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**City of Santee  
Regular Meeting Agenda**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071**

**June 11, 2014  
7:00 PM**

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor Rob McNelis  
Council Members Jack Dale, John W. Minto, and John Ryan

**PRESENTATION:** [Presentation of funds to City by Waste Management for Santee Salutes, Holiday Lighting, SanTree Fest events and Summer Concert Series](#)

**CERTIFICATE OF APPRECIATION:** [Keller Williams Realty](#)

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

- (A) [Approval of reading by title only and waiver of reading in full of Ordinances on agenda.](#)**
- (B) [Approval of Meeting Minutes:](#)**
  - [Santee City Council 5-28-14 Regular Meeting](#)**
  - [CDC Successor Agency 5-28-14 Regular Meeting](#)**
  - [Public Financing Authority 5-28-14 Regular Meeting](#)**

- (C) Approval of Payment of Demands as presented.
- (D) Second Reading and adoption of an Ordinance repealing Ordinance 454 which added Chapter 9.76 of the Santee Municipal Code relating to the proximity of registered sex offenders to children's facilities.
- (E) Approval of the Transportation Services Agreement between the Santee School District and the City of Santee and authorization for the City Manager to execute the agreement.
- (F) Authorization for the City Manager to execute a third amendment to the Lease Agreement with the Padre Dam Municipal Water District for the Santee Teen Center.
- (G) Adoption of three (3) Resolutions initiating proceedings and ordering the preparation of an Engineer's Report, approving the Engineer's Report, and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2014-15 Santee Landscape Maintenance District annual levy of assessments.
- (H) Adoption of three (3) Resolutions initiating proceedings and ordering the preparation of an Engineer's Report, approving the Engineer's Report, and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2014-15 Town Center Landscape Maintenance District annual levy of assessments.
- (I) Adoption of three (3) Resolutions initiating proceedings and ordering the preparation of an Engineer's Report, approving the Engineer's Report, and declaring the City Council's intention to levy assessments and setting a Public Hearing for the FY 2014-15 Roadway Lighting District annual levy of assessments.
- (J) Approval of the Fiscal Year 2014-15 Joint Operating and Financial Plan with the County of San Diego for Animal Control Services and authorization for the City Manager to execute the plan.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading): None

4. CITY COUNCIL ITEMS AND REPORTS:

(A) Selection of voting representative and alternate(s) for League of California Cities Annual Conference.

Recommendation:

Select a voting representative and up to two alternates to attend the Annual Business Meeting scheduled during the upcoming League conference and direct the City Clerk to forward the completed Voting Delegate/Alternate Form to the League of California Cities.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

(A) Resolution authorizing the extension of the annual Traffic Signal Maintenance contract for FY 2014-15.

Recommendation:

- 1) Approve a one year contract extension for the Traffic Signal Maintenance contract with Siemens Industry, Inc. in the amount of \$120,006 for FY 2014-15; and
- 2) Authorize the City Manager to execute the contract extension on behalf of the City, and
- 3) Authorize the Director of Development Services to execute change orders in an amount not to exceed \$6,894.

(B) Resolution authorizing the extension of the annual Street Light Maintenance contract for FY 2014-15.

Recommendation:

1. Approve a one year contract extension for the Street Light Maintenance contract with CTE, Inc. in the amount of \$26,736.52 for FY 2014-15; and
2. Authorize the City Manager to execute the contract extension on behalf of the City, and
3. Authorize the Director of Development Services to execute change orders in an amount not to exceed \$5,300.00.

(C) Resolution authorizing the extension of the Roadway Striping and Marking Maintenance contract for FY 2014-15.

Recommendation:

- 1) Approve a one year contract extension for the Roadway Striping and Marking Maintenance contract with Payco Specialties, Inc. for FY 2014-15 in an amount not to exceed \$100,000; and
- 2) Authorize the City Manager to execute the contract extension on behalf of the City.

- (D) **Resolution to authorize the acceptance and expenditure of a \$71,500 grant from San Diego Gas and Electric (SDG&E) to create an “Energy Action Plan” as a part the “Sustainable Santee Action Plan” project and authorize an amendment to the professional services agreement with Atkins North America, Incorporated.**

Recommendation:

1. Adopt the Resolution authorizing acceptance of the SDG&E grant; and
2. Authorize expenditure of the grant for an Energy Action Plan; and
3. Authorize an amendment to the professional services agreement with Atkins North America, Incorporated for a total not to exceed contract amount of \$146,400.

- (E) **Resolution authorizing award of the contract for Urban Forestry Management Services to West Coast Arborists, Incorporated per RFP 14/15-40001**

Recommendation:

Adopt the Resolution:

1. Authorizing award of the contract for urban forestry management services to West Coast Arborists Incorporated and authorizing the City Manager to execute a professional services contract per RFP 14/15-40001 for an amount not to exceed \$97,000.00; and
2. Authorizing the City Manager to approve change orders up to 10% of the current contract amount.

**7. COMMUNICATION FROM THE PUBLIC:**

*Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

**8. CITY MANAGER REPORTS:**

- 9. CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

- 10. SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:**

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

(Government Code section 54956.9(d)(1))

Name of Case: James Maily vs Padre Dam Municipal Water District; City of Santee & County of San Diego, Case No. 37-2012-00084592-CU-PO-CTL

**(B) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

(Gov. Code section 54956.9)

Name of Case: Wallace v. City of Santee, Public Employment Relations Board Case No. LA-CE-919-M

**(C) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

(Gov. Code section 54956.9)

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: Three cases

**13. ADJOURNMENT:**



Jun	05	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Jun	09	Community Oriented Policing Committee	Council Chamber
Jun	11	City Council Meeting	Council Chamber
Jun	19	Manufactured Home Fair Practices Commission	Council Chamber
Jun	25	City Council Meeting	Council Chamber
Jul	09	City Council Meeting	Council Chamber
Jul	14	Community Oriented Policing Committee	Council Chamber
Jul	23	City Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

**For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at [www.CityofSanteeCa.gov](http://www.CityofSanteeCa.gov).**

***The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.***

State of California    } County of San Diego   } ss. City of Santee         }	<h3>AFFIDAVIT OF POSTING AGENDA</h3>
I, <u>Patsy Bell, CMC, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on <u>June 6, 2014</u> at <u>4:30 p.m.</u>	
_____ Signature	6/6/14 Date



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

**CERT**

**MEETING DATE**     June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**     CERTIFICATE OF APPRECIATION: KELLER WILLIAMS REALTY

**DIRECTOR/DEPARTMENT**     Rob McNelis, Vice Mayor

**SUMMARY**

Joe Gazanelli, Owner/Broker of Keller Williams Realty in El Cajon and Lisa Lozoya, CEO/Team Leader will accept a Certificate of Appreciation on behalf of Keller Williams' associates for their volunteer work cleaning Santee Lakes.

For the past 3 years, Keller Williams Realty in El Cajon has chosen Santee Lakes as the site to give back to the east county community. The first year, they beautified the lake by cleaning up and painting. Last year, they stained all the cabin decks and entry ways as well as cleaned the paddle boats. This year, they planted 20 trees and painted picnic benches, horseshoe pit backboards, and cleaned up the grounds. Over 60 agents participated in Keller William's RED day this year.

Introduced in 2009, RED Day, which stands for Renew, Energize and Donate, is Keller Williams Realty's annual day of service. Each year on the second Thursday of May, Keller Williams closes their offices and associates spend the day away from their businesses serving worthy organizations and causes in their communities. RED Day is just another example of their commitment to each other and to the cities and towns where they live and work.

**FINANCIAL STATEMENT**     N/A

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION**     Present certificate to Keller Williams representatives.



**ATTACHMENTS (Listed Below)**

Certificate of Appreciation

**City of Santee**  
**Certificate of Appreciation**

Presented to

**KELLER WILLIAMS REALTY**

For outstanding community support, generously donating countless hours of clean up and beautification time to Santee Lakes Recreation Preserve.



**Vice Mayor Rob McNeilis**

**June 11, 2014**

City of Santee  
**COUNCIL AGENDA STATEMENT**

1B

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING  
AUTHORITY REGULAR MEETING OF MAY 28, 2014

**DIRECTOR/DEPARTMENT** Patsy Bell, CMC, City Clerk *PB*

**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meeting.

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENTS (Listed Below)**

May 28, 2014 Minutes

## **Minutes**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**May 28, 2014**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:07 p.m.

Council Members present were: Vice Mayor/ Vice Chair Rob McNelis and Council/Authority Members Jack E. Dale, John W. Minto, and John Ryan. Mayor/Chair Randy Voepel was absent.

Staff present were: Acting City Manager/Authority Secretary/Director of Development Services Pedro Orso-Delgado, City/Authority Attorney Shawn Hagerty, Director of Community Services Bill Maertz, Director of Fire and Life Safety Richard Mattick, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Finance Manager Donna Goldsmith, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney)

**LEGISLATIVE INVOCATION: Pastor Gary Lawton, Calvary Chapel of Santee**

**PLEDGE OF ALLEGIANCE: Ronn Hall**

**PRESENTATION: Street Sign Presentation "Chubb Lane"**  
Council Member Dale presented the street sign to Martin Chubb, Gene Chubb, and Kyle Chubb.

**PROCLAMATION: Cherie Meek Retirement**  
Vice Mayor McNelis presented the Proclamation and a bouquet of white roses to Cherie for her 28 years of service to the City.

Draft

**PROCLAMATION: June 1-8, 2014 as American Cancer Society Relay for Life  
Cancer Awareness Week**

Council Member Minto presented the Proclamation to Relay for Life Volunteer Event Chair Janell Guilbeaux and John Morley.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Council Member Dale requested that Item 1(J) be removed from the Consent Calendar and heard concurrently with Item 6(C) as they relate to each other.

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.
- (B) Approval of Meeting Minutes:
  - Santee City Council 4-23-14 and 5-14-14 Regular Meeting
  - CDC Successor Agency 4-23-14 and 5-14-14 Regular Meeting
  - Public Financing Authority 4-23-14 and 5-14-14 Regular Meeting
- (C) Approval of Payment of Demands as presented.
- (D) Direction to staff to conduct the biennial review of the Conflict of Interest Code and report back to Council prior to October 1, 2014.
- (E) Approval of the expenditure of \$54,901.66 for April 2014 Legal Services and related costs.
- (F) Authorization to award contract for Custodial Services - Offices to Prizm Janitorial Services Incorporated per Bid 14/15-20007 for an amount not to exceed \$33,225.77 for FY 2014-2015 and authorization for the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and annual change orders up to 10% of the then-current contract amount.
- (G) Consent to withdrawal of the bid from Merchants Building Maintenance, LLC; authorization to award contract for Custodial Services - Parks to Prizm Janitorial Services Incorporated per Bid 14/15-20006 for an amount not to exceed \$24,470.90 for FY 2014-2015; and authorization for the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders and annual change orders up to 10% of the then-current contract amount.

