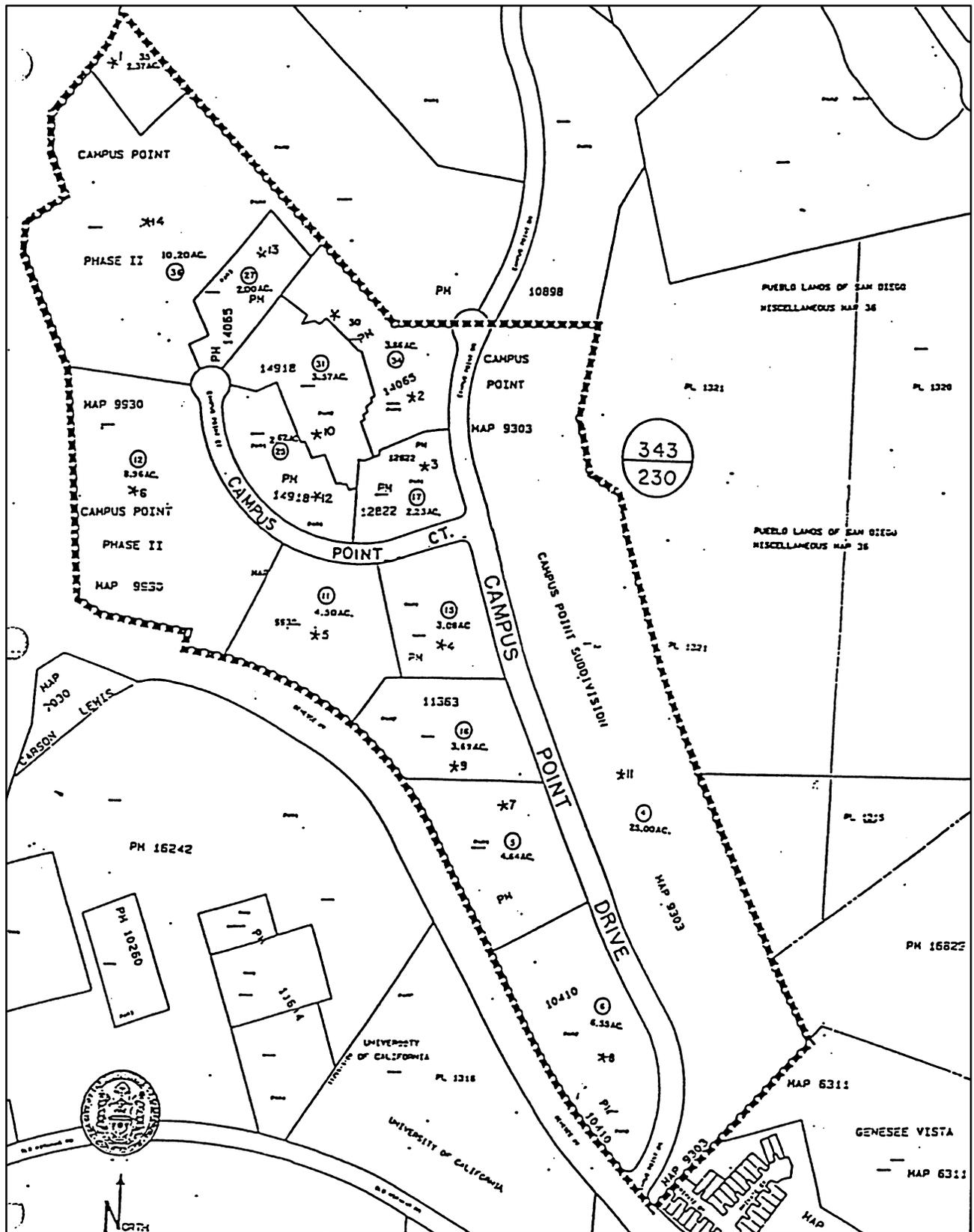
Eugene F. Shank, PE

C 52792

Sharon F. Risse

# EXHIBIT A

**District Boundary**



# CAMPUS POINT

## Maintenance Assessment District

**EXHIBIT A**

# EXHIBIT B

**Estimated Budget – Revenue & Expense Statement  
for Fiscal Year 2021**

# EXHIBIT B

## REVENUE AND EXPENSE STATEMENT

### Campus Point Maintenance Assessment District Fund 200031

	FY 2019 ACTUALS	FY 2020 ESTIMATE	FY 2021 PROPOSED
<b>BEGINNING FUND BALANCE</b>			
Surplus (or Deficit) from Prior Year	\$ 59,448.08	\$ 67,478.73	\$ 40,438.00
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 59,448.08</b>	<b>\$ 67,478.73</b>	<b>\$ 40,438.00</b>
<b>REVENUE</b>			
Assessment Revenue	\$ 15,349.90	\$ 17,211.00	\$ 24,382.20
Interest	\$ 1,257.28	\$ 300.00	\$ 300.00
Other Contributions (Non Assessment Source)	\$ 20,842.25	\$ 13,145.00	\$ 15,231.00
<b>TOTAL REVENUE</b>	<b>\$ 37,449.43</b>	<b>\$30,656.00</b>	<b>\$ 39,913.20</b>
<b>TOTAL BEGINNING FUND BALANCE &amp; REVENUE</b>	<b>\$ 96,897.51</b>	<b>\$ 98,134.73</b>	<b>\$ 80,351.20</b>
<b>OPERATING EXPENSE</b>			
Landscaping Improvements and Activities <sup>(1)</sup>	\$ 14,978.28	\$ 32,934.00	\$ 34,749.00
Tree Services	\$ 5,882.50	\$ 15,000.00	\$ 15,000.00
Miscellaneous Services <sup>(2)</sup>	\$ -	\$ 1,000.00	\$ 1,000.00
Special Districts Administrative Cost	\$ 8,558.00	\$ 8,763.00	\$ 8,974.00
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 29,418.78</b>	<b>\$ 57,697.00</b>	<b>\$ 59,723.00</b>
<b>TOTAL EXPENSE</b>	<b>\$ 29,418.78</b>	<b>\$ 57,697.00</b>	<b>\$ 59,723.00</b>
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 67,478.73</b>	<b>\$ 40,437.73</b>	<b>\$ 20,628.20</b>
