



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

CIVITA MAINTENANCE ASSESSMENT DISTRICT

**Fiscal Year 2014 Assessments
and Maximum Authorized Assessments**

under the provisions of the

**San Diego Maintenance Assessment District Ordinance
of the San Diego Municipal Code**

and

**Landscaping & Lighting Act of 1972
of the California Streets & Highways Code**

Prepared for

City of San Diego, California

Prepared by

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March 2013

CITY OF SAN DIEGO

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EXHIBITS

- Exhibit A: Boundary Map
- Exhibit B: Estimated Annual Budget
- Exhibit C1: Assessment Rolls (Fiscal Year 2014)
- Exhibit C2: Assessment Rolls (Maximum Authorized)
- Exhibit D: Noticing List

Assessment Engineer's Report

Civita Maintenance Assessment District

Preamble

Pursuant to the provisions of the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), and in accordance with the Resolution of Intention, being Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, in connection with the proceedings for the CIVITA MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), EFS ENGINEERING, INC., as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways §22565.

PRELIMINARY APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2013.

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

FINAL APPROVAL BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE _____ DAY OF _____, 2013.

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



Executive Summary

Project: Civita Maintenance Assessment District

Apportionment Method: Equivalent Benefit Unit (EBU)

	FY 2014 ⁽¹⁾	Maximum Authorized ⁽²⁾
Total Parcels Assessed:	21	--
Total Estimated Assessment:	\$85,042	\$1,225,149
Total Estimated EBUs:	283.66	--
Annual Assessment per EBU:	\$299.80	\$299.80

NOTE: Total Parcels Assessed, Total Estimated Assessment, and Total Estimated EBUs may vary from fiscal year to fiscal year due to parcel changes and/or land use re-classifications.

⁽¹⁾ FY 2014 is the City's Fiscal Year 2014, which begins July 1, 2013 and ends June 30, 2014.

⁽²⁾ Subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

Annual Cost-Indexing: The maximum authorized assessment will be indexed annually by a factor equal to the published *San Diego Consumer Price Index for Urban Consumers* plus four percent (4%).

Bonds: No bonds will be issued in connection with this District.



Background

Civita (entitled as “Quarry Falls”) is a 225-acre mixed use development located in the Mission Valley community of the City of San Diego (see **Figure 1**). As currently planned, Civita may include as many as 4,780 residential units; 900,000 square feet of commercial, retail and office uses; and roughly 60 acres of public parks, open space and trails. The City of San Diego (City) has retained EFS Engineering, Inc. to prepare an Assessment Engineer’s Report for the formation of the Civita Maintenance Assessment District (District). The purpose of the District will be to fund identified improvements/services located in the District.

District Proceedings for Fiscal Year 2014

This District will be authorized and administered under the provisions of the “Maintenance Assessment Districts Ordinance” (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), provisions of the “Landscaping & Lighting Act of 1972” (California Streets & Highways Code §22500 et seq.), applicable provisions of “Proposition 218” (Article XIID of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

Upon preliminary approval of this report by the City Council and the attachment of a resolution of intention, this report will be filed with the Clerk of the City, and a time and place for a public hearing will be set. The Clerk will give notice of the public hearing and proposed assessments by mailing an official notice to all persons owning real property proposed to be assessed as part of the District. In accordance with Assessment Law, a ballot will be mailed with the official notice. The ballot will make provision for casting an affirmative or protest vote.

A public hearing will be scheduled where public testimony will be heard by the City Council. The public hearing will include presentation and consideration of this report, hearing of public testimony, and recordation of affirmative and protest votes. After





SOURCE: Civita website, SanGIS, City of San Diego, and EFS Engineering.

FIGURE 1 – Civita Development Area

conclusion of the public hearing, a tabulation of affirmative and protest votes will be declared.

If a weighted simple majority of ballots cast by parcel owners (weighted according to each parcel's proportionate assessment) are affirmative, the City Council may, at its discretion, proceed to confirm the new assessments and order the assessments to be levied as proposed in this Assessment Engineer's Report. If a weighted majority of the ballots cast protest the proposed assessments, the proposed assessments must be abandoned.

Bond Declaration

No bonds will be issued in connection with this District.

District Boundary

The District generally includes those areas located in the *Quarry Falls Specific Plan* and *Quarry Falls Vesting Tentative Map* (both dated October 21, 2008), as well as an additional area between the development and Phyllis Place. The District is bounded by Friars Road to the south, Phyllis Place, Interstate 805 to the east, and Mission Center Road to the west.

The Boundary Map and Assessment Diagram for the District are on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City, and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. A reduced copy of the Boundary Map is included as **Exhibit A**.

Aquatera Apartment Complex

The Aquatera apartment complex (located north of Civita Boulevard and east of Mission Center Road) is not a part of the proposed District. While this apartment complex fronts one of the defined improvement/service corridors, it has been excluded from the District because the property owner (HG Fenton Property Company) has agreed to privately maintain the frontage improvements along Civita Boulevard. Consequently, the streetscape improvements on the north side of Civita Boulevard (fronting the "Aquatera" apartment complex) are



expressly excluded from the District's maintenance obligation.

From an assessment engineering perspective, the removal of these improvements/services, and the fact that the apartment complex does not take primary access from Civita Boulevard, is sufficient justification for exclusion of the property on the basis that it does not receive direct and special benefit from the remaining District improvements/services.

Project Description

The project to be funded by the proposed assessments is the maintenance and servicing of various public improvements, including (but not limited to): landscaped and hardscaped medians; landscaped and hardscaped parkways (rights-of way); streetscape areas; decorative crosswalks; enhanced streetlights and landscape lighting; sidewalks and gutters; and community banners, signage and monumentation located within the District. The assessments will also fund enhanced services and maintenance at Creekside Park, Central Park, and Franklin Ridge Pocket Park.

The District improvements/services are generally located as shown in **Figure 2**. All improvements/services to be maintained by the District fall within dedicated City public rights-of-way, are on City property, City easements, or other public utility easements. For additional detail as to location and type of improvements/services, please refer to the engineering plans, maps, sketches, specifications, maintenance agreements and other materials on file with the City Park and Recreation Department.

