



THE CITY OF SAN DIEGO



# ANNUAL REPORT for Fiscal Year 2023

## EASTGATE 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**

**April 2022**

# **CITY OF SAN DIEGO**

## **Mayor**

Todd Gloria

## **City Council Members**

Joe LaCava  
District 1

Marni von Wilpert  
District 5

Jennifer Campbell  
District 2

Chris Cate  
District 6

Stephen Whitburn  
District 3

Raul Campillo  
District 7

Monica Montgomery  
District 4 (Council President Pro Tem)

Vivian Moreno  
District 8

Sean Elo-Rivera  
District 9 (Council President)

## **City Attorney**

Mara W. Elliott

## **Chief Operating Officer**

Jay Goldstone

## **City Clerk**

Elizabeth Maland

## **Independent Budget Analyst**

Charles Modica

## **City Engineer**

James Nagelvoort

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for Fiscal Year 2023

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# Annual Report for Fiscal Year 2023

## Eastgate

### 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 EASTGATE 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 \_\_\_\_\_, 2022.

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

## Executive Summary

**Project:** Eastgate  
Maintenance Assessment District

**Apportionment Method:** Net Parcel Area (NPA)

	<b>FY 2022</b>	<b>FY 2023 <sup>(1)</sup></b>	<b>Maximum Authorized</b>
<b>Total Parcels Assessed:</b>	36	36	--
<b>Total Estimated Assessment:</b>	\$112,921	\$112,921	--
<i>Zone 1</i>	\$112,682	\$112,682	--
<i>Zone 2</i>	\$239	\$239	--
<i>Zone 3</i>	\$0	\$0	--
<b>Total NPA:</b>	121.09	121.09	--
<i>Zone 1</i>	116.79	116.79	--
<i>Zone 2</i>	3.50	3.50	--
<i>Zone 3</i>	0.80	0.80	--
<b>Assessment per NPA:</b>			
<i>Zone 1</i>	\$964.83	\$964.83	\$1,169.50
<i>Zone 2</i>	\$68.13	\$68.13	\$82.58
<i>Zone 3</i>	\$0.00	\$0.00	\$0.00

<sup>(1)</sup> FY 2023 is the City's Fiscal Year 2023, which begins July 1, 2022 and ends June 30, 2023. 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.

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## Background

The Eastgate Maintenance Assessment District (District), originally known as the “Eastgate Technology Park Landscape Maintenance District,” was established by the City of San Diego (City) on February 3, 1986 by City Council Resolution R-264982. 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 maintenance and servicing of landscaped medians, rights-of-way, pedestrian easement areas, monument areas, and a public mini-park in the District. 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.

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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 not authorized to be indexed without a vote of the affected property owners.

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## Method of Apportionment

### Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the local Community Plan establish several goals for the community's transportation system. The District improvements and activities are consistent with the plans' goals for

public safety and pleasing aesthetics.

### Apportionment Methodology

As shown in **Exhibit A**, the District has been divided into three (3) zones for benefit apportionment purposes. The total cost associated with District improvement and activities will be assessed to the various parcels within the District in proportion to the net parcel area (NPA) of each a parcel within a zone in relationship to the total NPA of all the parcels within the zone.

### Sample Calculations

As described above, the net parcel area (NPA) assigned to each parcel in the District has been calculated based on each parcel's net area and the identified apportionment factors, as shown in the following equation:

$\text{NPA} = (\text{Net Parcel Area}) \times \text{NPA Factor}$
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Shown below are sample NPA calculations for several common land uses found in the District.

- **5-acre Industrial Property**  
NPA = 5.00 acres x 1.00 = 5.00 NPA
- **5-acre Park without Recreation Center**  
NPA = 5.00 acres x 1.00 = 5.00 NPA

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

$\text{Total Assessment} = \text{Total NPA} \times \text{Unit Assessment Rate}$
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The NPA 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.