- (H) Adoption of a Resolution accepting the Citywide Pavement Repair and Rehabilitation Program (CIP 2013-03) as complete and direction to file a Notice of Completion. (Reso 22-2014)
- (I) Adoption of a Resolution establishing the appropriations limit for FY 2014-2015. (Reso 23-2014)
- (J) Item removed from the Consent Calendar and heard concurrently with Item 6(C).
- (K) Adoption of a Resolution adopting the TransNet Local Street Improvement Program of Projects for Fiscal Years 2014-2015 through 2018-2019 amending the FY 2014-2015 budget for Transnet funded projects. (Reso 24-2014)

**ACTION:** On motion of Council Member Minto, seconded by Council Member Ryan, the Agenda and Consent Calendar were approved as amended with all voting aye, except Mayor Voepel who was absent.

## 2. PUBLIC HEARINGS:

- (A) Public Hearing to adopt a Resolution approving the Program Year 2014 Annual Action Plan and authorizing the City Manager to submit a grant application for Community Development Block Grant (CDBG) funds to the Department of Housing and Urban Development (HUD). (Reso 25-2014)

The Public Hearing was opened at 7:37 p.m. Senior Management Analyst Tom Romstad presented a brief staff report utilizing a PowerPoint Presentation.

**PUBLIC SPEAKERS:** None

**ACTION:** On motion of Council Member Minto, seconded by Council Member Dale, the Public Hearing was closed at 7:44 p.m., and the Resolution approving the Program Year 2014 Annual Action Plan and authorizing the City Manager to submit the grant application to HUD was adopted with all voting aye, except Mayor Voepel who was absent.

**3. ORDINANCES (First Reading):**

- (A) An Ordinance repealing Ordinance 454 which added Chapter 9.76 of the Santee Municipal Code relating to the proximity of registered sex offenders to children's facilities.**

Council Member Minto introduced the Item. City Attorney Hagerty presented the staff report.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Ryan, the Ordinance was approved for First Reading and the Second Reading was set for June 11, 2014 with all voting aye, except Mayor Voepel who was absent.

**4. CITY COUNCIL ITEMS AND REPORTS:**

- (A) Possible cancellation of a Regular City Council summer meeting.**

**ACTION:** After a brief discussion, on motion of Vice Mayor McNelis, seconded by Council Member Dale, the August 13, 2014 Regular Council meeting was cancelled and the City Clerk was directed to post the appropriate notices with all voting aye, except Council Member Minto who voted no and Mayor Voepel who was absent.

**5. CONTINUED BUSINESS: None**

**6. NEW BUSINESS:**

- (A) Resolution awarding the construction contract for the City Hall Drainage Repairs Project (CIP 2013-40). (Reso 26-2014)**

Principal Civil Engineer Carl Schmitz presented the staff report utilizing a PowerPoint Presentation. During a brief discussion, he and Acting City Manager Orso-Delgado answered Council's questions.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Ryan, the Resolution awarding the construction contract to Alvand Construction Incorporated for a total amount of \$76,777.00 and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$7,677.00 was adopted with all voting aye, except Mayor Voepel who was absent.

- (B) **Authorize the execution of a professional services agreement with BerryDunn to develop a Technology Master Plan for the City of Santee.**

Information Technology Manager Cory Christensen presented the staff report utilizing a PowerPoint Presentation and answered Council's questions.

**PUBLIC SPEAKER:**

- Bill Brown, BerryDunn, was available for questions.

**ACTION:** On motion of Council Member Ryan, seconded by Council Member Minto, the execution of a Professional Services Agreement with BerryDunn for a contract amount not to exceed \$50,000 to develop a Technology Master Plan for the City of Santee was authorized with all voting aye, except Mayor Voepel who was absent.

The following items were heard concurrently:

- 1(J) **Authorization for the City Manager to apply for, appropriate and expend 2014 Edward Byrne Memorial Justice Assistance Grant (JAG) funds in accordance with program requirements.**

6. **NEW BUSINESS:**

- (C) **Resolution awarding a contract for the upgrade, maintenance, monitoring and inspection of the City's security systems. (Reso 27-2014)**

Assistant to the City Manager Kathy Valverde presented the staff report and answered Council's questions. She explained that JAG funds awarded from previous years will be used on the City's security systems project; however, Item 1J is for authorization to apply for the 2014 grant funds and will not be used for this project. If awarded, the funds may be used to enhance this project in the future.

**ACTION:** On motion of Council Member Minto, seconded by Council Member Ryan, 1) the City Manager was authorized to apply for, appropriate and expend 2014 JAG funds subject to all program requirements and 2) the Resolution awarding the contract for security systems to Accent Electronics dba Standard Electronics; authorizing the City Manager to execute a professional services contract per RFP 40002 for an amount not to exceed \$50,000; authorizing the City Manager to approve three (3) additional 12-month options to renew the contract for the ongoing maintenance, monitoring and inspection services; and authorizing the City Manager to approve annual change orders up to 10% of the then-current contract amount was adopted with all voting aye, except Mayor Voepel who was absent.

**Draft**

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) John Olsen, Santee Chamber of Commerce, announced the Santee Street Fair would be on Saturday, May 31 and Sunday, June 1, 2014.

**8. CITY MANAGER REPORTS: None**

**9. CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

**10. SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS: None**

Council Members recessed at 8:05 p.m. and convened in Closed Session at 8:10 p.m. with all Members present, except Mayor Voepel who was absent.

**12. CLOSED SESSION:**

- (A) **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
(Government Code section 54956.9(d)(2))  
Significant exposure to litigation: 3 cases.
- (B) **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
(Government Code section 54957)  
Title: Acting City Manager

Council Members reconvened in Open Session at 9:23 p.m. with all Members present, except Mayor Voepel who was absent. City Attorney Hagerty reported that for Item 12(A), City Council provided direction to retain an independent investigator and direction was given to the City Attorney to perform certain special counsel services; and for Item 12(B), Council conducted the evaluation of the Acting City Manager and no reportable action was taken.

Draft

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:24 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Patsy Bell, City Clerk and for Acting  
Authority Secretary Pedro Orso-Delgado

City of Santee  
**COUNCIL AGENDA STATEMENT**

1C

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** Tim K. McDermott/Finance *tm*

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT** *tm*

Adequate budgeted funds are available for the payment of demands per the attached listing.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *JTB*

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/08/14	Accounts Payable	\$ 27,015.92
05/15/14	Payroll	314,534.59
05/19/14	Accounts Payable	98,114.92
05/22/14	Accounts Payable	1,064,325.39
05/27/14	Accounts Payable	1.00
05/28/14	Accounts Payable	459,031.34
05/29/14	Payroll	328,364.49
05/29/14	Accounts Payable	170,021.42
06/02/14	Accounts Payable	<u>104,715.41</u>
	TOTAL	<u>\$ 2,566,124.48</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

  
\_\_\_\_\_  
Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
423320	5/8/2014	10482 TRISTAR RISK MANAGEMENT	93678		WORKERS' COMPENSATION	27,015.92	
1 Vouchers for bank code : ubgen						Total :	27,015.92
1 Vouchers in this report						Bank total :	27,015.92
						Total vouchers :	27,015.92

Prepared by: \_\_\_\_\_  
 Date: 05/19/2014

Approved by:   
 Date: 5-19-14

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
53012	5/12/2014	10955 DEPARTMENT OF THE TREASURY	PPE 05/07/14		FEDERAL WITHHOLDING TAX	75,799.52
					Total :	75,799.52
53049	5/19/2014	10956 FRANCHISE TAX BOARD	PPE 05/07/14		CA STATE TAX WITHHELD	22,315.40
					Total :	22,315.40
					Bank total :	98,114.92
					Total vouchers :	98,114.92

2 Vouchers for bank code : ubgen

2 Vouchers in this report

Prepared by:   
 Date: 05/20/2014  
 Approved By:   
 Date: 5-20-14



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105573	5/22/2014	10333 COX COMMUNICATIONS	(Continued)			230.23
105574	5/22/2014	10045 DIAMOND ENVIRONMENTAL SERVICES	0000191828	50475	SPRING EGGSTRAVAGANZA	180.80
			0000191993	50475	PORTABLE TOILET SERVICE	118.00
			0000191994	50475	PORTABLE TOILET SERVICE	118.00
			0000195247	50475	SANTREE FEST	141.60
			0000198806	50475	PORTABLE TOILET SERVICE	105.00
					<b>Total :</b>	<b>663.40</b>
105575	5/22/2014	11208 DION & SONS INC	S60896	50493	VEHICLE SUPPLIES	924.46
					<b>Total :</b>	<b>924.46</b>
105576	5/22/2014	10049 DREW AUTO CENTER	C01433	50416	VEHICLE REPAIR	861.08
					<b>Total :</b>	<b>861.08</b>
105577	5/22/2014	10250 EAST COUNTY CALIFORNIAN	00025512		NOTICE OF NEG DEC	304.50
					<b>Total :</b>	<b>304.50</b>
105578	5/22/2014	10057 ESGIL CORPORATION	03143803		FIRE INSPECTIONS-3/14	954.50
			03143806		FIRE PLAN REVIEW - 3/14	3,105.00
			05/05/14-05/09/14		SHARE OF FEES	11,389.73
					<b>Total :</b>	<b>15,449.23</b>
105579	5/22/2014	10580 FASTENAL COMPANY	CAS165211	50469	VEHICLE REPAIR PARTS	7.39
			CAS165227	50469	VEHICLE REPAIR PART	39.65
			CAS166557	50481	YARD SUPPLIES	21.37
					<b>Total :</b>	<b>68.41</b>
105580	5/22/2014	10251 FEDERAL EXPRESS	2-647-81337		SHIPPING CHARGES	27.31
					<b>Total :</b>	<b>27.31</b>
105581	5/22/2014	11196 HD SUPPLY FACILITIES	9129226535	50462	STATION SUPPLIES	862.21
					<b>Total :</b>	<b>862.21</b>
105582	5/22/2014	10256 HOME DEPOT CREDIT SERVICES	3152504	50411	STATION SUPPLIES	216.14
			5152377	50411	EQUIPMENT REPAIR PART	2.14
			5152410	50411	STATION SUPPLIES	74.73
			5152427	50411	SMALL TOOLS	69.06