Within the confines of applicable Assessment Law, the proposed assessments may be used to construct and/or maintain additional improvements/services of like character and nature to the extent that such activities are consistent with the method of cost apportionment.

Separation of General & Special Benefits

The identified improvements/services provide benefits to the parcels located within the District. Some of these benefits are "special benefits," benefits that 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. Under





- Master Community Association (MCA Owned Property)
- Maintenance Assessment District (City Owned Property)
- MAD (MCA Owned Property/Bioswales maintained by MCA)
- Master Residential Association
- City Owned General Fund Park
- Offsite Drainage Maintenance (by Master CA)
- Fenton Maintained (Northern Parkway Only)

FIGURE 2 - Improvement/Service Areas

Assessment Law, only “special benefits” are assessable. As such, isolation and quantification of the “special benefits” associated with the improvements/services are paramount, and illustrated in the following equations:

$$\text{Special Benefits} = \text{Total Benefits} - \text{General Benefits}$$

$$\text{General Benefits} = \text{City Standard} + \text{Other Public Benefits}$$

$$\text{Special Benefits} = \text{Total Benefits} - [\text{City Standard} + \text{Other Public Benefits}]$$

In these equations, “Total Benefits” refers to the cost of providing the total benefits of the improvements/services; “City Standard” represents the cost of providing the City’s standard level of service; and “Other Public Benefits” refers to the cost of those additional benefits accruing to the public at large or properties located outside the District. In order to isolate the “Special Benefits,” it is necessary to quantify the amount of “General Benefits” associated with the enhanced improvements/services.

City Standard

As a “general benefit,” the District will continue to receive the same level of standard services provided to the public at large under City-funded and administered programs, as determined annually, for maintenance of public facilities and improvements (e.g., medians, street trees, sidewalks, street lights, parks, etc.), including street sweeping and graffiti removal on public property. Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (27.86¢ per square foot of landscaped median and 1.90¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$63.74 per acre). The City will also reimburse the District for contractual maintenance performed on general fund (population-based) parks (\$5,876.75 per acre). In addition, the City will contribute toward street lighting energy costs and provide in-kind service at a level equivalent to that needed for City minimum required streetlights.



The following is a partial listing of City standards, programs, and policies, each of which is incorporated by reference, applicable to the improvements/services within the District:

- *Medians*: Street Design Manual, “Design Standards – Geometric Design” Section D-2, Page 119 (approved by Council Resolution R-297376 on November 25, 2002)
- *Parks*: City of San Diego General Plan – Recreation Element
- *Sidewalks*: Council Policy 200-12 (Sidewalk Maintenance Policy)
- *Street Trees*: Council Policies 200-05 (Planting of Trees on City Streets), 200-09 (Street Tree Plan – Central Business District), 900-19 (Public Tree Protection)
- *Street Lighting*: Council Policy 200-18 (Mid-Block Street Light Policy for Developed Areas); Street Design Manual, “Street Lights” Section 5, Page 94 (approved by Council Resolution R-297376 on November 25, 2002)
- *Special/Decorative Pavement*: Street Design Manual, “Design Standards – Geometric Design” Section E-6(c), Page 119 (approved by Council Resolution R-297376 on November 25, 2002)
- *Street Sweeping*: Storm Water Pollution Prevention Program in accordance with Order No. R9-2007-0001 (San Diego County Municipal Storm Water Permit); Storm Water Management and Discharge Control Ordinance, San Diego Municipal Code Section 43.03 (implemented by Ordinance No. O-19716); Storm Water Standards Manual

These cost and service allocations, reviewed and adjusted annually by the City, are representative of the City’s standard level of service. With or without the proposed assessment District, the area will continue to receive the City’s standard level of services, a “general benefit” that is not funded by the assessments.

Other Public Benefits

Assessment Law prohibits levying assessments to pay for “general benefits” conferred to the public at large or properties located outside the District. Based on a review of the proposed improvements/services, the following District amenities were identified as conferring some level of “general benefit”: Mission Center Road and Friars Road parkway landscaping; and Central Park.



Unlike the other District amenities which are characteristically or spatially unique, these amenities have the potential to provide incidental benefit to persons or properties outside of the District. Each of these improvement areas is discussed below.

Mission Center Road & Friars Road Parkway Landscaping

The decorative landscaping along the Mission Center Road eastern parkway area and Friars Road northern parkway benefits properties both inside and outside the District. The direct benefit to properties in the District is estimated at 95%, while the remaining benefit (5%) is estimated to accrue to vehicular and pedestrian travelers along these roads. The District properties are deemed to receive the vast majority of the benefit due to the direct aesthetic enhancement of the frontage, physical separation from neighboring developed areas, and the creation of a community identity through unique landscaping and ornamental monumentation.

It is recognized that Mission Center Road and Friars Road provide access to areas other than the Civita development. Based on review of pre-project and post-project traffic volumes contained in the *Quarry Falls Traffic Impact Study* (prepared by Katz, Okitsu & Associates, dated September 2007; approved by City Council Resolution R-304292 on October 21, 2008), it is estimated that approximately 70% of trips along these road segments have neither an origin nor a destination within the District.

With an estimated 5% of the benefit accruing to the vehicular and pedestrian travelers, and roughly 70% of trips having an origin or destination outside the District, the amount of “Other Public Benefits” (conferred to the public at large or properties located outside the District) associated with the Mission Center Road and Friars Road parkway landscaping is estimated at 3.5%, as shown in the following equation:

Other Public Benefits = 5% x 70% = 3.5%

In other words, 3.5% of the cost of maintaining the parkway landscaping must come from sources other than the assessments and/or City standard contributions.



Central Park

Studies have shown that park and recreational facilities that are operational and well-maintained improve the community's quality of life, environment, and desirability:

“Recreation and park amenities are central components in establishing the quality of life in a community. [Businesses’] main resource is their employees for whom the quality of life is an important issue. The availability and attractiveness of local parks and programs influences some companies’ relocation decisions. [T]he presence of a park encourages real estate development around it.”

(California Parks & Recreation, Winter 1997)

“The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and other, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake.”