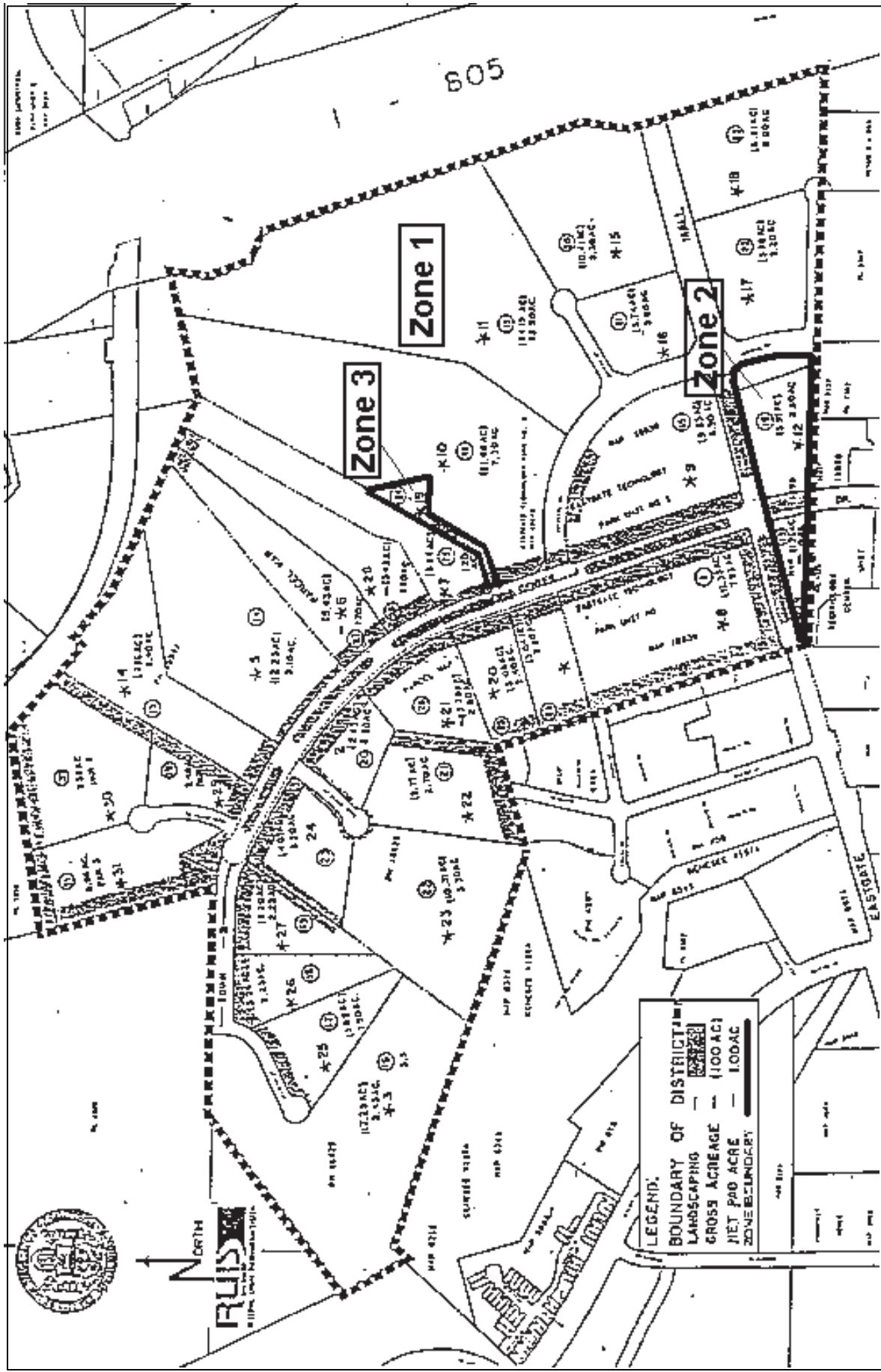
Eugene F. Shank, PE

C 52792

Sharon F. Risse

# EXHIBIT A

**District Boundary**



# EASTGATE

## Maintenance Assessment District

# EXHIBIT B

**Estimated Budget – Revenue & Expense Statement  
for Fiscal Year 2023**

# EXHIBIT B

## REVENUE AND EXPENSE STATEMENT

### Eastgate Maintenance Assessment District Fund 200044

	FY 2021 ACTUALS	FY 2022 ESTIMATE	FY 2023 PROPOSED
<b>BEGINNING FUND BALANCE</b>			
Surplus (or Deficit) from Prior Year	161,744	153,776	130,237
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 161,744</b>	<b>\$ 153,776</b>	<b>\$ 130,237</b>
<b>REVENUE</b>			
Assessment Revenue	109,637	124,189	112,921
Interest	2,697	600	600
Other Contributions (Non Assessment Source)	47,031	44,932	49,816
<b>TOTAL REVENUE</b>	<b>\$ 159,364</b>	<b>\$ 169,721</b>	<b>\$ 163,337</b>
<b>TOTAL BEGINNING FUND BALANCE &amp; REVENUE</b>	<b>\$ 321,108</b>	<b>\$ 323,497</b>	<b>\$ 293,574</b>
<b>OPERATING EXPENSE</b>			
Landscaping Improvements and Activities <sup>(1)</sup>	103,556	121,818	134,881
Tree Services	23,530	30,000	30,000
City Services <sup>(2)</sup>	-	500	500
Special Districts Administrative Cost	40,246	40,942	42,471
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 167,332</b>	<b>\$ 193,260</b>	<b>\$ 207,852</b>
<b>TOTAL EXPENSE</b>	<b>\$ 167,332</b>	<b>\$ 193,260</b>	<b>\$ 207,852</b>
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 153,776</b>	<b>\$ 130,236</b>	<b>\$ 85,722</b>
<b>NET ANNUAL REVENUE (OR EXPENSE)</b>	<b>\$ (7,968)</b>	<b>\$ (23,539)</b>	<b>\$ (44,515)</b>

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

<sup>(2)</sup> City Sign Shop services.