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105582	5/22/2014	10256 HOME DEPOT CREDIT SERVICES	(Continued) 5152441 8152171	50411 50411	STATION SUPPLIES STATION SUPPLIES	18.33 536.28 <b>Total : 916.68</b>
105583	5/22/2014	10198 HYDRO SCAPE PRODUCTS	8093589-00	50429	IRRIGATION MATERIALS	<b>Total : 46.44</b>
105584	5/22/2014	10120 KEARNY PEARSON FORD	810257	50380	VEHICLE REPAIR PART	<b>Total : 26.74</b>
105585	5/22/2014	10508 LIFE INSURANCE COMPANY OF	April 2014		LIFE INSURANCE: PAYMENT	<b>Total : 2,508.77</b>
105586	5/22/2014	10079 MEDICO PROFESSIONAL	1422264 1422265	50419 50419	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	24.29 26.29 <b>Total : 50.58</b>
105587	5/22/2014	10507 MITTEL LEASING	1219422 1220141 1220471 1220515		MONTHLY RENTAL 124690 MONTHLY RENTAL 122670 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	146.90 1,757.78 89.64 97.47 <b>Total : 2,091.79</b>
105588	5/22/2014	10308 O'REILLY AUTO PARTS	2968-341596	50385	VEHICLE REPAIR PARTS	<b>Total : 14.43</b>
105590	5/22/2014	10344 PADRE DAM MUNICIPAL WATER DIST	20122553 20123122 20123238 20124957 20126680 20126706 20127372 20129488 20157657 20157659 20158652		10118 MAGNOLIA AVE MAGNOLIA AVE - RW MAGNOLIA AVE - RW MAGNOLIA AVE 10131 MAST BLVD SAN REMO ESTATES - RW CONEJO RD BILTEER DR CUYAMACA ST CUYAMACA ST CUYAMACA @ WOODGLEN	27.10 27.10 27.10 43.27 103.78 314.32 43.40 35.76 203.53 131.06 126.43

Voucher List  
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105590	5/22/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20158731		NW CUYAMACA/ WOODGLEN	108.49
			20300090		MAGNOLIA (NORTH EL NOPAL)	27.10
			20302742		10601 MAGNOLIA AVE #1	133.30
			20302746		10605 MAGNOLIA AVE #2	166.50
			20302752		10609 MAGNOLIA AVE #3	280.39
			20302928		MAGNOLIA AVE VLLG	479.25
			20302930		MAGNOLIA (NORTH KERRIGAN)	156.33
			20303048		10629 MAGNOLIA AVE #6	206.84
			20303136		10625 MAGNOLIA AVE #7	206.84
			20303146		10613 MAGNOLIA AVE #4	280.39
			20303156		10617 MAGNOLIA AVE #5	226.17
			20303166		10621 MAGNOLIA AVE #8	198.12
			20303202		MAGNOLIA AVE 7&8	33.20
			20303628		MAGNOLIA AVE	29.78
			20303846		MAGNOLIA AVE	120.45
			20316111		EL NOPAL JULIO	66.06
			20352468		EUCALYPTUS CT	29.78
			20402775		10210 WOODGLEN VISTA - RW	1,920.54
			20402857		WOODGLEN VISTA DR - RW	2,157.70
			20403145		WOODLGEN VISTA DR	193.54
			20434525		PRINCESS JOANN RD	83.60
			20903888		CUYAMACA ST FLD	4,566.45
			20903892		CUYAMACA ST	740.13
			20903954		S FIELDS # 1 TWN CENTER	3,785.48
			20903956		S FIELDS # 2 TWN CENTER	3,494.42
			20903958		S FIELDS # 3 TWN CENTER	3,941.79
			20904454		RIVERWALK DR	1,775.01
			20905700		550 PARK CENTER DR	279.71
			20905720		550 PARK CENTER DR	96.53
			20905730		550 PARK CENTER DR	144.37
			20906564		MAST BLVD	39.10
			20930458		MAGNOLIA AVE - RW	241.26
			20931659		MAGNOLIA AVE - RW	32.49
			20931731		MAGNOLIA AVE & S BRAVERMAN	32.49
			20960110		MISSION CREEK DR	726.36
			20962784		MISSION CREEK TOWNHOMES	327.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105590	5/22/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20964110		99 WILLOW POND RD - RW	300.55
			20965043		102 RIVER PARK DR - RW	198.14
			20971810		RIVER PARK DR	1,025.80
			20971812		RIVER PARK DR	316.72
			20972190		RIVER PARK DR	688.63
			20972390		RIVER PARK DR - RW	376.01
			20972985		RIVER PARK DR - RW	284.38
			23037089		9518 MAST BLVD	64.83
			23037565		9557 MAST BLVD	173.85
			23038028		9643 MAST BLVD	219.70
			23106288		9721 MAST BLVD	54.05
			23106864		9793 MAST BLVD	198.14
			24200549		8950 COTTONWOOD AVE	340.66
			24202225		MAGNOLIA @ MISSION GORGE	32.49
			24213058		10355 MISSION GORGE RD	99.24
			24301350		CALA LILY ST	676.88
			26007501		WOODSIDE @ NORTH COTE	35.76
			26012480		9161 SHADOW HILL RD	1,720.02
			26508965		DIAMONBACK DR	29.78
			29701296		SANTEE AREA - FLOATER	150.85
					<b>Total :</b>	<b>35,396.79</b>
105591	5/22/2014	10602 QUALA - TEL ENTERPRISES	32221	50390	EQUIPMENT REPAIR	292.04
					<b>Total :</b>	<b>292.04</b>
105592	5/22/2014	10095 RASA	4712	50448	MAP CHECK	440.00
					<b>Total :</b>	<b>440.00</b>
105593	5/22/2014	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF MAR 2014		LAW ENFORCEMENT MAR 2014	990,091.22
					<b>Total :</b>	<b>990,091.22</b>
105594	5/22/2014	10870 SAN DIEGO COUNTY VECTOR	SD10121-02 SD10203-02		VECTOR CONTROL VECTOR CONTROL	7.33 344.84
					<b>Total :</b>	<b>352.17</b>
105595	5/22/2014	10752 SAN DIEGO REGIONAL TRAINING	11973		MS POWERPOINT 2010 ADVANCECEL	137.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105595	5/22/2014	10752 SAN DIEGO REGIONAL TRAINING	(Continued)			137.00
105596	5/22/2014	10873 SANTANA LEO CLUB	04222014	50666	SANTEE ROADSIDE PRIDE	300.00
105597	5/22/2014	10212 SANTEE SCHOOL DISTRICT	2013-16	50477	TEEN CENTER TRANSPORTATION	320.00
105598	5/22/2014	10907 SELECTRONIC	12311		TYPEWRITER MAINTENANCE	320.00
105599	5/22/2014	10585 SHARP REES-STEALY MEDICAL	2711254746		PRE-EMPLOYMENT PHYSICAL	119.00
			2711254750		PRE-EMPLOYMENT PHYSICAL	119.00
105600	5/22/2014	10314 SOUTH COAST EMERGENCY VEHICLE	471359	50418	VEHICLE REPAIR PARTS	580.00
105601	5/22/2014	11391 STANLEY, BREANNE	05/20/14	50663	TUITION REIMBURSEMENT	614.00
105602	5/22/2014	10217 STAPLES ADVANTAGE	3229115794	50420	OFFICE SUPPLIES	1,194.00
			3229162488	50420	OFFICE SUPPLIES	141.46
			3229223214	50394	OFFICE SUPPLIES	942.00
			3229223215	50446	OFFICE SUPPLIES	942.00
			3229223218	50446	OFFICE SUPPLIES	106.92
			3229223219	50420	OFFICE SUPPLIES	12.15
			3229223220	50420	OFFICE SUPPLIES	309.01
105603	5/22/2014	10116 STAT PHARMACEUTICALS INC	417270-00	50470	PHARMACEUTICALS	666.42
105604	5/22/2014	10534 STATE CONTROLLER'S OFFICE	FYE2014StCntrlrAudit		FYE 2014 AUDIT INFO	13.09
105605	5/22/2014	10121 SUPERIOR READY MIX LP	630665	50478	ASPHALT	255.42
						95.73
						1,458.74
						261.02
						261.02
						100.00
						100.00
						114.05

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105605	5/22/2014	10121 SUPERIOR READY MIX LP	(Continued)			114.05
105606	5/22/2014	10479 TIRE CENTERS LLC	8720148232	50433	VEHICLE SUPPLIES	197.68
105607	5/22/2014	10692 UNITED PARCEL SERVICE	000006150X194		SHIPPING CHARGES	197.68
105608	5/22/2014	10139 ZAP MANUFACTURING INC	42533	50490	RECYCLED SIGNS	101.96
43 Vouchers for bank code : ubgen						1,073.39
43 Vouchers in this report						1,073.39
Bank total :						1,064,325.39
Total vouchers :						1,064,325.39