(National Recreation and Park Association, June 1985)

The District includes several mini/pocket-parks and a neighborhood park (known as “Central Park”), all of which provide enhanced recreational opportunities and benefits to the properties within the District. It is estimated that the mini/pocket parks provide no “general benefit” due to the rather limited service area of such facilities and spatial proximity to potential park users. Central Park, however, has some potential to attract users from outside the District.

As a neighborhood park, Central Park has a service area of up to a mile (*City of San Diego General Plan – Recreation Element, Table RE-2, March 2008*). This service area would certainly extend outside the District. However, much of the surrounding development is non-residential in nature, and Central Park, as planned, does not contain major attractors (i.e., baseball diamonds, sports fields, etc.) that would draw in larger groups of users from outside the District. For these reasons, as well as the fact that there will be limited on-site parking, the amount of “Other Public Benefits” (conferred to the public at large or properties located outside the District) associated with Central Park is estimated at 5%. In other words, 5% of the cost of maintaining



Central Park must come from sources other than the assessments and/or City standard contributions.

Cost Estimate

Estimated Costs

Estimated Fiscal Year 2014 and maximum authorized annual costs (provided by the City) are included as **Exhibit B**. Assessments authorized and collected as part of these proceedings may be used for future balloting and re-engineering efforts, as may be required from time to time. In future years, the maximum authorized budget may increase or decrease based on the amount of assessments levied in a given fiscal year.

Amounts for each expenditure category shown in **Exhibit B** may vary depending on the specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

General Benefit Fiscal Implications

As previously discussed, the Mission Center Road and Friars Road parkway landscaping and Central Park improvements/services have been determined to provide some level of "general benefit." The degree of "general benefit" has been identified and quantified for each these improvement areas. Assessment Law prohibits levying assessments to pay for "general benefits" conferred to the public at large or properties located outside the District. Accordingly, the estimated cost associated with the "general benefits" (in excess of City standard contribution levels) must come from sources other than the assessments. The net fiscal impact of the identified "general benefits" is shown in the following equation:

$\text{Net Fiscal Impact} = [\text{Total Cost} - \text{City Standard}] \times \text{Other Public Benefit}$
--

Table 1 summarizes the "general benefit" fiscal impacts for the Mission Center Road and Friars Road parkway landscaping and Central Park improvements/services.



TABLE 1: General Benefit Fiscal Impacts at Buildout of Improvements

Improvements/ Services	Annual Cost ⁽¹⁾ (\$)			Other Public Benefit (%)	Net Fiscal Impact (\$)
	Total Cost	City Standard Contribution	Net Cost Remaining		
Mission Center Road – Eastern Parkway	\$4,795	\$0 ⁽²⁾	\$4,795	3.5%	\$168
Friars Road – Northern Parkway	\$49,915	\$0 ⁽²⁾	\$49,915	3.5%	\$1,747
Central Park	\$151,672	\$94,733 ⁽³⁾	\$56,939	5%	\$2,847
				TOTAL	\$4,762

⁽¹⁾ All costs shown in 2013 dollars.

⁽³⁾ No City contribution for parkway maintenance.

⁽²⁾ Based on 16.12 park acres and City contribution level of \$5,876.75 per acre.

In other words, the Mission Center Road and Friars Road parkway landscaping and Central Park improvements, once completed and accepted as District amenities, will require separate funding (non-assessment) in the amount of \$4,762 to cover the estimated cost of “general benefits” accruing to the public at large or properties located outside the District.

Annual Cost-Indexing

With the passage of Proposition 218, any proposed increase in District assessments must be approved by affected property owners via a mail ballot and public hearing process, similar to these proceedings. A weighted simple majority of ballots received (weighted according to each parcel’s proportionate assessment) must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an assessment engineer’s report, balloting, and the public hearing process can potentially exceed the total amount of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to a factor not-to-exceed the *San Diego Consumer Price Index for Urban Consumers* (SDCPI-U) plus four percent (4%) allows for minor increases in normal maintenance and



operating costs, without incurring the costs of ballot proceedings required by Proposition 218. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require Proposition 218 proceedings and property owner approval.

The maximum authorized maintenance assessment rates established in these proceedings will be indexed (increased) annually by a factor equal to the published SDCPI-U plus four percent (4%). Fiscal Year 2015 will be the first year authorized for such indexing. For example, if a parcel's maximum authorized maintenance assessment for a given fiscal year was \$100.00 and the published SDCPI-U increase for that year was 2.0%, the parcel's maximum authorized maintenance assessment for the subsequent fiscal year will be increased to \$106.00 without a vote of property owners in the District. The parcel's actual annual assessment may be less than or equal to the maximum authorized maintenance assessment depending upon the estimated budget for the fiscal year.

Method of Apportionment

Estimated Benefit of Improvements

The *Quarry Falls Specific Plan* (Specific Plan), the Mission Valley Community Plan (Community Plan), the City of San Diego Land Development Code and the general policy recommendations found in the City's *Progress Guide & General Plan* (General Plan) establish several goals, objectives, and guidelines for the planned development of the community. Collectively, these Plans make specific reference to the following noteworthy objectives and recommendations:

- Develop a community that responds to the natural and created attributes of the project site by placing primary focus on the creation of an interactive system of public parks and open space.
- Encourage pedestrian activity through a logical connection of trails, sidewalks, and bicycle facilities.
- Design individual development projects that positively contribute to the character of the City of San Diego and reinforce community identities through control of project design elements such as architecture, landscaping, walls, fencing, lighting and signage.



- Develop an environment that is visually attractive and efficiently and effectively organized, including visually pleasant landscaping.
- Encourage sustainability in design to foster “green” development that reduces energy needs and water consumption.
- Improve the water quality of site run-off through sustainable design features, such as a natural bioswale.

The proposed improvements/services are consistent with these objectives. The City’s General Plan and Community Plan support the establishment of community-based improvement and maintenance districts, such as this District, to fund installation and maintenance of enhanced improvements/services.

The proposed improvements/services are generally located in the public rights-of-way along the various transportation corridors within the District. These transportation corridors serve as the primary access routes for inter-community and intra-community trips. Parcels within the District benefit from the improvements/services in terms of enhanced aesthetics, community image and vitality, and public safety.

