



THE CITY OF SAN DIEGO



# ANNUAL REPORT

for Fiscal Year 2022

## STREET LIGHT DISTRICT NO. 1 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

**June 2021**

# **CITY OF SAN DIEGO**

## **Mayor**

Todd Gloria

## **City Council Members**

Joe LaCava  
District 1

Jennifer Campbell  
District 2 (Council President)

Stephen Whitburn  
District 3 (Council President Pro Tem)

Monica Montgomery  
District 4

Marni von Wilpert  
District 5

Chris Cate  
District 6

Raul Campillo  
District 7

Vivian Moreno  
District 8

Sean Elo-Rivera  
District 9

## **City Attorney**

Mara W. Elliott

## **Chief Operating Officer**

Jay Goldstone

## **City Clerk**

Elizabeth Maland

## **Independent Budget Analyst**

Andrea Tevlin

## **City Engineer**

James Nagelvoort

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for Fiscal Year 2022

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# Annual Report for Fiscal Year 2022

## Street Light District No. 1

### 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 STREET LIGHT DISTRICT NO.1 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 \_\_\_\_\_, 2021.

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

## Executive Summary

**Project:** Street Light District No. 1  
Maintenance Assessment District

**Apportionment Method:** Linear Frontage Foot (LFF)

|                                    | <b>FY 2021</b>    | <b>FY 2022 <sup>(1)</sup></b> | <b>Maximum Authorized</b> |
|------------------------------------|-------------------|-------------------------------|---------------------------|
| <b>Number of Sub-Districts:</b>    | 57                | 57                            | --                        |
| <b>Total Parcels Assessed:</b>     | 15,636            | 15,634                        | --                        |
| <b>Total Estimated Assessment:</b> | \$405,238         | \$420,085                     | --                        |
| <b>Total Number of LFF:</b>        | 835,279           | 835,275                       | --                        |
| <b>Assessment per LFF:</b>         | -- <sup>(2)</sup> | -- <sup>(2)(3)</sup>          | -- <sup>(2)(4)</sup>      |

<sup>(1)</sup> FY 2022 is the City's Fiscal Year 2022, which begins July 1, 2021 and ends June 30, 2022. 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> Unit assessment rate (\$/LFF) varies by Sub-District.

<sup>(3)</sup> Refer to **Table 1** in annual report for FY 2022 unit assessment rate by Sub-District.

<sup>(4)</sup> Maximum authorized assessment rate subject to approved cost-indexing provisions.

**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

Street Light District No. 1 Maintenance Assessment District (District), originally known as “San Diego Street Lighting Maintenance District No. 1,” was established by the City of San Diego (City) on July 28, 1970 by City Council Resolution R-200411. The District was subsequently re-formed on August 5, 1997 by City Council Resolution R-289046 to permit future cost-indexing. 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 currently consists of fifty-seven (57) sub-districts located throughout the City as 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 maintenance and servicing of street lighting facilities in the District.

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 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 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 300.718 to 305.823 (a 1.70% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rate has been increased by 1.70%.

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## Method of Apportionment

### Estimated Benefit of the Improvements

It is estimated that the special benefit received by each parcel is directly proportional to the linear front footage (LFF) of each parcel fronting the enhanced lighting corridor. Energy and maintenance costs for each sub-district within the District are based on the type, wattage, and the number of lights, lighting fixtures and poles in each sub-district. Prorated shares of the total District major maintenance and repair costs and the incidental costs are also added to individual sub-district costs. For each sub-district, the estimated costs of maintenance and energy were divided by the total LFF within the sub-district to determine a unit assessment rate per LFF. **Table 1** on the following page provides a summary of unit assessment rates by sub-district.

### Sample Calculations

As described above, assessments have been calculated for each parcel based the linear front footage (LFF) of the property along the improvement/service corridor.

|                            |
|----------------------------|
| LFF = Linear Front Footage |
|----------------------------|

Shown below are LFF calculations for various sample parcels.

- **Property with 50-foot frontage**  
LFF = 50.00 LFF
- **Property with 140-foot frontage**  
LFF = 140.00 LFF
- **10-unit Condominium Property with 100-foot frontage**  
LFF (per condo unit) = 100.00 LFF / 10 units = 10.00 LFF

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

|   |
|---|
| Total Assessment = Total LFF x Unit Assessment Rate |
|---|

Based on the above formula, the total assessment 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 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**

# EXHIBIT B

**Estimated Budget – Revenue & Expense Statement  
for Fiscal Year 2022**

# EXHIBIT C

**Preliminary Assessment Roll  
for Fiscal Year 2022**