*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 2023**

## EXHIBIT C - Assessment Roll (Fiscal Year 2023)

### Eastgate Maintenance Assessment District

Parcel Number	NPA <sup>(1)</sup> (Acres)	Zone	Land Use	NPA <sup>(1)</sup> Factor	Total NPA <sup>(1)</sup>	Unit Cost (\$/EDU)	FY 2023 <sup>(2)</sup> Assessment	Owner Name
343 121 13 00	1.20	1	DIND	1.00	1.20	\$964.83	\$1,157.80	D W C G Inc
343 121 14 00	3.10	1	DIND	1.00	3.10	\$964.83	\$2,990.96	B M R-Apex Lp
343 121 16 00	3.40	1	DIND	1.00	3.40	\$964.83	\$3,280.42	City Of San Diego
343 121 20 00	2.20	1	DIND	1.00	2.20	\$964.83	\$2,122.62	B M R-Axiom Lp
343 121 21 00	2.70	1	DIND	1.00	2.70	\$964.83	\$2,605.04	B M R-Axiom Lp
343 121 22 00	3.30	1	DIND	1.00	3.30	\$964.83	\$3,183.94	Tanabe Holding America Inc
343 121 23 00	3.30	1	DIND	1.00	3.30	\$964.83	\$3,183.94	B M R-Axiom Lp
343 121 27 00	1.70	1	DIND	1.00	1.70	\$964.83	\$1,640.20	Eastgate Investment L L C
343 121 28 00	1.70	1	DIND	1.00	1.70	\$964.83	\$1,640.20	Eastgate Investment L L C
343 121 34 00	3.80	1	DIND	1.00	3.80	\$964.83	\$3,666.34	Irvine Eastgate Office I Llc
343 121 40 00	5.48	1	DIND	1.00	5.48	\$964.83	\$5,287.26	Towne Centre Drive Llc
343 121 41 00	6.40	1	DIND	1.00	6.40	\$964.83	\$6,174.90	Irvine Eastgate Office I Llc
343 121 44 00	3.60	1	DIND	1.00	3.60	\$964.83	\$3,473.38	Irvine Eastgate Office I Llc
343 121 45 00	0.38	1	STR	0.00	0.00	\$964.83	\$0.00	Towne Centre Drive Llc
343 122 13 00	0.90	2	DIND	1.00	0.90	\$68.13	\$61.32	B R E-B M R Campus At Towne Centre Lp
343 122 16 00	2.60	2	DIND	1.00	2.60	\$68.13	\$177.14	Kilroy Realty L P
343 122 24 00	0.80	3	PKU	1.00	0.80	\$0.00	\$0.00	City Of San Diego
343 122 26 00	7.48	1	DIND	1.00	7.48	\$964.83	\$7,216.92	A R E-S D Region No 39 Llc
343 122 35 00	1.20	1	DIND	1.00	1.20	\$964.83	\$1,157.80	Kilroy Realty Lp
343 122 40 00	7.49	1	DIND	1.00	7.49	\$964.83	\$7,226.58	Irvine Eastgate Office I Llc
343 122 41 00	5.82	1	DIND	1.00	5.82	\$964.83	\$5,615.30	Irvine Eastgate Office I Llc
343 122 42 00	3.36	1	DIND	1.00	3.36	\$964.83	\$3,241.82	Irvine Eastgate Office I Llc
343 122 43 00	4.53	1	DIND	1.00	4.53	\$964.83	\$4,370.68	Irvine Eastgate Office I Llc
343 122 45 00	2.82	1	DIND	1.00	2.82	\$964.83	\$2,720.82	Irvine Eastgate Office I Llc
343 122 46 00	2.83	1	DIND	1.00	2.83	\$964.83	\$2,730.46	Irvine Eastgate Office I Llc
343 122 47 00	3.41	1	DIND	1.00	3.41	\$964.83	\$3,290.06	Irvine Eastgate Office I Llc
343 122 48 00	3.44	1	DIND	1.00	3.44	\$964.83	\$3,319.02	Irvine Eastgate Office I Llc
343 122 49 00	3.63	1	DIND	1.00	3.63	\$964.83	\$3,502.32	Irvine Eastgate Office Ii Llc
343 122 50 00	4.62	1	DIND	1.00	4.62	\$964.83	\$4,457.50	Irvine Eastgate Office Ii Llc
343 122 51 00	3.51	1	DIND	1.00	3.51	\$964.83	\$3,386.54	Irvine Eastgate Office Ii Llc
343 122 52 00	3.12	1	DIND	1.00	3.12	\$964.83	\$3,010.26	Irvine Eastgate Office Ii Llc
343 122 60 00	3.34	1	DIND	1.00	3.34	\$964.83	\$3,222.52	Irvine Eastgate Office Ii Llc
343 122 61 00	2.52	1	DIND	1.00	2.52	\$964.83	\$2,431.36	Irvine Eastgate Office Ii Llc
343 122 63 00	3.16	1	DIND	1.00	3.16	\$964.83	\$3,048.86	Irvine Eastgate Office Ii Llc
343 122 64 00	3.95	1	DIND	1.00	3.95	\$964.83	\$3,811.08	Irvine Eastgate Office Ii Llc
343 122 65 00	4.68	1	DIND	1.00	4.68	\$964.83	\$4,515.40	Eastgate Summit Holdings Llc
<b>TOTAL</b>	<b>121.47</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>121.09</b>	<b>-</b>	<b>\$112,921</b>	

<sup>(1)</sup> Net Parcel Area (NPA).

<sup>(2)</sup> FY 2023 is the City's Fiscal Year 2023, which begins July 1, 2022 and ends June 30, 2023