Apportionment Methodology

The total cost for maintenance of the identified improvements/services will be assessed proportionally to the parcels in the District based on Equivalent Benefit Units (EBUs). The total assessment for a given parcel is equal to the parcel’s total EBUs multiplied by the Unit Assessment Rate as shown in the following equation:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--

Equivalent Benefit Units (EBUs)

EBUs for each parcel have been determined as a function of parcel area, building area, or residential units, and two factors – a Land Use Factor and a Benefit Factor – related as shown in the following equation:

$\text{EBUs} = (\text{Acres, Building Area, or Units}) \times \text{Land Use Factor} \times \text{Benefit Factor}$
--

Parcels determined to receive no benefit from the maintenance of District improvements/services have been assigned zero (0) EBUs.



Land Use Factor

Since the proposed District improvements/services are primarily associated with the Transportation Element of the City's General Plan, Community Plan, and Specific Plan, trip generation rates for various land use categories (as previously established by the City's Transportation Planning section) have been used as the primary basis for the development of Land Use Factors. While these trip generation rates address vehicular trips, they are also considered to approximately reflect relative trip generation patterns for other modes of transportation (e.g., pedestrian trips, bicycle trips, etc.). Trip generation rates are a suitable measure for the relative intensity of use of the various land uses, and provide the required nexus and basis for assigning relative proportionality of potential benefit to the various land use/zoning classifications (as defined by the City's Municipal Code) within the District. Land use/zoning classifications have been grouped with averaged trip generation rates assigned to establish the Land Use Factors as shown in **Table 2**.

TABLE 2: Land Use Factors

Land Use/Zoning	Code	Land Use Factor ⁽¹⁾
Residential – Single Family (detached)	SFD	1.0 per dwelling unit
Residential – Condominium	CND	0.8 per dwelling unit
Residential – Multi-Family & Apartment	MFR	0.6 per dwelling unit
Civic Buildings	CVC	3.0 per KSF ⁽²⁾
Commercial – Office & Retail	COM	4.0 per KSF ⁽²⁾
Educational – Primary & Secondary	EPS	5.0 per acre
Fire/Police Station	FPS	15.0 per acre
Fitness/Recreation Center	FIT	3.0 per KSF ⁽²⁾
Industrial	IND	15.0 per acre
Open Space (designated)	OSP	0 per acre
Park – Undeveloped (recreation area)	PKU	0.5 per acre
Street/Roadway	STR	0 per acre
Undevelopable	UND	0 per acre
Vacant (developable)	VAC	0 per acre

⁽¹⁾ Proportional to trip generation rates contained in the City of San Diego *Trip Generation Manual* (May 2003).

⁽²⁾ KSF equals 1,000 square feet of building area.



The purpose of designated open space and undevelopable areas is primarily to preserve natural landforms and habitat. While access for study and passive recreation is often permitted, these activities are allowed only to the extent they are consistent with the primary purpose of natural preservation. Since these lands are essentially “unused” in the customary terms of land use (which relate to human use and development), the trip generation rate is zero. Therefore, the designated open space and undevelopable lands receives no benefit from District improvements/services and has been assigned a Land Use Factor of zero.

While those traveling the streets and roadways visually enjoy the enhanced improvements/services being maintained by the District, the actual benefit accrues to the lands within the District not to the lands of the streets and roadways, themselves. Accordingly, the Streets/Roadways category receives no benefit and has been assigned a Land Use Factor of zero.

Benefit Factor

The Land Use Factor described above establishes a proportionality of relative intensity of use (or potential use) for the various parcels of land within the District. It does not address the relationship of this use to the specific improvements/services to be maintained by the District. This relationship is reflected in the Benefit Factor utilized in the assessment methodology.

In determining the Benefit Factor for each land use category, the subcomponents of the benefits of the improvements/services in a district may include some or all of the following: public safety, view corridors and aesthetics, enhancement of community identity and recreational potential. The subcomponents used for this District are: aesthetics/community image and recreation/environmental quality.

As Benefit Factors and their subcomponents are intended to reflect the particular relationships between specific land uses within a district and the specific improvements/services maintained by the district, Benefit Factors will generally vary from one district to another, based on the specific character and nature of the applicable land uses and improvements/services being maintained. For a given land use, the overall Benefit Factor is equal to the sum



of the subcomponent values. If a land use category receives no benefit from a subcomponent, then a value of zero is assigned to that subcomponent. A composite Benefit Factor of 1.0 indicates that full benefit is received. A value less than 1.0 indicates that less than full benefit is received.

The applicable benefit subcomponents and resultant composite Benefit Factors determined for the various Land Use/Zoning categories within this District are as shown in **Table 3**.

TABLE 3: Benefit Factors by Land Use

Land Use/Zoning	Aesthetics/ Community Image (Max. 0.6)	Recreational/ Environmental (Max. 0.4)	Composite Benefit Factor (Max. 1.0)
Residential – All	0.6	0.4	1.0
Civic Buildings	0.4	0.2	0.6
Commercial – Office & Retail	0.4	0.2	0.6
Educational – Primary & Secondary	0.2	0.2	0.4
Fire/Police Station	0.2	0.2	0.4
Fitness/Recreation Center	0.4	0.2	0.6
Industrial	0.2	0.2	0.4
Open Space (designated)	0.0	0.0	0.0
Park – Undeveloped	0.0	0.2	0.2
Street/Roadway	0.0	0.0	0.0
Undevelopable	0.0	0.0	0.0
Vacant (developable)	0.0	0.0	0.0

Aesthetics/Community Image. The District improvements/services provide enhanced aesthetics/community image. The degree of benefit received from this aspect of the improvements/services varies among the land use categories. Generally, by nature of their use, residential lands receive the greatest benefit from aesthetic enhancement of the transportation corridors and community amenities. The remaining (non-residential) land uses are considered to receive a lesser degree of benefit from the aesthetic elements of the District improvements/services, as such enhancements are not as critical to their function, use, or value.



