



CITY OF LEMON GROVE

ENGINEER'S REPORT

FISCAL YEAR 2026-2027

LEMON GROVE ROADWAY LIGHTING DISTRICT

May 2026

PREPARED BY



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ENGINEER'S REPORT FOR
FISCAL YEAR 2026–2027
LEMON GROVE ROADWAY LIGHTING DISTRICT
City of Lemon Grove
State of California

APPROVED BY THE BOARD OF DIRECTORS FOR THE LEMON GROVE ROADWAY LIGHTING DISTRICT OF THE CITY OF LEMON GROVE, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

JOEL G. PABLO
DISTRICT CLERK
LEMON GROVE ROADWAY LIGHTING DISTRICT
CITY of LEMON GROVE, STATE of CALIFORNIA

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: LEMON GROVE ROADWAY LIGHTING DISTRICT
OF THE CITY OF LEMON GROVE

PROJECT: LEMON GROVE ROADWAY LIGHTING DISTRICT

TO: THE BOARD OF DIRECTORS FOR THE
LEMON GROVE ROADWAY LIGHTING DISTRICT
CITY OF LEMON GROVE
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026–2027

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the Board of Directors for the Lemon Grove Roadway Lighting District ("District") of the City of Lemon Grove to provide lighting services upon each lot or parcel of land in the District and to levy assessments for lighting services in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026–2027. Services will be provided through June 30, 2027.

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIII D, Section 4(a) of the State of California Constitution, and in accordance with the City of Lemon Grove's Resolution being adopted by the Board of Directors of the Lemon Grove Roadway Lighting District on the 2nd day of June, 2026, this Report has been ordered for:

LEMON GROVE ROADWAY LIGHTING DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the District Engineer.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance and servicing of the improvements including incidental costs and expenses for Fiscal Year 2026–2027.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the San Diego County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the Clerk of the Board.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 242 approved on the 13th day of August, 1979. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

- Appendix A – Assessment Roll
- Appendix B – Boundary of Lemon Grove Roadway Lighting District
- Appendix C – Resolution

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this 21st day of May, 2026



Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Part I – Plans and Specifications

Pursuant to the City of Lemon Grove Resolution being adopted on the 2nd day of June, 2026, by the Board of Directors for the Lemon Grove Roadway Lighting District the authorized services and improvements for the District include:

Lighting services for each lot or parcel of land within the District benefiting from the use of the streets and their appurtenances such as street lights.

Plans and specifications for the improvements are on file with the District Engineer.



PART II – ESTIMATE OF COSTS

Part II – Estimate of Costs

Fiscal Year 2026–2027	
	Estimated Annual Maintenance Costs
I. Facilities to Maintain	
Repair and Maintenance Rehab	\$ 31,560.54
Energy	<u>\$ 122,000.00</u>
Total Estimated Maintenance	\$ 153,560.54
II. Incidental Expenses	
City Administration	\$ 42,225.00
Assessment Engineer	<u>\$ 7,450.00</u>
Total Incidental Expenses	\$ 49,675.00
Recapitulation	
I. Facilities to Maintain	\$ 153,560.54
II. Incidental Expenses	<u>\$ 49,675.00</u>
Total Estimate of Costs FY 2024–2025	\$ 203,235.54
Income	
Estimated Local Benefit Lighting Fees	\$ 132,235.54
1% allocation of Ad Valorem Taxes	\$ 70,000.00
Interest	<u>\$ 1,000.00</u>
Total Estimated Income FY 2026–2027	\$ 203,235.54

PART III – DISTRICT DIAGRAMS

Part III – District Diagrams

The boundaries of Lemon Grove Roadway Lighting District are shown on the map in Appendix B. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the San Diego County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the Clerk of the Board.

PART IV – METHOD OF APPORTIONMENT

Part IV – Method of Apportionment

The amount of the estimated assessment on each lot or parcel of land in the District is in proportion to the estimated benefit to be received by each such lot or parcel of land from the use of the streets and their appurtenances such as street lights. The use or benefit of a public street is best determined by the use of that land adjacent to the public street. Each lot or parcel of land in the District was determined to have a specific land use by the County of San Diego's Department of Transportation. Each type of land use was assigned a Land Use Factor determined by trip generation rates by land use as they relate to a single-family residential land use. The trip generation rates by land use were prepared by the Transportation Planning Division of the City of San Diego Planning Department and are a compilation of trip generation studies done in San Diego and other western U.S. locations.