Prepared by:   
 Date: 05/22/2014

Approved by:   
 Date: 5-22-14



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105610	5/28/2014	10916 AIS SPECIALTY PRODUCTS INC	11265.I		CLEANING WIPES	211.57
					<b>Total :</b>	<b>211.57</b>
105611	5/28/2014	10877 ALIGNMENT EXPRESS OF CA INC	38649		VEHICLE REPAIR	627.76
					<b>Total :</b>	<b>627.76</b>
105612	5/28/2014	11445 AMERICAN MESSAGING	L10728980E		FD PAGER SERVICE	143.46
					<b>Total :</b>	<b>143.46</b>
105613	5/28/2014	11588 ATKINSON, ANDELSON,	451150		PROFESSIONAL SERVICES	4,727.76
					<b>Total :</b>	<b>4,727.76</b>
105614	5/28/2014	10018 BENCHMARK LANDSCAPE SVCS INC	110170	50505	LANDSCAPE SERVICES	12,567.64
					<b>Total :</b>	<b>12,567.64</b>
105615	5/28/2014	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS APR 2014		LEGAL SERVICES APRIL 2014	54,901.66
					<b>Total :</b>	<b>54,901.66</b>
105616	5/28/2014	11513 BOND, ELLEN	06012014-263		MEADOWBROOK HARDSHIP PGRM	20.41
					<b>Total :</b>	<b>20.41</b>
105617	5/28/2014	10021 BOUND TREE MEDICAL LLC	81412364	50586	EMS SUPPLIES	603.96
			81412365	50586	EMS SUPPLIES	43.05
			81412366	50586	EMS SUPPLIES	672.61
			81412367	50586	EMS SUPPLIES	44.75
			81415239	50586	EMS SUPPLIES	178.90
					<b>Total :</b>	<b>1,543.27</b>
105618	5/28/2014	10098 BURNER, RONALD	0414	50472	ATHLETIC FIELD COORDINATION	2,083.34
					<b>Total :</b>	<b>2,083.34</b>
105619	5/28/2014	11169 CALIFORNIA WATERS LLC	8434	50436	FOUNTAIN SERVICE	1,525.00
					<b>Total :</b>	<b>1,525.00</b>
105620	5/28/2014	10876 CANON SOLUTIONS AMERICA INC	988225003	50437	SCANNER MAINTENANCE	50.58
					<b>Total :</b>	<b>50.58</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
105621	5/28/2014	10299 CARQUEST AUTO PARTS	11102-326778	50371	VEHICLE REPAIR PARTS	56.15			
					<b>Total :</b>	<b>56.15</b>			
105622	5/28/2014	11402 CARROLL, JUDI	06012014-96		MEADOWBROOK HARDSHIP PGRM	20.59			
					<b>Total :</b>	<b>20.59</b>			
105623	5/28/2014	10031 CDW GOVERNMENT LLC	LN31641	50671	SOFTWARE LICENSE FOR MDC'S	2,008.56			
					<b>Total :</b>	<b>2,008.56</b>			
105624	5/28/2014	10032 CINTAS CORPORATION #694	694700622	50410	UNIFORM/PARTS CLEANER RNTL	59.43			
					<b>Total :</b>	<b>59.43</b>			
105625	5/28/2014	11409 CLAYTON, SYLVIA	06012014-340		MEADOWBROOK HARDSHIP PGRM	21.41			
					<b>Total :</b>	<b>21.41</b>			
105626	5/28/2014	11330 CLEANSTREET	74243	50567	STREET SWEEPING	14,652.20			
					<b>Total :</b>	<b>14,652.20</b>			
105627	5/28/2014	10038 COSTCO WHOLESALE #403	0403020197228	50428	FIREFIGHTING SUPPLIES	144.97			
					<b>Total :</b>	<b>144.97</b>			
105628	5/28/2014	10641 COTTONWOOD ELECTRIC	107177		SANTREEE FEST	303.00			
					<b>Total :</b>	<b>303.00</b>			
105629	5/28/2014	10358 COUNTY OF SAN DIEGO	14CTOFSAN10 14CTOFSASN10	50558	SHERIFF RADIOS 800MHZ ACCESS (FIRE/PS)	4,845.00 1,272.00			
					<b>Total :</b>	<b>6,117.00</b>			
105630	5/28/2014	10040 COUNTYWIDE MECHANICAL SYSTEMS	14061365 14061478 14061707 14062117	50528 50559 50528 50559	PLUMBING SERVICES HVAC MAINTENANCE PLUMBING REPAIRS HVAC REPAIRS	405.00 75.00 558.52 156.00			
					<b>Total :</b>	<b>1,194.52</b>			
105631	5/28/2014	10333 COX COMMUNICATIONS	063453006 066401501		9534 VIA ZAPADOR 10601 N MAGNOLIA AVE	301.65 31.38			
					<b>Total :</b>	<b>333.03</b>			

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Bank code : ubgen		Vendor		Invoice	PO #	Description/Account	Amount
Voucher	Date						
105632	5/28/2014	10608	CRISIS HOUSE	04302014	50572	CDBG SUBRECIPIENT REIMB	206.19
						<b>Total :</b>	<b>206.19</b>
105633	5/28/2014	10142	CSA SAN DIEGO COUNTY	215	50576	CDBG SUBRECIPIENT REIMB	832.19
						<b>Total :</b>	<b>832.19</b>
105634	5/28/2014	11090	CSE SECURITY	1184		SANTREE FEST	204.00
						<b>Total :</b>	<b>204.00</b>
105635	5/28/2014	10043	D & D SERVICES INC	77221	50508	ANIMAL DISPOSAL	1,235.00
						<b>Total :</b>	<b>1,235.00</b>
105636	5/28/2014	10046	D MAX ENGINEERING INC	2651	50326	STORM WATER PROGRAM	595.74
						<b>Total :</b>	<b>595.74</b>
105637	5/28/2014	11457	D'ALESIO INC	15458	50673	SAFETY EQUIPMENT	121.07
						<b>Total :</b>	<b>121.07</b>
105638	5/28/2014	10449	DAY WIRELESS SYSTEMS	555134-02		SPRING EGGSTRAVAGANZA	76.69
						<b>Total :</b>	<b>76.69</b>
105639	5/28/2014	11295	DOKKEN ENGINEERING	27633 27714	50583	WALKER PRESERVE ENGINEERING DESIGN SERVICES	48,969.83 17,531.20
						<b>Total :</b>	<b>66,501.03</b>
105640	5/28/2014	10250	EAST COUNTY CALIFORNIAN	00025693 00025777		INVITATION TO BID CDBG 2014 PUBLIC NOTICE	427.00 150.50
						<b>Total :</b>	<b>577.50</b>
105641	5/28/2014	11593	EAST COUNTY SAN DIEGO	2003032.001		RECREATION REFUND	175.00
						<b>Total :</b>	<b>175.00</b>
105642	5/28/2014	10057	ESGIL CORPORATION	04143839 04143842 05/12/14-05/16/14		FIRE PLAN REVIEW - 4/13 FIRE INSPECTIONS-4/14 SHARE OF FEES	3,015.00 705.50 17,833.95
						<b>Total :</b>	<b>21,554.45</b>
105643	5/28/2014	10580	FASTENAL COMPANY	CAS166627	50481	YARD SUPPLIES	27.68

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105643	5/28/2014	10580 FASTENAL COMPANY	(Continued)			27.68
105644	5/28/2014	10251 FEDERAL EXPRESS	2-655-40508		SHIPPING CHARGES	176.85
105645	5/28/2014	10009 FIRE ETC	60714	50672	FIREFIGHTING EQUIPMENT	733.32
105646	5/28/2014	10196 FIRE PREVENTION SERVICES INC	05272014		WEED ABATEMENT	2,426.69
105647	5/28/2014	11196 HD SUPPLY FACILITIES	9129314510 9129381786	50462 50462	STATION SUPPLIES STATION SUPPLIES	416.31 135.11
105648	5/28/2014	10075 IRON MOUNTAIN INFO MGMT INC	200282096 KGF5961	50430 50443	OFF-SITE DATA STORAGE OFF-SITE STORAGE	175.54 366.40
105649	5/28/2014	11292 LIEBERT CASSIDY WHITMORE	180404		INVESTIGATION SERVICES	291.50
105650	5/28/2014	10174 LN CURTIS AND SONS	1307050-00	50669	FIREFIGHTING EQUIPMENT	75.60
105651	5/28/2014	10154 MCDUGAL LOVE ECKIS BOEHMER &	85767B 85965		CLAIM SERVICES CLAIM SERVICES	20,498.52 59,605.78
105652	5/28/2014	10079 MEDICO PROFESSIONAL	1425641 1425642	50419 50419	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	24.29 26.29
105653	5/28/2014	11538 MULTIPLIER INDUSTRIES LLC	0325252-IN	50667	RADIO BATTERIES	1,091.70
105654	5/28/2014	10218 OFFICE DEPOT BUSINESS SOLUTION	707941646001	50387	OFFICE SUPPLIES	1,091.70
					<b>Total :</b>	<b>74.79</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105654	5/28/2014	10218	OFFICE DEPOT BUSINESS SOLUTION (Continued)			
105655	5/28/2014	10521	OSHKOSH CAPITAL	4840523	PIERCE PUMPER LEASE PYMT #1	74.79
					<b>Total :</b>	<b>44,371.58</b>
105657	5/28/2014	10344	PADRE DAM MUNICIPAL WATER DIST		TOWN CENTER PKY - RW	298.15
					TOWN CENTER PKY - RW	184.96
					170 TOWN CENTER PKY - RW	359.84
					TOWN CENTER PKY - RW	427.51
					TOWN CENTER PKY - RW	179.57
					TOWN CENTER PKY - RW	58.00
					TOWN CENTER PKY - RW	723.96
					MISSION GORGE RD	257.43
					9534 VIA ZAPADOR	688.95
					MISSION GORGE RD	106.51
					MISSION GORGE & FANITA DR	48.66
					GLEN OAKS WAY	54.05
					PROSPECT @ CLIFFORD	39.10
					PROSPECT CT	29.78
					MISSION GORGE RD	1,211.46
					BIG ROCK RD	2,648.19
					MISSION GORGE RD	955.40
					8115 ARLETTE ST	79.15
					BIG ROCK RD	222.38
					8915 CARLTON HILLS BLVD	60.66
					CARLTON HILLS BLVD	2,481.89
					CARLTON HILLS BLVD	49.88
					9329 LAKE CANYON RD	43.27
					9413 CARLTON HILLS BLVD	138.85
					9555 CARLTON HILLS BLVD	141.51
					9457 MAST BLVD	114.56
					9496 MAST BLVD	48.66
					PENNYWOOD RD - RW	55.27
					9705 CARLTON HILLS BLVD	76.83
					9776 CARLTON HILLS BLVD	66.05
					9809 CARLTON HILLS BLVD	48.66
					9313 LAKE CANYON RD	27.10

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
105657	5/28/2014	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			23201051		9231 LAKE CANYON RD	55.27
			23305937		9000 MAST BLVD NE	222.69
			23500006		CARLTON OAKS DR	58.00
			23500010		CALLE DEL LAGO - MED	436.82
			23500117		9310 FANITA PKY	57.83
			23500521		9310 CARLTON OAKS DR	716.76
			23607107		MAST BLVD EAST	610.77
			23607133		MAST BLVD WEST	373.61
			23607136		8750 MAST BLVD	542.73
			23607138		MAST BLVD	5,704.49
			24204686		PROSPECT @ MAGNOLIA - RW	87.61
			24204976		MAGNOLIA @ PROSPECT - RW	59.44
			24204987		PROSPECT @ MAGNOLIA	66.05
			24205292		PROSPECT @ MAGNOLIA - RW	55.27
			24215485		PROSPECT AVE POC #4 MTR C	109.50
			24215491		PROSPECT AVE POC #4 MTR D	141.84
			24216037		PROSPECT AVE POC #4 MTR B	82.55
					<b>Total :</b>	<b>21,307.47</b>
105658	5/28/2014	11442 PATTERSON, LUANNE	06012014-225		MEADOWBROOK HARDSHIP PGRM	19.74
					<b>Total :</b>	<b>19.74</b>
105659	5/28/2014	10241 JAN SHERAR	05/13/14		PETTY CASH REIMBURSEMENT	226.79
					<b>Total :</b>	<b>226.79</b>
105660	5/28/2014	10161 PRIZM JANITORIAL SERVICES INC	7652	50465	JANITORIAL SERVICES	3,134.54
					<b>Total :</b>	<b>3,134.54</b>
105661	5/28/2014	10150 PROBUILD	04-48183	50458	YARD SUPPLIES	452.23
					<b>Total :</b>	<b>452.23</b>
105662	5/28/2014	10101 PROFESSIONAL MEDICAL AND	Z970372	50389	OXYGEN CYLINDERS & REFILLS	45.00
			Z970373	50389	OXYGEN CYLINDERS & REFILLS	62.25
			Z970374	50389	OXYGEN CYLINDERS & REFILLS	100.50
			Z970375	50389	OXYGEN CYLINDERS & REFILLS	196.00
					<b>Total :</b>	<b>403.75</b>



Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
105672	5/28/2014	10116	10116 STAT PHARMACEUTICALS INC	(Continued)			
105673	5/28/2014	10119	STEVEN SMITH LANDSCAPE INC	27856	50495	LANDSCAPE SERVICES	536.17
				27857	50495	LANDSCAPE SERVICES	140.00
				27858	50495	LANDSCAPE SERVICES	37.50
				27860	50495	LANDSCAPE SERVICES	75.00
							33,116.00
							<b>33,368.50</b>
105674	5/28/2014	10802	SULLIVAN & MANN LUMBER CO	36892		LOGEPOLE FENCE RAILS	1,100.00
							<b>1,100.00</b>
105675	5/28/2014	10572	SUNBELT RENTALS INC	45451576-001	50447	EQUIPMENT RENTAL	251.82
							<b>251.82</b>
105676	5/28/2014	10121	SUPERIOR READY MIX LP	631165	50478	ASPHALT	147.74
				631251	50478	ASPHALT	147.74
							<b>295.48</b>
105677	5/28/2014	10179	THE CATILLACS	32714		SUMMER CONCERT SERIES	550.00
							<b>550.00</b>
105678	5/28/2014	10158	THE SOCO GROUP INC	0033523-IN	50421	DELIVERED FUEL	1,133.24
							<b>1,133.24</b>
105679	5/28/2014	10479	TIRE CENTERS LLC	8720148765	50433	TIRES	394.46
				8720148847	50433	TIRES	595.82
							<b>990.28</b>
105680	5/28/2014	10148	WESTAIR GASES & EQUIPMENT INC	497556	50548	WELDING SUPPLIES	778.41
							<b>778.41</b>
105681	5/28/2014	10317	WM HEALTHCARE SOLUTIONS INC	0248730-2793-2	50404	BIOMEDICAL WASTE DISPOSAL	98.46
				0248731-2793-0	50404	BIOMEDICAL WASTE DISPOSAL	98.26
							<b>196.72</b>
105682	5/28/2014	10232	XEROX CORPORATION	073854757	50464	COPY CHARGES	295.21
				073854758	50604	COPY CHARGES & LEASE	241.35
				073854760	50546	COPY CHARGES & LEASE	217.24

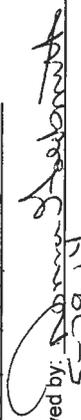
Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
105682	5/28/2014	10232 XEROX CORPORATION	(Continued) 073945336	50498	COPY CHARGES	40.29
105683	5/28/2014	10318 ZOLL MEDICAL CORPORATION	2121315 2122297	50504 50504	EMS SUPPLIES EMS SUPPLIES	230.85 769.50
<b>Total :</b>						<b>794.09</b>
<b>Bank total :</b>						<b>459,031.34</b>
<b>Total vouchers :</b>						<b>459,031.34</b>

73 Vouchers for bank code : ubgen

73 Vouchers in this report

Prepared by:   
Date: 05/28/2014

Approved by:   
Date: 5-29-14

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
105684	5/29/2014	10779 NATIONAL BENEFIT SERVICES LLC	PPE 05/21/14		FLEXIBLE SPENDING ACCOUNT	1,945.90
105685	5/29/2014	10353 PERS	05 14 4		RETIREMENT PAYMENT	124,133.74
105686	5/29/2014	10424 SANTEE FIREFIGHTERS	PPE 05/21/14		SFFA DUES/PEC	2,048.64
105687	5/29/2014	10776 STATE OF CALIFORNIA	PPE 05/21/14		WITHHOLDING ORDER	640.91
105688	5/29/2014	10001 US BANK	PPE 05/21/14		PARS RETIREMENT	721.46
105689	5/29/2014	10959 VANTAGE TRANSFER AGENT/457	PPE 05/21/14		ICMA - 457: PAYMENT	32,622.77
105690	5/29/2014	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 05/21/14		RETIREE HEALTH SAVINGS ACCOL	7,908.00
7 Vouchers for bank code : ubgen						170,021.42
7 Vouchers in this report						170,021.42

Prepared by:   
 Date: 05/29/2014

Approved by:   
 Date: 5-29-14



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

1D

**MEETING DATE**      June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**      **SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, REPEALING ORDINANCE 454 WHICH ADDED CHAPTER 9.76 OF THE SANTEE MUNICIPAL CODE RELATING TO THE PROXIMITY OF REGISTERED SEX OFFENDERS TO CHILDREN'S FACILITIES**

**DIRECTOR/DEPARTMENT**      Patsy Bell, CMC, City Clerk

PB

**SUMMARY**

The introduction and first reading of the above-entitled Ordinance was approved at a Regular Council Meeting on May 28, 2014.

The Ordinance is now presented for second reading by title only, and adoption.

Vote at First Reading:      AYES:      DALE, MCNELIS, MINTO, RYAN  
   NOES:      NONE  
   ABSENT:      VOEPEL

**FINANCIAL STATEMENT**      None

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

Adopt Ordinance

**ATTACHMENTS (Listed Below)**

Ordinance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, REPEALING ORDINANCE 454 WHICH ADDED CHAPTER 9.76 TO  
THE MUNICIPAL CODE RELATING TO THE PROXIMITY OF REGISTERED SEX  
OFFENDERS TO CHILDREN'S FACILITIES**

**WHEREAS**, in 2006, the City of Santee added local restrictions where state law regulating sex offenders was silent by prohibiting sex offenders from loitering in areas that are designated for use by or primarily used by children; and

**WHEREAS**, since 2006, State law has expanded to address this issue.

The City Council of the City of Santee, California, does ordain as follows:

**Section 1.** Ordinance No. 454, which added Chapter 9.76 to the Municipal Code is hereby repealed.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 28<sup>th</sup> day of May 2014, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2014, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

1E

**MEETING DATE**      June 11, 2014      **AGENDA ITEM NO.**

**ITEM TITLE**      **APPROVE A TRANSPORTATION SERVICES AGREEMENT  
BETWEEN THE SANTEE SCHOOL DISTRICT AND THE CITY OF  
SANTEE**

**DIRECTOR/DEPARTMENT**      Bill Maertz, Community Services *WM*

**SUMMARY**

Since 2008, the Santee School District has provided transportation services from its schools to the Santee Teen Center. The District has also provided transportation services for Santee recreation programs. It is anticipated that the cost of these services will exceed \$10,000 in the 2014-15 fiscal year, thus requiring City Council approval.

The Santee School District and the City are mutually interested in the continuation of the District providing transportation services from Santee schools to the Santee Teen Center and in providing transportation services for Santee recreation programs. This Agreement was approved by the District on June 3, 2014.

Staff recommends the City Council approve the Transportation Agreement and authorize the City Manager to execute said Agreement.

**FINANCIAL STATEMENT** *fm*

Costs incurred as a result of this agreement are reimbursed to the City through fees paid by Teen Center and recreation program participants who utilize the transportation services.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *TOP*

Approve the Transportation Services Agreement and authorize the City Manager to execute said Agreement.

**ATTACHMENTS (Listed Below)**

Transportation Services Agreement

**TRANSPORTATION SERVICES BETWEEN THE  
SANTEE SCHOOL DISTRICT AND THE CITY OF SANTEE**

**AGREEMENT**

THIS AGREEMENT is entered into between the Santee School District of Santee, California, hereinafter called "District" and the City of Santee, California, hereinafter called "City."

**WITNESSETH**

**WHEREAS**, the District and the City are mutually interested in and concerned with the provision of adequate transportation services from schools to the Santee Teen Center, and

**WHEREAS**, the District and the City are mutually interested in providing transportation services for Santee recreation programs, and

**WHEREAS**, the District has personnel, equipment, and other required facilities under its jurisdiction suitable for transportation services within their resources,

**NOW THEREFORE**, it is hereby mutually agreed as follows:

**A. INSURANCE AND INDEMNITY:**

1. Insurance Required. The District shall take out and maintain, during the performance of all terms of this Agreement, the following types and amounts of insurance. The term "insurance" shall be understood and agreed to include any self insurance provided to the District as a member of the San Diego County Schools Risk Management Joint Powers Authority as an authorized self-insurer.

- a. Commercial General Liability insurance with limits no less than \$2,000,000 per occurrence / \$2,000,000 aggregate, for bodily injury, personal injury, and property damage;
- b. Commercial Automobile Liability insurance (any auto) with limits of \$1,000,000 per accident for bodily injury and property damage;
- c. Employer's Liability insurance with limits of \$1,000,000 per accident for injury or disease; and
- d. Workers' Compensation insurance as required by the State of California.

2. Evidence of Insurance. The District shall file with the City evidence of insurance certifying coverage as required above. Such evidence shall include original copies of acceptable additional insured endorsements, and a Certificate of Insurance (most recent version of Acord Form 25 or equivalent). All evidence of insurance shall be signed by a properly authorized officer, agent or qualified representative of the self-insured and/or insurer and shall certify the District as a named insured, and the type

and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

3. Policy Provisions.

- a. The District will name the City and all of its officers, employees, volunteers, and agents as additional insured on all automobile liability policies required to meet the limits stated in section A.1. above, for the term of the agreement. As an additional insured, the City shall be expressly endorsed onto the policy as a cancellation notice recipient such that the City shall receive a copy of any cancellation notice in the event a policy is cancelled.
- b. Automobile Liability insurance policies shall contain a provision stating that the District's policies are primary insurance and that the insurance of the City or any named additional insureds shall not be called upon to contribute to any loss

4. Indemnity. The District shall indemnify, defend, and hold harmless the City, its officers, employees, volunteers, and agents against any and all claims, damages, liability, loss or injury to persons and property, cost or expenses, including attorney fees, resulting from the willful acts or sole negligence of the District or its officers, employees, or agents. This hold harmless agreement shall apply to all liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the District.

5. District Liability. The District's liability for Transportation services shall begin upon entry to District vehicles and end upon exit from District vehicles.

B. DISPUTE RESOLUTION:

Any disputes concerning terms and conditions of this Agreement or performance thereunder shall be settled by mutual desire of both parties, through amicable negotiations within ninety (90) days. In the event that amicable negotiation does not produce mutually agreeable results, the parties agree to submit the dispute to nonbinding arbitration. The arbitrator will be selected by mutual agreement within thirty (30) days of written request for arbitration by either party. If there is no agreement, an arbitrator will be selected under the rules of the American Arbitration Association, upon written request of either party.

