



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: April 20, 2006 REPORT NO.:06-040
ATTENTION: Council President and City Council
Docket of April 25, 2006
SUBJECT: Black Mountain Ranch North Maintenance Assessment District
Formation

REQUESTED ACTION:

This City Council action is to start the process to form a new maintenance assessment district to maintain enhanced street lighting improvements along certain sections of Camino del Sur, Paseo del Sur, and public residential streets. Under the guidelines of Proposition 218, all property owners receiving benefit from the improvements within the district have an opportunity to vote in favor or in opposition to the formation of this maintenance assessment district. There are two methods to form a new maintenance assessment district: community driven or developer driven. This request is developer driven.

STAFF RECOMMENDATION:

Authorize the commencement of the 45-day balloting period as required by law and schedule a public hearing for June 27, 2006

SUMMARY:

This action authorizes the ballot protest proceedings to form the Black Mountain Ranch North Maintenance Assessment District (District). If approved by a property owner vote, this action also authorizes the Fiscal Year 2007 assessment and budget. The District is located in the Black Mountain Ranch Community Planning Area roughly along the Camino del Sur corridor from the bridge north of San Dieguito Road to the city limits near 4S Ranch.

The purpose of the District is to fund the enhanced maintenance of identified street lighting improvements such as decorative acorn style and cobra style fixtures.

FISCAL CONSIDERATIONS:

Approximately \$191,475 will be assessed to the property owners within the District in Fiscal Year 2007. The City owns no assessable parcels in the district, so there is no General Fund impact. The proposed Fiscal Year 2007 budget for the District is as follows:

	<u>FY 2007</u>	<u>Maximum Authorized</u>
EXPENSES		
Maintenance	\$62,453	\$92,475
Utilities (energy)	\$24,540	\$33,060
Pole Replacement Program (CIP fund)	\$28,000	\$28,000
Formation/Re-Engineering Costs	\$35,000	\$35,000
Administration - Personnel & Incidentals	\$7,206	\$7,440
Total Expenses	\$157,199	\$195,975
REVENUE		
Assessments*	\$191,475	\$246,045
City Contribution (general benefit energy)	\$15,480	\$21,660
Total Revenue	\$206,955	\$267,705
FUND BALANCE	\$49,756	\$71,730

* The proposed Fiscal Year 2007 assessments and maximum authorized assessments are permitted to increase annually at a rate equivalent to the San Diego Consumer Price Index – Urban (SDCPI-U) plus 3%.

The “City Contribution - General Benefit Energy” in the revenue section of the budget table represents the cost to energize the lights that would have been in place regardless of whether the district was formed or not. These lights are spaced in accordance with the requirements set forth in the City's Street Design Manual. The City cannot assess for these standard lights, since it is a general benefit.

Annual assessments were calculated by an assessment engineer for parcels within the District and are based on each parcel’s equivalent benefit unit (EBU), which is equivalent to one single family dwelling unit. The proposed rates would vary between \$8.76 and \$129.36 per EBU based on the proximity of the property to special street lighting along arterial corridors, presence of local lighting in certain neighborhoods, parcel land use, and acreage of non-residential properties.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Approximately 82% of the proposed district is owned by the developer, Black Mountain Ranch, LLC. The remaining 18% of property owners were informed by the developer.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

The key stakeholder in this area is the developer of this master planned community, Black Mountain Ranch, LLC. When the developer sells units within the district, potential buyers will be informed of the maintenance assessment district.

Ted Medina
Park and Recreation Department Director

Ted Martinez, Jr.
Deputy Chief, Neighborhood Services
and Customer Service