Recreational/Environmental. The District improvements/services provide recreational opportunities and enhanced environmental quality. Residential land uses receive the greatest benefit from the recreational and environmental enhancement. Non-residential uses also benefit, though to a lesser degree, to the extent that such enhancements are an additional attractor to the area. Open Space, Street/Roadway, Undevelopable and Vacant (developable) land uses receive no benefit from recreational and environmental elements of the District improvements/services, as such enhancements are not critical to their function, use, or value.

Total Estimated Equivalent Benefit Units (EBUs)

Based on the assessment factors described above, the EBUs for Fiscal Year 2014 and at project buildout are estimated as shown in **Table 4**.

TABLE 4: Total Estimated EBUs for Fiscal Year 2014 & Project Buildout

Land Use/Zoning	Fiscal Year 2014 ⁽¹⁾		Project Buildout	
	Units	EBUs	Units	EBUs
Residential – Single Family (detached)	--	--	214 units	214.00 EBUs
Residential – Condominium	125 units	100.00 EBUs	1,073 units	858.40 EBUs
Residential – Multi-Family & Apartment	306 units	183.60 EBUs	2,764 units	1,658.40 EBUs
Civic Buildings	--	--	10 KSF ⁽²⁾	18.00 EBUs
Commercial – Office & Retail	--	--	550 KSF ⁽²⁾	1,320.00 EBUs
Educational – Primary & Secondary	--	--	3.42 acres	6.84 EBUs
Fire/Police Station	--	--	--	--
Fitness/Recreation Center	--	--	5 KSF ⁽²⁾	9.00 EBUs
Industrial	--	--	--	--
Open Space (designated)	--	--	15.79 acres	0.00 EBUs
Park – Undeveloped (recreation area)	0.62 acres	0.06 EBUs	19.16 acres	1.92 EBUs
Street/Roadway	--	--	18.74 acres	0.00 EBUs
Undevelopable	--	--	--	--
Vacant (developable)	191.67 acres	0.00 EBUs	--	--
TOTAL EBUs		283.66 EBUs		4,086.56 EBUs

⁽¹⁾ Fiscal Year 2014 begins July 1, 2013 and ends June 30, 2014.

⁽²⁾ KSF equals 1,000 square feet of building area.



The Civita land uses will be developed over many years. Each fiscal year, development patterns and phasing schedules will be reviewed, and parcel assessments adjusted to reflect the state of development anticipated to occur during the coming fiscal cycle.

Assessment Rates

The Unit Assessment Rate (annual assessment per EBU) is based on the Total Annual Program Costs and Total Estimated EBUs, as shown in the following equation:

$\text{Unit Assessment Rate} = \text{Total Annual Program Costs} / \text{Total Estimated EBUs}$

Based on the Total Annual Program Costs and Total Estimated EBUs, the Unit Assessment Rate for Fiscal Year 2014 and at project buildout are estimated as shown in **Table 5**.

TABLE 5: Fiscal Year 2014 & Maximum Authorized Unit Assessment Rates

	Fiscal Year 2014 ⁽¹⁾	Maximum Authorized ⁽²⁾
Total Annual Assessments	\$85,042	\$1,225,149
Total Estimated EBUs	283.66 EBUs	4,086.56 EBUs
Unit Assessment Rate	\$299.80 per EBU	\$299.80 per EBU

⁽¹⁾ Fiscal Year 2014 begins July 1, 2013 and ends June 30, 2014.

⁽²⁾ Subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

Each fiscal year, the Unit Assessment Rate will be calculated based on the Total Annual Program Costs (net of City contributions) and the Total Estimated EBUs (reflective of the state of current and near term development), not to exceed the established maximum authorized Unit Assessment Rate.

As described above, the total assessment assigned to each parcel in the District has been calculated, based on the preceding factors, as follows:

$\text{Total Assessment} = \text{Total EBUs} \times \text{Unit Assessment Rate}$
--



Based on the above formula, the EBUs, unit assessment rate, and total assessment calculated for each property, can be found in the Assessment Roll (**Exhibit C**).

Table 6 provides a summary of Fiscal Year 2014 and maximum authorized assessments for the various land uses within the Civita development.

TABLE 6: Fiscal Year 2014 & Maximum Authorized Assessment Rates by Land Use

Land Use/Zoning	Proposed Assessment Rates	
	Fiscal Year 2014 ⁽¹⁾	Maximum Authorized ⁽²⁾
Residential – Single Family (detached)	\$299.80 per dwelling unit	\$299.80 per dwelling unit
Residential – Condominium	\$239.84 per dwelling unit	\$239.84 per dwelling unit
Residential – Multi-Family & Apartment	\$179.88 per dwelling unit	\$179.88 per dwelling unit
Civic Buildings	\$539.64 per KSF ⁽³⁾	\$539.64 per KSF ⁽³⁾
Commercial – Office & Retail	\$719.52 per KSF ⁽³⁾	\$719.52 per KSF ⁽³⁾
Educational – Primary & Secondary	\$599.60 per acre	\$599.60 per acre
Fire/Police Station	\$1,798.80 per acre	\$1,798.80 per acre
Fitness/Recreation Center	\$539.64 per KSF ⁽³⁾	\$539.64 per KSF ⁽³⁾
Industrial	\$1,798.80 per acre	\$1,798.80 per acre
Open Space (designated)	\$0.00 per acre	\$0.00 per acre
Park – Undeveloped (recreation area)	\$29.98 per acre	\$29.98 per acre
Street/Roadway	\$0.00 per acre	\$0.00 per acre
Undevelopable	\$0.00 per acre	\$0.00 per acre
Vacant (developable)	\$0.00 per acre	\$0.00 per acre

⁽¹⁾ Fiscal Year 2014 begins July 1, 2013 and ends June 30, 2014.

⁽²⁾ Subject to annual increase based on cost-indexing provisions set forth in this Assessment Engineer's Report.

⁽³⁾ KSF equals 1,000 square feet of building area.



Summary Results

The District Boundary Map is shown in **Exhibit A**.

An estimate of Fiscal Year 2010 and maximum authorized annual maintenance costs associated with District improvements/services is shown in **Exhibit B**.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs, Fiscal Year 2014, and maximum authorized annual maintenance assessments for each parcel were calculated, and are as shown in the Assessment Roll (**Exhibit C**).