The Land Use Factor is multiplied by the number of dwelling units, if the land use is single-family or multi-family residential, or by the number of acres for any other land use. The product of this multiplication is the number of benefit units for each lot or parcel of land to be assessed. The number of benefit units for each of the lots or parcel of land is then multiplied by the annual assessment rate per benefit unit to establish the fee for a particular lot or parcel of land.

Resolution No. 102 was adopted on June 17, 1997 establishing a \$12.00 assessment per benefit unit.

General Benefit

The street lighting improvements within the District provide both special benefits to parcels within the District and incidental general benefits to the public at large. The special benefits are those direct and particular benefits received by the assessed parcels as a result of the operation, maintenance, and servicing of the street lighting improvements that specifically serve the development and circulation needs of the properties within the District.

Any general benefit associated with the improvements is limited to incidental benefit received by the public at large from the availability of illuminated public streets. The City has determined that the portion of costs attributable to general benefit is funded through sources other than the assessment, including the City's share of ad valorem property tax revenues and other available General Fund revenues. Accordingly, only the net special benefit costs are apportioned to the assessed parcels within the District.

Special Benefit

The improvements and associated costs have been allocated to the assessable properties within the District based upon the special benefit received by those properties. The improvements for which the properties are assessed have been identified as necessary, were installed and are being maintained as part of the development plans specifically for each tract. As such, the improvements and continuing maintenance and servicing of those improvements are strictly the obligation of the properties within the District.

Allocation of Special Benefit Assessments

The actual derivation of the Land Use Factors are as follows:

1. Each parcel of land in the District was determined by the County of San Diego to have a specific land use.

2. Each type of land use was assigned a Land Use Factor determined by trip generation rates by land use as they relate to a single-family residential land use. The trip generation rates by land use were prepared by the City of San Diego Transportation Planning Division, Planning Department and are a compilation of trip generation studies done in San Diego and other western U.S. locations.
3. If a land use was not included in the study, the City of San Diego Transportation Department made a determination as to its probable trip generation, compared it to single-family residential, and assigned a Land Use Factor on that basis.
4. Single-family residential land use was assigned a Land Use Factor of 1.0 regardless of parcel size. The theory is that all single-family residences generate approximately the same number of trips, and therefore, receive the same benefit from the use of the streets, and their appurtenances such as street lights.
5. Definition of the Land Use Factors other than single-family residential are as follows:

Land Use	Assigned Factor
Vacant Land	0.0
Irrigated Farmland, Rural Land and Agricultural Preserves	0.01
Cemetery, Mausoleum and Mortuary	0.01
Golf Courses	0.01
Marina, Docks	0.5
Average Multi-Family Residence	0.6
Mobile Home Parks	0.7
Public Building School, Library	1.0
Churches and Meeting Halls	1.0
General Recreation Parks and Camps	1.0
Factory—Light Manufacturing, Small Automotive Garages	1.0
Factory—Heavy Manufacturing, Extra Active, Mining	2.0
Warehousing and Bulk Storage	2.0
Hospitals, Convalescent Hospitals and Rest Homes	6.0
Regional Shopping Centers	10.0
Auto Sales and Service Agency, Radio and T.V. Stations, Bank	10.0
All Commercial Office and Store Building	12.0
Medical Offices	17.0
Dental and Animal Hospitals	17.0
Community Shopping Centers, Hotel, Motel, Parking Lot/Garage	21.0
Used Car Lot, Theater, Bowling Alley, Restaurant, Car Wash and Large Chain Grocery or Drug Stores	21.0
Neighborhood Shopping Center, Service Station	34.0