C. TERMS AND CONDITIONS REGARDING TRANSPORTATION SERVICES FOR THE CITY OF SANTEE:

1. The District shall provide transportation to the City of Santee as provided on Attachments A and B, in accordance with applicable State Laws and Regulation.
  - a. City shall provide District with reasonable prior notice of any change in the City's needs for transportation services under this Agreement, including any change in scheduling or pick-up locations. Notice shall be provided to:

Debbie Griffin, Director  
Transportation Department.  
Santee School District  
9625 Cuyamaca Street  
Santee, CA 92071

District shall make reasonable efforts to accommodate changes in the City's needs once it receives notice pursuant to this Subsection. Cancellation of transportation services may be effected according to Subsection D of this Agreement.

- b. The District shall provide transportation to locations within County boundaries and locations mutually agreed to by the District and City.
2. The District shall submit to the City, a bill for the transportation service on a monthly basis.

Accounts Payable  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

3. The City shall pay the District on a monthly basis as follows:

**Teen Center:**

**\$11.00 per student per week.** The City shall provide the District with a weekly roster of students eligible to utilize the transportation program. The deadline for the City to submit weekly roster to the District will be agreed upon by both parties. The District shall provide the City with an invoice based on the roster submitted by the City.

**Recreation Programs:**

City shall pay the District on a per trip basis for field trips. Each trip will be at a mutually agreed upon cost not to exceed the published field trip price per Attachment D. The City shall submit payment to the District within 15 business days after receipt of the invoice.

4. District shall provide the same level of service and shall abide by all rules and regulations applicable to the District's normal operation of District school buses in the operation of the transportation services provided to the City under the terms of this Agreement.

**D. GENERAL PROVISIONS:**

This Agreement may be modified by the parties at any time by written agreement, executed by an authorized agent of each party. It is understood that all fees for service

included in this agreement may be adjusted annually for inflation by written agreement of the parties.

The employees and other agents of the District are not the employees of the City. The term of this agreement shall be from July 1, 2014 through June 30, 2015; however, either party may terminate the same at any time upon thirty (30) days' notice in writing.

**City of Santee**

**Santee School District**

\_\_\_\_\_  
Pedro Orso-Delgado      Date  
Acting City Manager

\_\_\_\_\_  
Karl Christensen      Date  
Assistant Superintendent  
Business Services

Approved As To Form

Approved by the Board of Education

\_\_\_\_\_  
City Attorney

On the \_\_\_\_\_ day of \_\_\_\_\_ 2014  
Santee School District  
9625 Cuyamaca Street  
Santee, CA 92071-2674

**ATTACHMENT A  
TEEN CENTER**

1. The District shall provide transportation to the City of Santee Teen Center, located at, 9310 Fanita Parkway Santee, from the following school sites.

Cajon Park  
Chet F Harritt  
Prospect Avenue

Carlton Hills  
Hill Creek  
Rio Seco

Carlton Oaks  
Pepper Drive

2. Scheduled pick-up times will be set by mutual agreement of the Parties in August 2014. City of Santee will be notified of any time changes twenty-four (24) hours prior to the change. The District will provide notice to:

Sue Richardson, Recreation Services Manager  
Community Services Department  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071  
(619) 258-4100 ext. 120  
[SRichardson@cityofsanteeca.gov](mailto:SRichardson@cityofsanteeca.gov)

3. The City shall be responsible for providing to the District a weekly roster of students participating in the program.

Students participating in this program are subject to the Bus Rules and Regulations (Attachment C) while riding the bus.

**ATTACHMENT B  
RECREATION PROGRAMS**

- A. The District shall provide transportation for recreation program field trips to the City of Santee from various City facilities to various locations within the County of San Diego as mutually agreed.
  
- B. Scheduled pick-up times will be set by mutual agreement of the Parties. City of Santee will be notified of any time changes twenty-four (24) hours prior to the change. The District will provide notice to:

Anne Morrison, Recreation Program Supervisor  
Community Services Department  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071  
(619) 258-4100 ext. 258  
[amorrison@ci.santee.ca.us](mailto:amorrison@ci.santee.ca.us)

## ATTACHMENT C

### SANTEE SCHOOL DISTRICT BUS RULES AND REGULATIONS

To make our transportation system as safe as possible, it is mandatory for all students to comply with the following rules and regulations that were established by the Santee School District Board according to State regulations. The parent or guardian will be held responsible for the cost of repair or replacement of any damaged to district property, plus any reward offered for information leading to the identification of the student or person that caused the damage. Please discuss the following basic rules concerning school bus behavior with your child so that they may cooperate in providing a safe ride for all:

1. Only normal conversation is allowed in the bus. Rude, discourteous and annoying conduct is prohibited at all times.
2. Nothing is to be put out of the windows at any time. Objects are not to be thrown in to, out of or at the bus.
3. Students are to **remain seated** while the bus is in motion. The aisles are to remain clear and everyone is to face forward while sitting in the seats. If the bus seats are equipped with passenger restraint system (seat belts), they must be worn.
4. Preparation for boarding and departing from the bus will take place **after** the bus has come to a complete stop **and the door is opened**.
5. Emergency doors are to be used only for intended purposes. Students must keep their hands off emergency equipment as this is to be used in case of an accident or emergency.
6. Physical contact such as slapping, hitting, poking, shoving, pulling hair, etc. in the bus or while at the bus stop is unacceptable.
7. **NO** Glass articles of any kind are allowed on the bus.
8. Animals, reptiles or insects of any kind are prohibited.
9. All students who must cross the street on which the bus is stopped, must cross in front of the bus with the bus driver.
10. Eating, drinking, and chewing gum is not permitted on the bus.
11. All students will refrain from using profane language, vulgar gestures, taunting and teasing, etc.
12. Damage to or defacing to the bus is prohibited.
13. Students must not tamper with bus controls at any time.
14. Spitting is prohibited at all times.
15. Students are to ride the bus to/from their designated bus stop only.
16. Students are to give accurate identification when requested by the driver.
17. Tobacco, lighters, and/or matches are not allowed on the bus.
18. Cell phones must be turned off and put away while on board the bus. If it is **SEEN, USED OR HEARD** it will be confiscated.
19. Any behavior that endangers the life or limb of riders or the driver, or that creates an unsafe condition will not be tolerated.
20. The bus driver is in charge of the bus and all students will show proper respect to the driver of the bus. The bus driver may designate where students must sit on the bus.

Attachment D

Date	Pickup time	Pickup location	Destination	Return pickup time	Dropoff	Notes
July 9, 10 or 11	1-2 possible local pick/up drop off in Santee – to be determined, will call to arrange times & locations					
Tues, July 1 (pending)	1:00 pm	Town Center Community Park East - next to YMCA over the bridge	Return trip from pool	N / A	Teen Center	<b>\$80</b>
Tues, July 8						
Tues, July 15						
Tues, July 22						
Tues, July 29						
Tues, Aug 5						
Tues, Aug 12						
Tues, Aug 19						
Tues, Aug 26						
Wed, July 9	9:00 am	Teen Center	Coronado Tidelands Park	2:00 pm	Teen Center	<b>\$350</b>
Wed, July 16	9:00 am	Teen Center	Mission Beach	2:00 pm	Teen Center	<b>\$338</b>
Wed, July 23	9:00 am	Teen Center	Aquatica	2:00 pm	Teen Center	<b>\$450</b>
Thurs, July 31	9:30 am	Teen Center	Padres Game	3:00 pm	Teen Center	<b>Late Return \$380</b>
Wed, Aug 6	9:00 am	Teen Center	La Jolla Shores	2:00 pm	Teen Center	<b>\$335</b>
Wed, Aug 13	9:00 am	Teen Center	Aquatica	2:00 pm 3:00 pm	Teen Center	<b>*Roundabout \$675</b>
Wed, Aug 20	9:00 am	Teen Center	Bowling & Boardwalk	2:15 pm	Teen Center	<b>\$165</b>

City of Santee  
**COUNCIL AGENDA STATEMENT**

1F

**MEETING DATE**     June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**     AUTHORIZE EXECUTION OF A THIRD AMENDMENT TO THE LEASE AGREEMENT WITH THE PADRE DAM MUNICIPAL WATER DISTRICT FOR THE SANTEE TEEN CENTER

**DIRECTOR/DEPARTMENT**     Bill Maertz, Community Services *BM*

**SUMMARY**     At the May 7, 2014 Padre Dam Municipal Water District Board meeting, the Board approved a Third Amendment to a Lease Agreement with the City of Santee. The Board also approved to continue to charge a rent for the Teen Center building at one dollar (\$1) per month.

The amended Lease Agreement will be effective from July 1, 2014 through June 30, 2015 and with a rental charge of \$1 per month will result in a continued annual savings to the City of more than \$12,400.

The City, which operates after-school and leadership programs for adolescents and teens, has leased the building at Santee Lakes from the Water District since 2006.

Padre Dam Board and staff recognize maintaining this partnership with the Teen Center for the purpose of giving the teen population a positive recreational alternative and strengthening the relationship between Santee Lakes and the City of Santee.

The City Attorney has approved AS-TO-FORM the Third Amendment to the Lease Agreement.

It is recommended the City Council authorize the City Manager to execute the Third Amendment to the Lease Agreement.

**ENVIRONMENTAL REVIEW**

N/A

**FINANCIAL STATEMENT** *fm*

This agreement will result in continued annual savings to the City of more than \$12,400.

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION** *BM*

Authorize the City Manager to execute the Third Amendment to the Lease Agreement.

**ATTACHMENTS (Listed Below)**

Third Amendment to the Lease Agreement

**THIRD AMENDMENT TO LEASE AGREEMENT BY AND BETWEEN THE  
PADRE DAM MUNICIPAL WATER DISTRICT AND THE CITY OF SANTEE**

**THIS THIRD AMENDMENT** is made and entered into this 1st day of July, 2014, by and between PADRE DAM MUNICIPAL WATER DISTRICT, a California Municipal Water District organized and operating pursuant to the Municipal Water District Law of 1911, Water Code section 7100 *et seq.*, (“Landlord”), and CITY OF SANTEE, a charter city of the State of California (“Tenant”). Landlord and Tenant may be referred to in this First Amendment, individually, as a “Party” or, collectively, as the “Parties.”