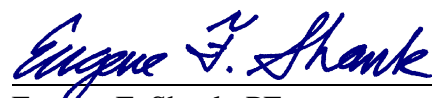
Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll, and the Boundary Map and Assessment Diagram referenced herein.

A Noticing List containing parcel ownership and mailing address information has been prepared and is shown in **Exhibit D**.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE

C 52792



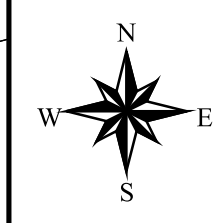
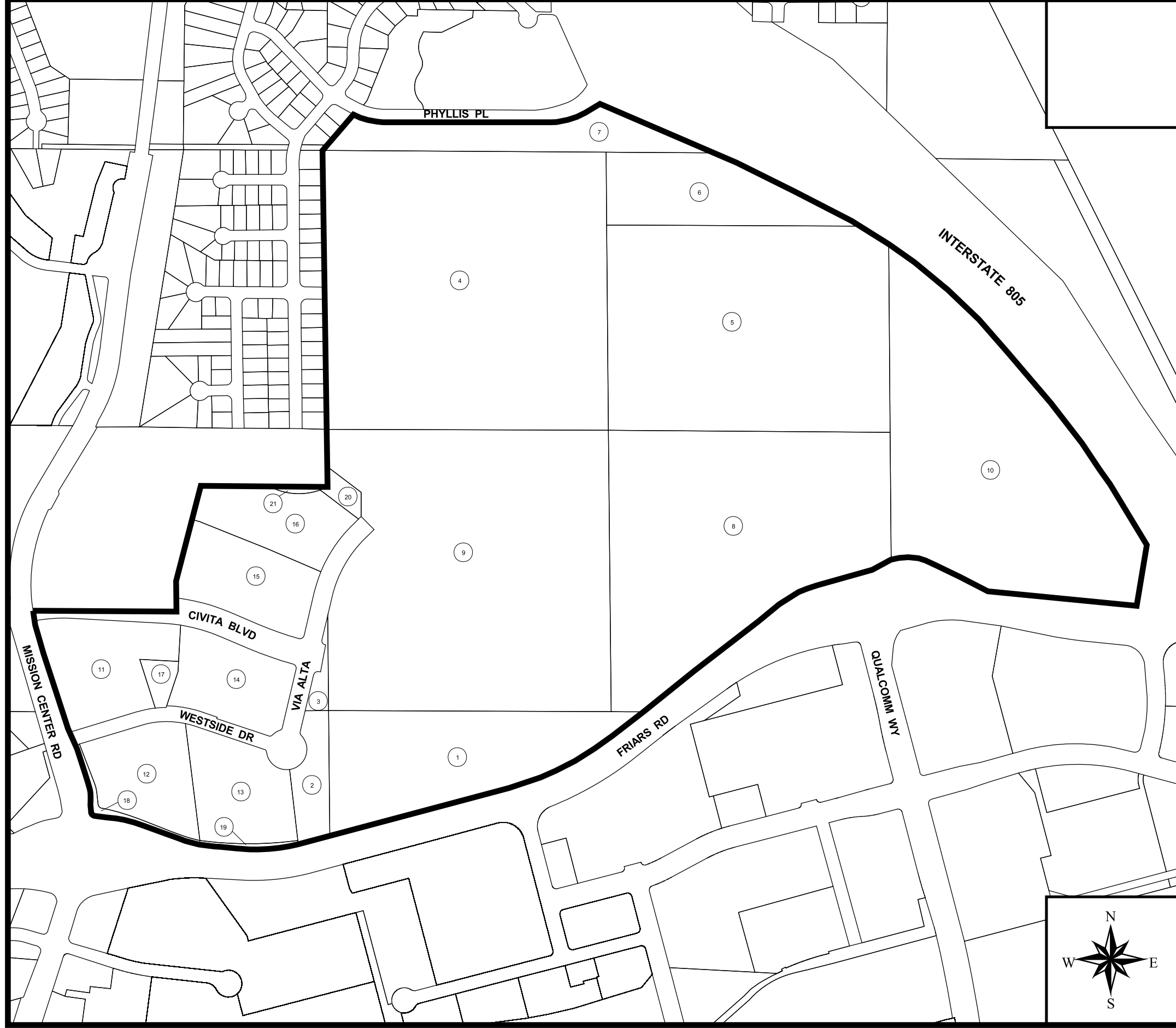
I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the ____ day of _____, 2013.

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

I, _____, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the Assessment Diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the ____ day of _____, 2013.

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

EXHIBIT A



SOURCE: SanGIS, City of San Diego, and EFS Engineering, Inc.

BOUNDARY MAP & ASSESSMENT DIAGRAM

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, THIS ___ DAY OF _____, 2012.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE CIVITA MAINTENANCE ASSESSMENT DISTRICT, CITY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE ___ DAY OF _____, 2012, BY ITS RESOLUTION NO. _____.

ELIZABETH MALAND, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

PREPARED BY:
EFS ENGINEERING, INC.
P.O. Box 22370, San Diego, CA 92192 (858) 752-3490



**CITY OF
SAN DIEGO**

**CIVITA
MAINTENANCE ASSESSMENT DISTRICT**

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE ___ DAY OF _____, 2012. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ON THE ___ DAY OF _____, 2012. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

NOTE:
FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF LOTS OR PARCELS SHOWN ON THIS MAP, REFER TO THE COUNTY ASSESSOR'S MAPS WHICH SHALL GOVERN WITH RESPECT TO ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS. REFER TO THE ENGINEER'S REPORT AND REFERENCED DOCUMENTS FOR DESCRIPTION OF IMPROVEMENTS AND SERVICES.