APPENDIX A – ASSESSMENT ROLL

Appendix A – Assessment Roll

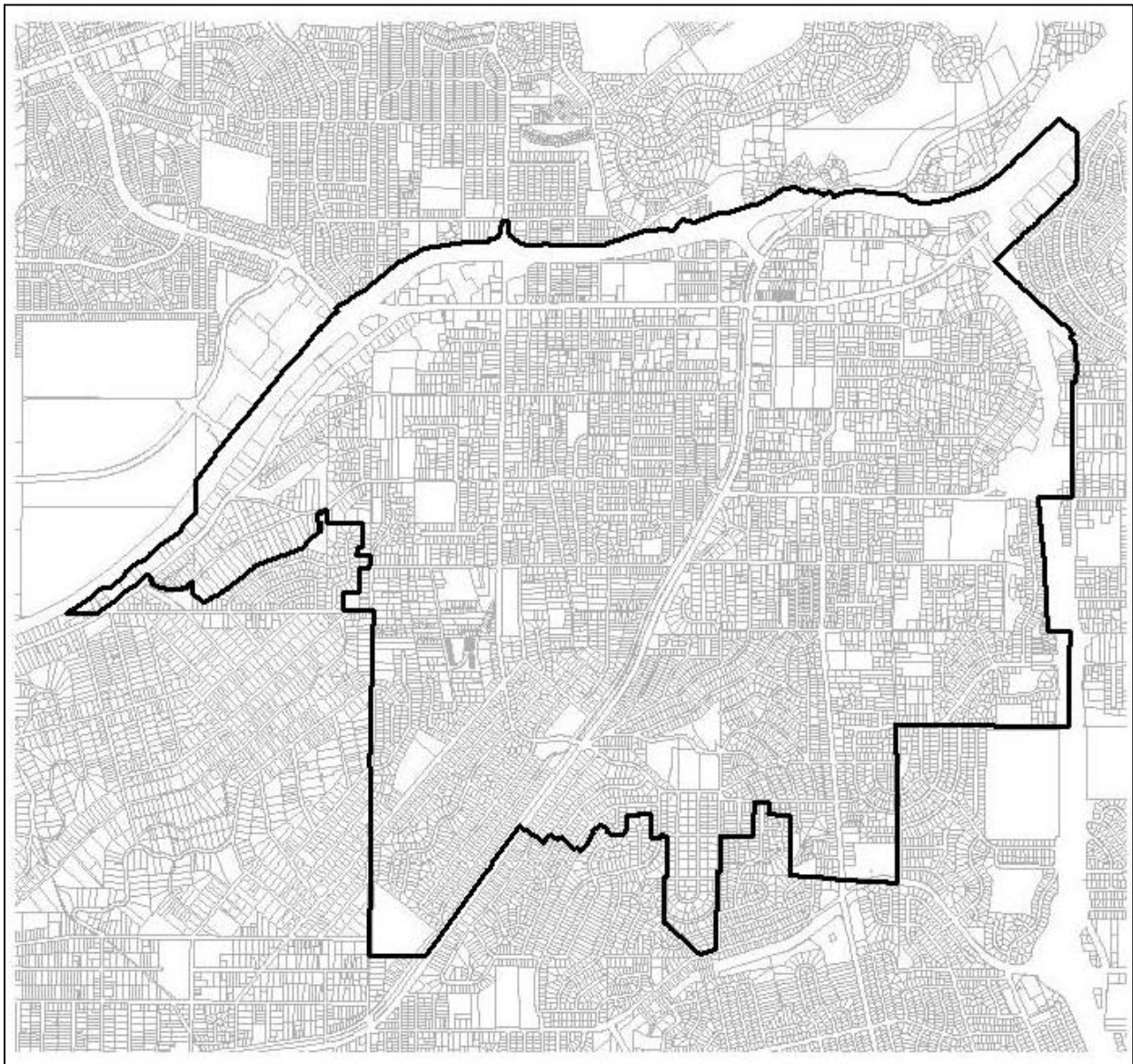
(Filed under separate cover)

A list of the Assessor's Parcel Numbers from the preliminary County Roll¹ and the proposed Fiscal Year 2026–2027 assessments for all parcels within the boundaries of Lemon Grove Roadway Lighting District that meet the special benefit methodology described in Part IV.

¹ Preliminary County Roll obtained from San Diego County Assessor's Property Tax System, April 2026, and may change up until the Final Roll has been determined by the County.

APPENDIX B – BOUNDARY MAP OF DISTRICT

Appendix B – Boundary Map of District





APPENDIX C – RESOLUTION

Appendix C – Resolution

