



America's Finest City

THE CITY OF SAN DIEGO



Assessment Engineer's Report

CIVITA MAINTENANCE ASSESSMENT DISTRICT

Annual Update for Fiscal Year 2016

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

EFS Engineering, Inc.

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May 2015

CITY OF SAN DIEGO

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EXHIBITS

- Exhibit A: Boundary Map & Assessment Diagram
- Exhibit B: Estimated Annual Expense, Revenues & Reserves
- Exhibit C: Assessment Roll

Assessment Engineer's Report

Civita Maintenance Assessment District

Preamble

Pursuant to the provisions of the “San Diego Maintenance Assessment District Ordinance” (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the “Landscaping and Lighting Act of 1972” (being Part 2 of Division 15 of the California Streets and Highways Code), 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 “Assessment Law”), 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 Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. _____ ,
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE
_____ DAY OF _____, 2015.

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 2015	FY 2016 ⁽¹⁾	Maximum ⁽²⁾ Authorized
Total Parcels Assessed:	260	456	--
Total Estimated Assessment:	\$226,008	\$257,779	--
Total Number of EBUs:	753.86	837.06	--
Assessment per EBU:	\$299.80	\$307.96	\$333.65 ⁽³⁾

⁽¹⁾ FY 2016 is the City's Fiscal Year 2016, which begins July 1, 2015 and ends June 30, 2016. Total Parcels Assessed, Total Estimated Assessment, and Total Number of EBUs may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

⁽²⁾ Maximum authorized annual amounts subject to cost-indexing provisions as set forth in this Assessment Engineer's Report.

⁽³⁾ Prior fiscal year's maximum authorized annual assessment increased by cost-indexing factor of 5.28%.

Annual Cost-Indexing: The maximum authorized assessment rate has been increased based on the approved annual cost-indexing provisions.

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) 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. The Assessment Engineer's Report was approved and assessments confirmed in Fiscal Year 2015.

District Proceedings for Fiscal Year 2016

This District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Ordinance” (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the “Landscaping and Lighting Act of 1972” (being Part 2 of Division 15 of the California Streets and Highways Code), 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 “Assessment Law”). This report has been prepared in compliance with Assessment Law.

The purpose of the proposed proceedings and this Assessment Engineer's Report is to update the District budget and assessments for Fiscal Year 2016. The Fiscal Year 2016 assessments proposed within this Assessment Engineer's Report are equal to or less than the maximum authorized assessment. Therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.

A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.



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 to the north, 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 District. While this apartment complex fronts one of the defined improvement/service corridors, it was excluded from the District because the property owner (HG Fenton Property Company) 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, was 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.

Separation of General and 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 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:

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

$$\text{General Benefits} = \text{City Standard} + \text{External Benefits}$$

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

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 “External 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



improvements/services.

City Standard

As a “general benefit” (not funded by assessments), the District will continue to receive the standard level of service provided to the public at large under City-funded and administered programs for maintenance and servicing of public facilities and improvements (e.g., medians, open space, street lights, street trees, sidewalks, 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 standard service levels and annual contributions from the Gas Tax Fund for median maintenance (28.34¢ per square foot of landscaped median). The City will also reimburse the District for contractual maintenance performed on general fund (population-based) parks (\$7,093.01 per acre), once Central Park has been completed and accepted by the City. The City will also contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights (see *City Council Policy 200-18* for lighting standards). These levels of service and cost allocations, reviewed and adjusted annually by the City, are “general benefits” administered by the District

External 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 spatial limits of the District and the proposed improvements/services, it has been determined that the maintenance and servicing of the improvements has the potential to confer benefits to others outside the District.

At buildout of the development area, it is estimated as much as 0.5% of the total benefit (in excess of the City standard) may accrue to the public at large or properties located outside the District (with an estimated 0.0% accruing directly to properties located outside the District, and the remaining 0.5% accruing to the general public as indirect/incidental beneficiaries passing through the District or utilizing District-provided amenities). The estimated costs associated with these “general benefits” have been quantified and will not be funded by assessments.



Cost Estimate

Estimated Costs

Estimated Fiscal Year 2016 annual expenses, revenues, reserves, and assessments (provided by the City) are included as **Exhibit B** hereto. 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.

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) 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 assessment established in the Fiscal Year 2016 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the 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), for the prior year period was from 261.679 to 265.039 (a 1.28% increase). In accordance with the approved cost-indexing provisions, the maximum authorized assessment rates contained within this Assessment Engineer's Report have been increased by 5.28%.



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 (or number of 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 1**.



TABLE 1: 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 2**.



TABLE 2: 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.

Unit 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:

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

Sample Calculations

As described above, the number of Equivalent Benefit Units (EBUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

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

Shown below are sample EBU calculations for several common land uses found in the District.

- **1 Single-Family Residence**
EBUs = 1 unit x 1.0 x 1.0 = 1.00 EBUs
- **10-unit Apartment Complex**
EBUs = 10 units x 0.6 x 1.0 = 6.00 EBUs
- **1,000 square-foot Commercial Property**
EBUs = 1 KSF x 4.0 x 0.60 = 2.40 EBUs

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

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

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**).



Summary Results

The District Boundary is presented in **Exhibit A**.

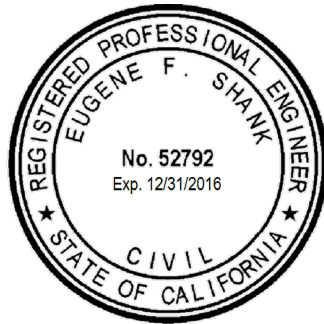
An estimate of the costs of the improvements provided by the District is included as **Exhibit B** to this report.

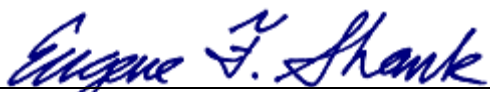
The assessment methodology utilized is as described in the text of this report. Based on this methodology, the EBUs and Fiscal Year 2016 District assessment for each parcel were calculated and are shown in the Assessment Roll (**Exhibit C**).

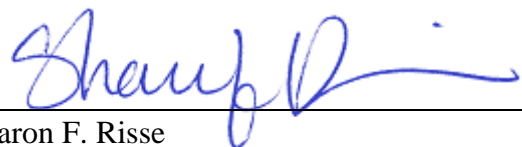
Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2016 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.




Eugene F. Shank, PE C 52792


Sharon F. Risse



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 _____, 2015.

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 _____, 2015.

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

EXHIBIT A

EXHIBIT B

EXHIBIT C

**ASSESSMENT ENGINEER'S REPORT
ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), the "Landscaping and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIID of the California Constitution), and 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 & Assessment Diagram on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego. A 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 (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: May 15, 2015

EFS ENGINEERING, INC.



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

By: Sharon F. Risse
Sharon F. Risse