**RECITALS**

**WHEREAS**, Landlord and Tenant entered into a Lease (“Lease”) for the lease of Landlord’s facility located at Lake 5 in the Santee Lakes Recreation Preserve, 9310 Fanita Parkway, Santee, CA 92071 (the “Premises”); and

**WHEREAS**, the Lease sets forth the duties and responsibilities of the Landlord and Tenant as to the lease of the Premises; and

**WHEREAS**, on March 1, 2012, the Parties entered into that “First Amendment to Lease Agreement By And Between the Padre Dam Municipal Water District and the City of Santee,” (“First Amendment”) to lower the monthly rental amount, to authorize joint use of the Premises by Landlord and Tenant, to afford Landlord equal billing on all promotional materials relating to the Teen Center Recreation Program, to formally recognize Landlord at a City of Santee City Council meeting and to renew the term of the Lease for an additional year; and

**WHEREAS**, on March 20, 2013, Padre Dam Municipal Water District modified the amended Lease with a Second Amendment to extend the Lease for twelve additional months ending on June 30, 2014 (“Amended Lease”);

**WHEREAS**, the Amended Lease term expires as of June 30, 2014;

**WHEREAS**, the Parties desire to extend the term of the Amended Lease through June 30, 2015.

**AGREEMENT**

**NOW THEREFORE**, in consideration of the mutual obligations of the Parties herein expressed, Landlord and Tenant agree as follows:

- A. Pursuant to Section 4 of the Amended Lease, by their signatures below, Landlord and Tenant mutually renew the Amended Lease for another year term through June 30, 2015.
- B. This Third Amendment to the Amended Lease shall be effective on July 1, 2014.

- C. This Third Amendment to the Amended Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- D. If any provision of this Third Amendment to the Amended Lease shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Second Amendment unless elimination of such provision materially alters the rights and obligations set forth herein.
- E. This Third Amendment to the Amended Lease shall affect only the sections referred to herein, and all other terms and conditions of the Amended Lease between Landlord and Tenant shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Third Amendment to be duly executed by their duly authorized representatives as of the day and year first written above.

**LANDLORD:**

**Padre Dam Municipal Water District**

By: \_\_\_\_\_

Title: CEO/General Manager

Date: \_\_\_\_\_

**TENANT:**

**City of Santee**

By: \_\_\_\_\_

Title: City Manager

Date: \_\_\_\_\_

City of Santee  
**COUNCIL AGENDA STATEMENT**

1G

**MEETING DATE**      June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTIONS INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT, AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2014-15 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, Director of Finance *TM*

**SUMMARY**      Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct initial actions in order to proceed with the annual levy of an assessment. First, the City Council must formally initiate the proceedings and direct the preparation of an Engineer's Report, analyzing existing and proposed improvement to the District. Next, the City Council must take formal action to either approve or modify and approve the proposed Engineer's Report. Finally, the City Council must formally declare its intention to provide for the annual levy and collection of an assessment and provide notice of a public hearing.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2014-15. Eight zones will have the same assessments in FY 2014-15 as they had last fiscal year. Two zones will have increased assessments within the authorized increase amounts. The assessment for Zone 12 (The Heights) is proposed to be increased from \$132.38 to \$139.00 per home and Zone 18 (Allos) is proposed to be increased from \$564.38 to \$592.60 per home. In Zone 12 (The Heights), the cost of maintenance exceeds proposed assessment levels.

There will be no change in the assessment amount for eight of the zones, as the assessments, with the exception of Zone 17 (Dakota Ranch), are at the maximum amount allowed. No adjustment is proposed to the assessment for Zone 17.

**FINANCIAL STATEMENT** *TM*      A total of \$105,611 would be assessed on property owners within ten existing zones of SLMD in FY 2014-15 for the cost of maintenance and administration.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *ADD*      Adopt three Resolutions: 1) Initiate proceedings and order the preparation of an engineer's report, 2) Approve the engineer's report, and 3) Declare intention to levy assessments and set a public hearing for July 23, 2014.

**ATTACHMENTS (Listed Below)**

- 1) Assessment Summary
- 2) Resolution Initiating Preparation of Engineer's Rept FY 2014-15 SLMD Annual Levy of Assess (Maps)
- 3) Resolution Approving Engineer's Rept Annual Levy Assess FY 2014-15 SLMD (Engineer's Report)
- 4) Resolution Declaring Intent to Provide Annual Levy and Collection of Assess, and Setting the Time & Place for a Public Hearing Thereon

**FY 2014-15 SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2014-15 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/14	FY 2014-15 TOTAL ASSESSMENT	FY 2014-15 ASSESSMENT RATE/UNIT	FY 2013-14 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES	45	\$ 3,270.00	\$ 4,113.00	\$ 2,258.00	\$ 50.18	\$ 50.18	\$ 50.18
3	COUNTRY SCENES	14	\$ 3,010.00	\$ 3,189.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,530.00	\$ 1,514.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 76,150.00	\$ 26,650.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/TIMBERLANE	34	\$ 1,790.00	\$ 1,681.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 10,340.00	\$ 12,594.00	\$ 8,340.00	\$ 139.00	\$ 132.38	\$ 375.00
13	PROSPECT HILLS	43	\$ 4,910.00	\$ 4,253.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 2,900.00	\$ 3,645.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH	20	\$ 7,140.00	\$ 17,694.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 343.46
18	ALLOS	6	\$ 3,550.00	\$ 2,894.00	\$ 3,556.00	\$ 592.60	\$ 564.38	\$ 660.50

Note: Zone 17 and Zone 18 reflect an allowable 2% increase in the maximum approved assessment for FY 2014-15

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2014-15 SANTEE LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2014; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

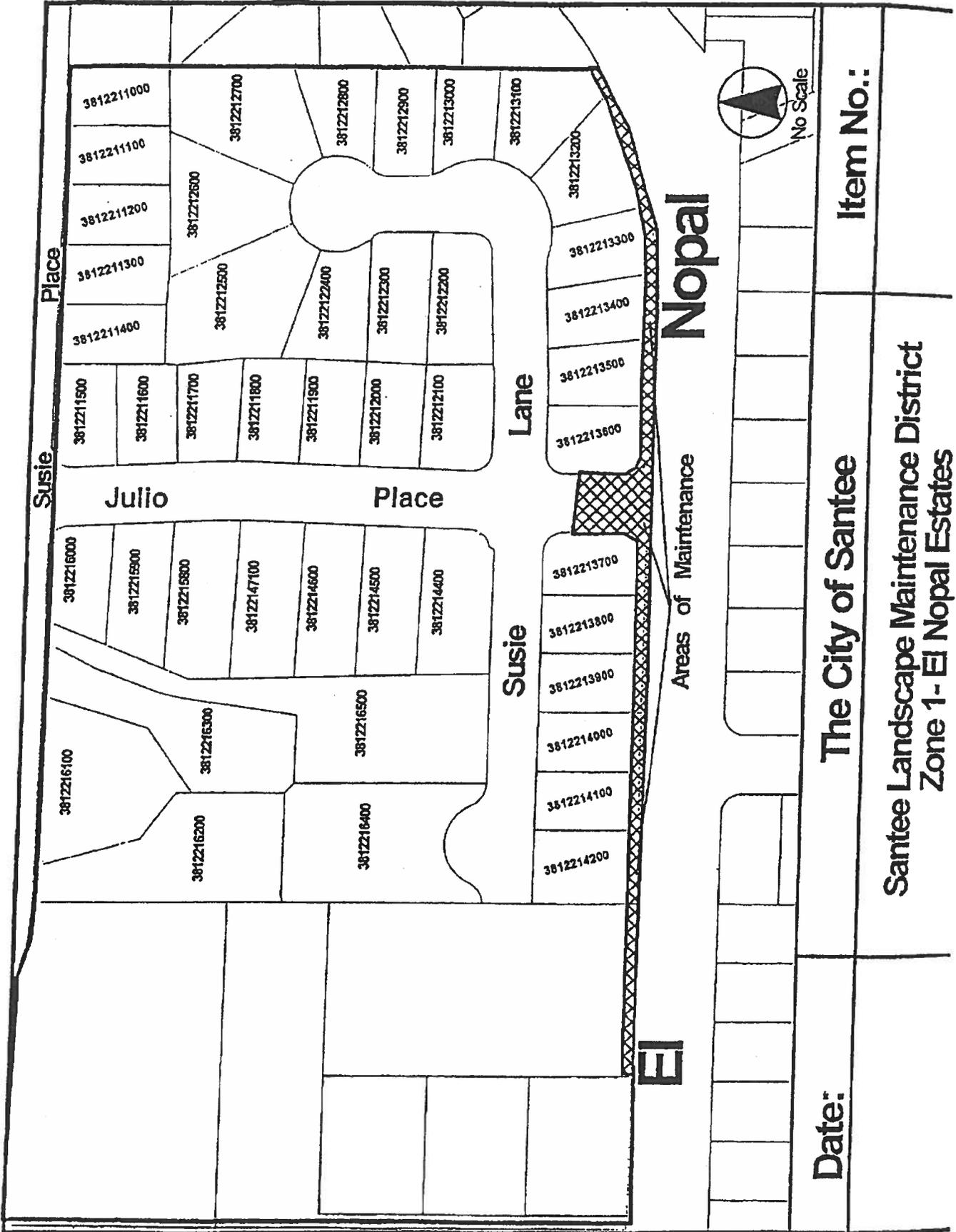
**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **SANTEE LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.