<b>NET ANNUAL REVENUE (OR EXPENSE)</b>	<b>\$ 8,030.65</b>	<b>\$ (27,041.00)</b>	<b>\$ (19,809.80)</b>

<sup>(1)</sup> Includes related supplies and utility costs.

<sup>(2)</sup> Includes electrical repair costs.

*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 C

**Preliminary Assessment Roll  
for Fiscal Year 2021**

## EXHIBIT C - Assessment Roll (Fiscal Year 2021)

### Campus Point Maintenance Assessment District

Parcel Number	Net Acres	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2021 <sup>(1)</sup> Assessment	Owner Name
343 230 04 00	25.00	1	OSP	0.00	0.00	\$425.00	\$0.00	City Of San Diego
343 230 06 00	6.20	1	IND	1.00	6.20	\$425.00	\$2,635.00	City Of San Diego
343 230 11 00	4.50	1	IND	1.00	4.50	\$425.00	\$1,912.50	Scripps Health
343 230 12 00	8.96	1	IND	1.00	8.96	\$425.00	\$3,808.00	Qualcomm Inc
343 230 15 00	3.08	1	IND	1.00	3.08	\$425.00	\$1,309.00	Scripps Health
343 230 16 00	3.69	1	IND	1.00	3.69	\$425.00	\$1,568.24	Scripps Health
343 230 17 00	2.23	1	IND	1.00	2.23	\$425.00	\$947.74	Are-Sd Region No 61 Llc
343 230 38 00	4.13	1	IND	1.00	4.13	\$425.00	\$1,755.24	Are-Sd Region No 47 Llc
343 230 40 00	3.24	1	IND	1.00	3.24	\$425.00	\$1,377.00	Are-Sd Region No 61 Llc
343 230 41 00	2.96	1	IND	1.00	2.96	\$425.00	\$1,258.00	Are-Sd Region No 61 Llc
343 230 42 00	3.60	1	IND	1.00	3.60	\$425.00	\$1,530.00	Are-Sd Region No 57 Llc
343 230 43 00	10.27	1	IND	1.00	10.27	\$425.00	\$4,364.74	Are-Sd Region No 57 Llc
343 230 44 00	4.51	1	IND	1.00	4.51	\$425.00	\$1,916.74	Are-9880 Campus Point L L C
<b>TOTAL</b>	-	-	-	-	<b>57.37</b>	-	<b>\$24,382</b>	

<sup>(1)</sup> FY 2021 is the City's Fiscal Year 2021, which begins July 1, 2020 and ends June 30, 2021.