LEGEND:
 District Boundary
 Parcel Line
 # Diagram Number

W.O. _____ DATE: _____ REVS: _____

EXHIBIT B

**EXHIBIT B - Estimated Budget
Civita Maintenance Assessment District**

Expense:	Fiscal Year 2014 ⁽¹⁾	Maximum Authorized ⁽²⁾
Personnel	\$ -	\$ -
Supplies	\$ 3,000	\$ 65,000
Services		
Landscape Contract	\$ 38,000	\$ 539,162
Tree Trimming Contract	\$ 750	\$ 35,000
Other Contracts	\$ 1,500	\$ 37,500
Special Districts Administration	\$ 3,500	\$ 34,757
Non-Profit Administration	\$ 9,480	\$ 130,340
Utilities		
Water	\$ 13,500	\$ 135,683
Storm Drain Fee	\$ 700	\$ 8,141
Electrical	\$ 500	\$ 27,320
Special Street Lights		
Electrical	\$ 1,750	\$ 8,125
Maintenance	\$ 3,500	\$ 13,000
Subtotal Ongoing Expenses	\$ 76,180	\$ 1,034,028
Capital Improvements Program	\$ 3,512	\$ 117,365
Contribution to Reserve	\$ 14,159	\$ 186,125
Subtotal CIP and Reserve:	\$ 17,671	\$ 303,490
Total Expense and Reserve	\$ 93,851	\$ 1,337,518
Revenue:		
Assessment Revenue	\$ 85,042	\$ 1,225,149
City Contributions		
General Fund	\$ -	\$ 93,205
Gas Tax	\$ 8,809	\$ 14,402
Other Sources - General Benefit ⁽³⁾		
Mission Center Rd & Friars Rd Parkways	\$ -	\$ 1,915
Central Park	\$ -	\$ 2,847
Total Revenue	\$ 93,851	\$ 1,337,518

⁽¹⁾ Fiscal Year 2014 begins July 1, 2013 and ends June 30, 2014.

⁽²⁾ Maximum authorized assessment subject to cost-indexing provisions contained in Assessment Engineer's Report.

⁽³⁾ Refer to Assessment Engineer's Report for quantification and estimation of "General Benefit" costs.

NOTE: Amounts for each expenditure category may vary depending on specific needs for the District. In future years, budgets for each expenditure category for the District will be presented in the Mayor's Proposed Budget and approved annually through the City Council budget deliberation process.

EXHIBIT C

ASSESSMENT ENGINEER'S REPORT ASSESSMENT ROLL

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (San Diego Municipal Code, Division 2, Article 5, Chapter VI, §65.0201 et seq.), the "Landscaping & Lighting Act of 1972" (California Streets & Highways Code §22500 et seq.), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Boundary Map and Assessment Diagram on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. A reduced copy of the Boundary Map is included in the Assessment Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (including maintenance) for the Assessment District based on the costs and expenses as set forth in the Assessment Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: March 22, 2013

EFS ENGINEERING INC.



By: Eugene F. Shank
Eugene F. Shank, PE C 52792

EXHIBIT C1 - Assessment Roll (Fiscal Year 2014)
Civita Maintenance Assessment District

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBUs	Fiscal Year 2014 ⁽⁴⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
438-012-02-00	1	12.11	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
438-012-07-00	2	1.93	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-220-15-00	3	0.48	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-01-00	4	40.00	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-07-00	5	29.73	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-09-00	6	4.16	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-11-00	7	5.78	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-16-00	8	28.15	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	38.37	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-370-07-00	10	19.39	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-01-00	11	184.00	MFR	0.60	1.00	110.40	\$299.80	\$33,097.92	QF Circa 37 L L C c/o Sudberry Properties
677-400-02-00	12	4.78	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-03-00	13	4.93	VAC	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-04-00	14	122.00	MFR	0.60	1.00	73.20	\$299.80	\$21,945.36	QF Circa 37 L L C c/o Sudberry Properties
677-400-05-00	15	76.00	CND	0.80	1.00	60.80	\$299.80	\$18,227.84	Shea Homes Ltd Partnership c/o Paul Barnes
677-400-06-00	16	49.00	CND	0.80	1.00	39.20	\$299.80	\$11,752.16	Shea Homes Ltd Partnership c/o Paul Barnes
677-400-07-00	17	0.62	PKU	0.50	0.20	0.06	\$299.80	\$18.58	QF Circa 37 L L C c/o Sudberry Properties
677-400-08-00	18	0.49	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-09-00	19	0.25	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-10-00	20	0.50	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-11-00	21	0.13	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Shea Homes Ltd Partnership c/o Paul Barnes

TOTAL	-	-	-	-	-	283.66	-	\$85,042	
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- ⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.
⁽²⁾ Refer to Engineer's Report for description of Land Use Codes and applicable Land Use Factor.
⁽³⁾ Refer to Engineer's Report for applicable Benefit Factors.
⁽⁴⁾ Fiscal Year 2014 begins July 1, 2013 and ends June 30, 2014.

EXHIBIT C2 - Assessment Roll (Maximum Authorized)
Civita Maintenance Assessment District

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU's	Maximum Authorized ⁽⁴⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
438-012-02-00	1	67.50	COM	4.00	0.60	162.00	\$299.80	\$48,567.60	Quarry Falls L L C c/o Sudberry Properties
438-012-02-00	1	359.00	MFR	0.60	1.00	215.40	\$299.80	\$64,576.92	Quarry Falls L L C c/o Sudberry Properties
438-012-02-00	1	1.35	PKU	0.50	0.20	0.14	\$299.80	\$40.46	Quarry Falls L L C c/o Sudberry Properties
438-012-07-00	2	1.93	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-220-15-00	3	0.48	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-360-01-00	4	240.00	CND	0.80	1.00	192.00	\$299.80	\$57,561.60	Quarry Falls L L C c/o Sudberry Properties
677-360-01-00	4	5.00	FIT	3.00	0.60	9.00	\$299.80	\$2,698.20	Quarry Falls L L C c/o Sudberry Properties
677-360-01-00	4	4.28	PKU	0.50	0.20	0.43	\$299.80	\$128.30	Quarry Falls L L C c/o Sudberry Properties
677-360-01-00	4	142.00	SFD	1.00	1.00	142.00	\$299.80	\$42,571.60	Quarry Falls L L C c/o Sudberry Properties
677-360-07-00	5	469.00	CND	0.80	1.00	375.20	\$299.80	\$112,484.96	Quarry Falls L L C c/o Sudberry Properties
677-360-07-00	5	150.00	MFR	0.60	1.00	90.00	\$299.80	\$26,982.00	Quarry Falls L L C c/o Sudberry Properties
677-360-07-00	5	0.34	PKU	0.50	0.20	0.03	\$299.80	\$10.18	Quarry Falls L L C c/o Sudberry Properties
677-360-09-00	6	50.00	SFD	1.00	1.00	50.00	\$299.80	\$14,990.00	Quarry Falls L L C c/o Sudberry Properties
677-360-11-00	7	3.57	PKU	0.50	0.20	0.36	\$299.80	\$107.02	Quarry Falls L L C c/o Sudberry Properties
677-360-16-00	8	15.00	CND	0.80	1.00	12.00	\$299.80	\$3,597.60	Quarry Falls L L C c/o Sudberry Properties
677-360-16-00	8	226.00	COM	4.00	0.60	542.40	\$299.80	\$162,611.52	Quarry Falls L L C c/o Sudberry Properties
677-360-16-00	8	514.00	MFR	0.60	1.00	308.40	\$299.80	\$92,458.32	Quarry Falls L L C c/o Sudberry Properties
677-360-16-00	8	1.14	PKU	0.50	0.20	0.11	\$299.80	\$34.18	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	29.00	CND	0.80	1.00	23.20	\$299.80	\$6,955.36	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	102.50	COM	4.00	0.60	246.00	\$299.80	\$73,750.80	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	10.00	CVC	3.00	0.60	18.00	\$299.80	\$5,396.40	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	3.42	EPS	5.00	0.40	6.84	\$299.80	\$2,050.62	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	475.00	MFR	0.60	1.00	285.00	\$299.80	\$85,443.00	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	7.86	PKU	0.50	0.20	0.79	\$299.80	\$235.64	Quarry Falls L L C c/o Sudberry Properties
677-360-18-00	9	22.00	SFD	1.00	1.00	22.00	\$299.80	\$6,595.60	Quarry Falls L L C c/o Sudberry Properties
677-370-07-00	10	120.00	CND	0.80	1.00	96.00	\$299.80	\$28,780.80	Quarry Falls L L C c/o Sudberry Properties
677-370-07-00	10	154.00	COM	4.00	0.60	369.60	\$299.80	\$110,806.08	Quarry Falls L L C c/o Sudberry Properties
677-370-07-00	10	350.00	MFR	0.60	1.00	210.00	\$299.80	\$62,958.00	Quarry Falls L L C c/o Sudberry Properties
677-400-01-00	11	184.00	MFR	0.60	1.00	110.40	\$299.80	\$33,097.92	QF Circa 37 L L C c/o Sudberry Properties
677-400-02-00	12	305.00	MFR	0.60	1.00	183.00	\$299.80	\$54,863.40	Quarry Falls L L C c/o Sudberry Properties
677-400-03-00	13	305.00	MFR	0.60	1.00	183.00	\$299.80	\$54,863.40	Quarry Falls L L C c/o Sudberry Properties
677-400-04-00	14	122.00	MFR	0.60	1.00	73.20	\$299.80	\$21,945.36	QF Circa 37 L L C c/o Sudberry Properties
677-400-05-00	15	108.00	CND	0.80	1.00	86.40	\$299.80	\$25,902.72	Shea Homes Ltd Partnership c/o Paul Barnes
677-400-06-00	16	92.00	CND	0.80	1.00	73.60	\$299.80	\$22,065.28	Shea Homes Ltd Partnership c/o Paul Barnes

**EXHIBIT C2 - Assessment Roll (Maximum Authorized)
Civita Maintenance Assessment District**

Parcel Number	Diagram Number	Acres/ Units ⁽¹⁾	Land Use Code ⁽²⁾	Apportionment Factors		Total EBU	Maximum Authorized ⁽⁴⁾		Owner Name
				Land Use ⁽²⁾	Benefit ⁽³⁾		Unit Cost	Assessment	
677-400-07-00	17	0.62	PKU	0.50	0.20	0.06	\$299.80	\$18.58	QF Circa 37 L L C c/o Sudberry Properties
677-400-08-00	18	0.49	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-09-00	19	0.25	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-10-00	20	0.50	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Quarry Falls L L C c/o Sudberry Properties
677-400-11-00	21	0.13	OSP	0.00	0.00	0.00	\$299.80	\$0.00	Shea Homes Ltd Partnership c/o Paul Barnes
TOTAL	-	-	-	-	-	4,086.56	-	\$1,225,149	

⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.

⁽²⁾ Refer to Engineer's Report for description of Land Use Codes and applicable Land Use Factor.

⁽³⁾ Refer to Engineer's Report for applicable Benefit Factors.

⁽⁴⁾ Subject to cost-indexing provisions as described within this Engineer's Report.

EXHIBIT D

EXHIBIT D - Noticing List Civita Maintenance Assessment District

Parcel Number	Diagram Number	Owner Name	Mailing Address				
			Street Address	City	State	Zip	Country
438-012-02-00	1	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
438-012-07-00	2	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-220-15-00	3	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-01-00	4	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-07-00	5	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-09-00	6	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-11-00	7	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-16-00	8	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-360-18-00	9	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-370-07-00	10	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-01-00	11	QF Circa 37 L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-02-00	12	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-03-00	13	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-04-00	14	QF Circa 37 L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-05-00	15	Shea Homes Ltd Partnership c/o Paul Barnes	9990 Mesa Rim Road, Suite 200	San Diego	CA	92121	
677-400-06-00	16	Shea Homes Ltd Partnership c/o Paul Barnes	9990 Mesa Rim Road, Suite 200	San Diego	CA	92121	
677-400-07-00	17	QF Circa 37 L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-08-00	18	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-09-00	19	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-10-00	20	Quarry Falls L L C c/o Sudberry Properties	5465 Morehouse Drive, Suite 260	San Diego	CA	92121	
677-400-11-00	21	Shea Homes Ltd Partnership c/o Paul Barnes	9990 Mesa Rim Road, Suite 200	San Diego	CA	92121	