# EXHIBIT A



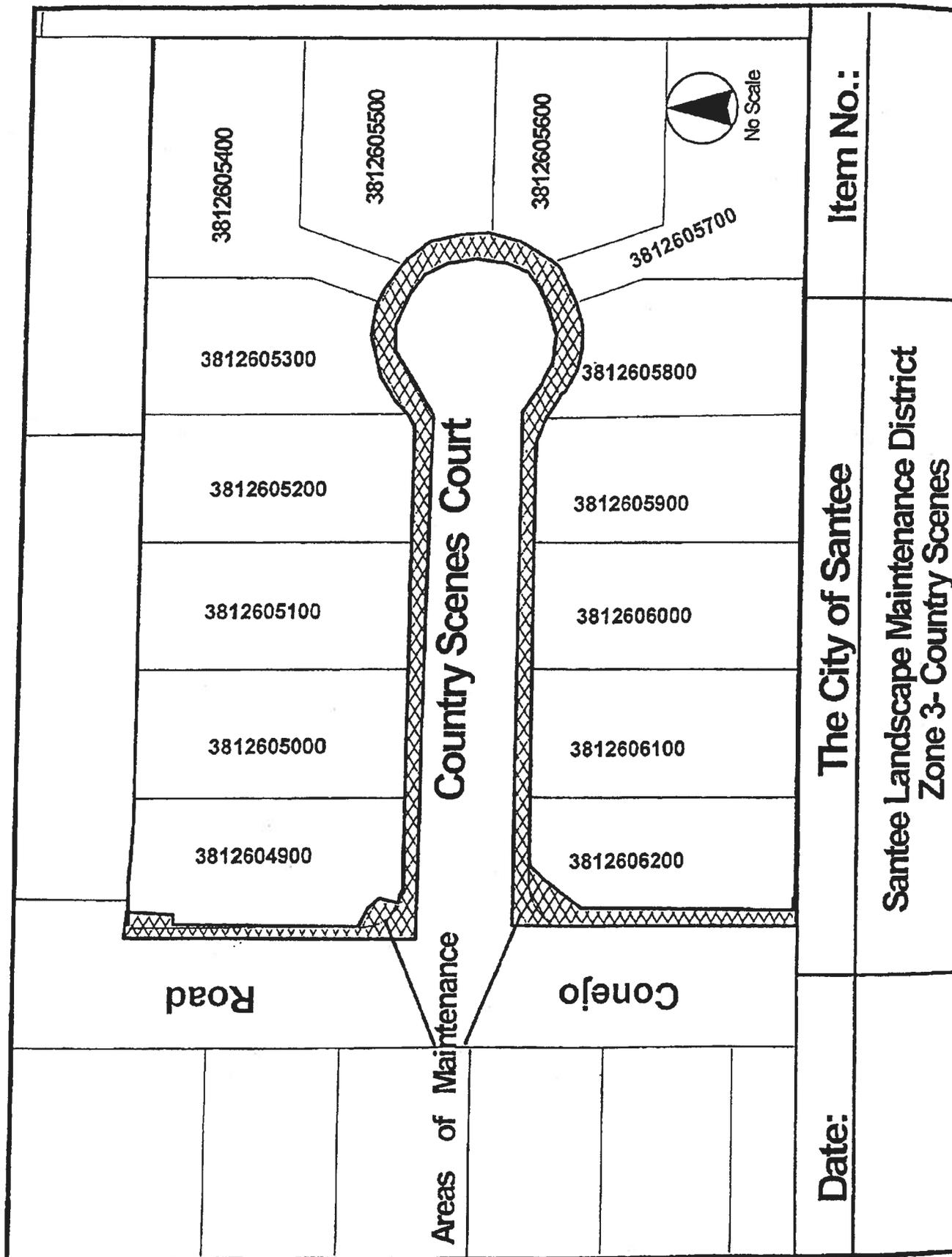
Date:

The City of Santee

Item No.:

Santee Landscape Maintenance District  
Zone 1 - El Nopal Estates

**EXHIBIT B**



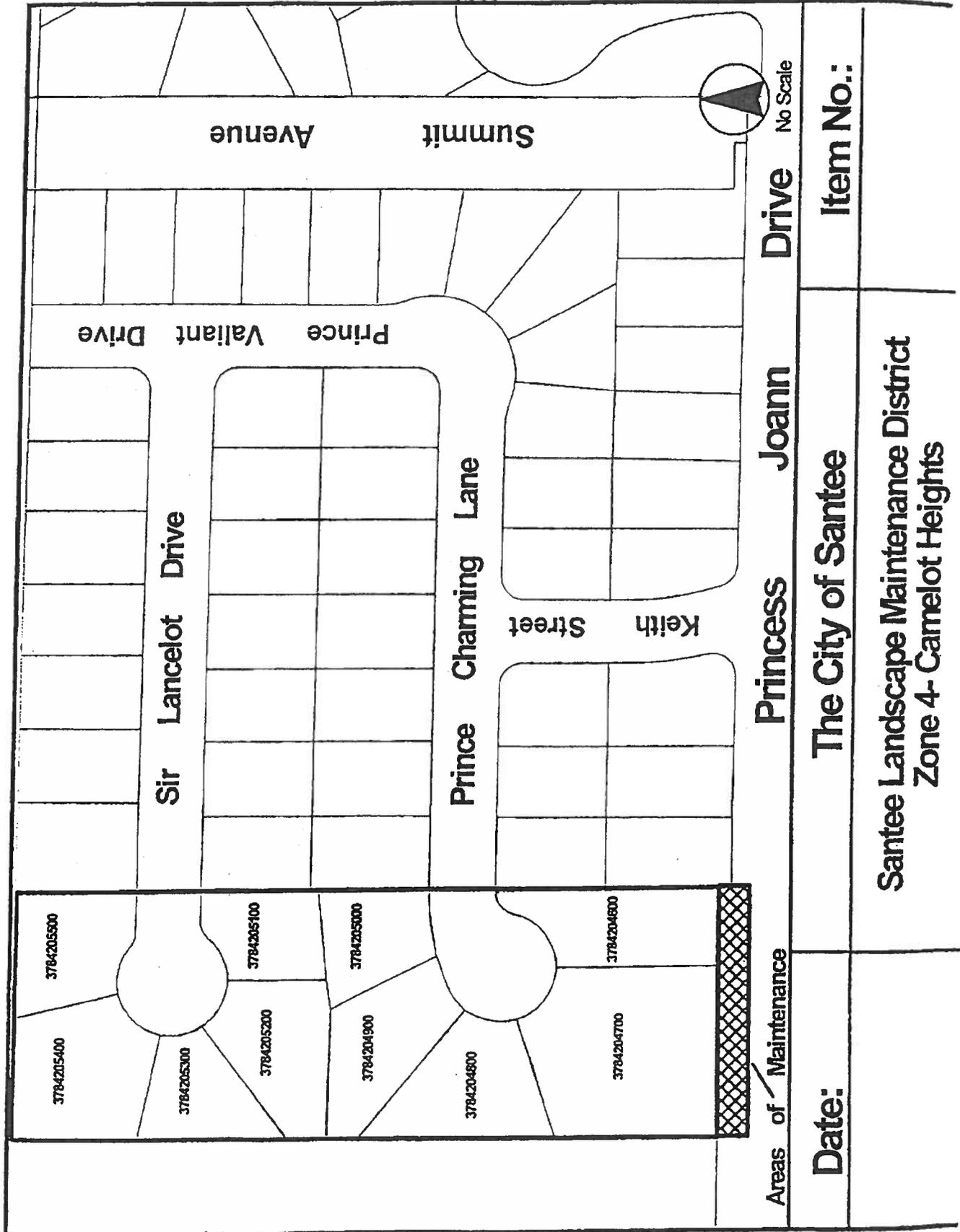
Item No.:

The City of Santee

Date:

Santee Landscape Maintenance District  
Zone 3- Country Scenes

# EXHIBIT C



Item No.:

The City of Santee

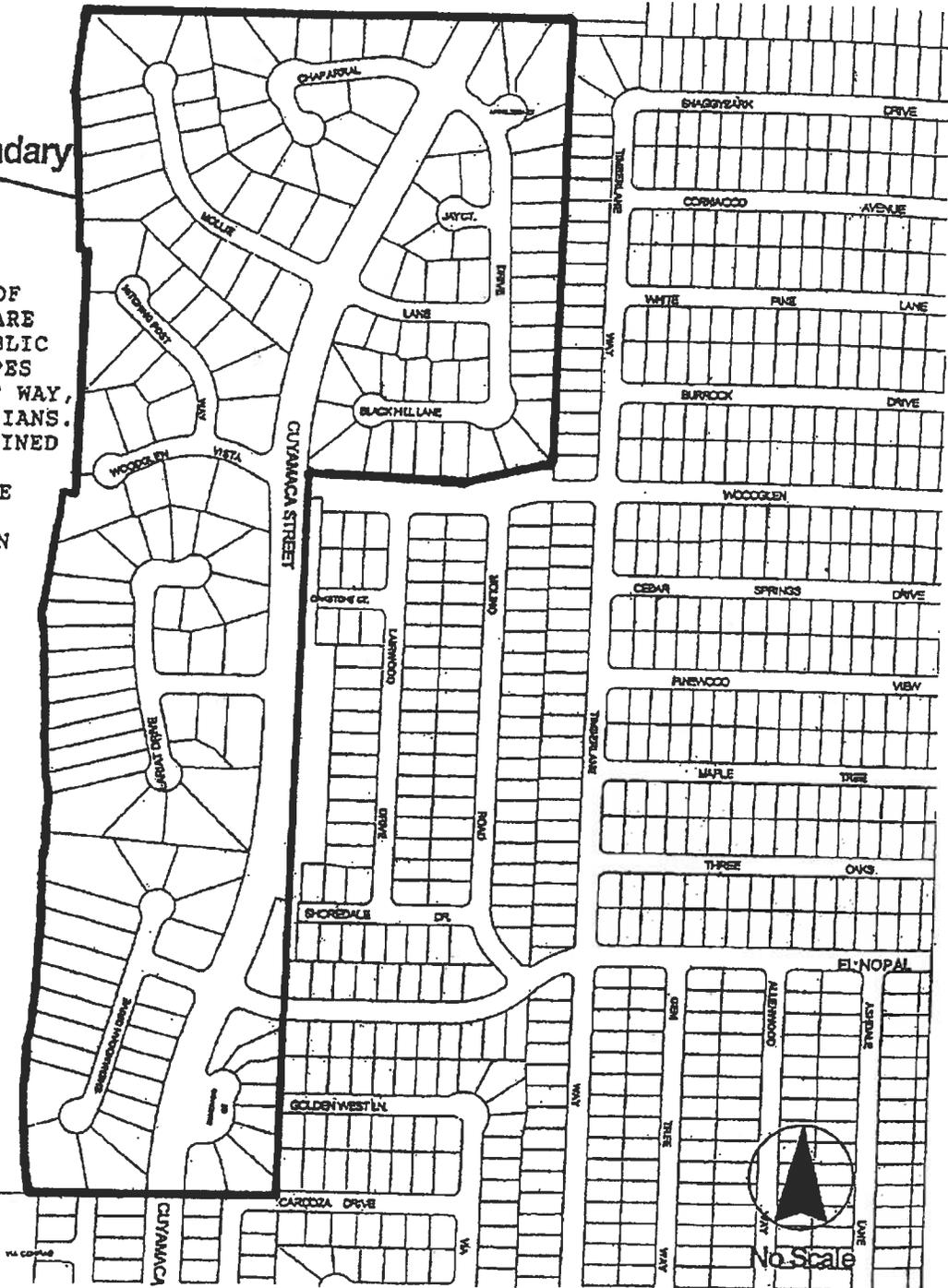
Date:

Santee Landscape Maintenance District  
Zone 4- Camelot Heights

# EXHIBIT D

Zone Boundary

NOTE: AREAS OF MAINTENANCE ARE GENERALLY PUBLIC INTEREST SLOPES AND RIGHTS OF WAY, EXCLUDING MEDIANS. ACTUAL MAINTAINED AREAS ARE TOO NUMEROUS TO BE CORRECTLY REPRESENTED ON THIS MAP.



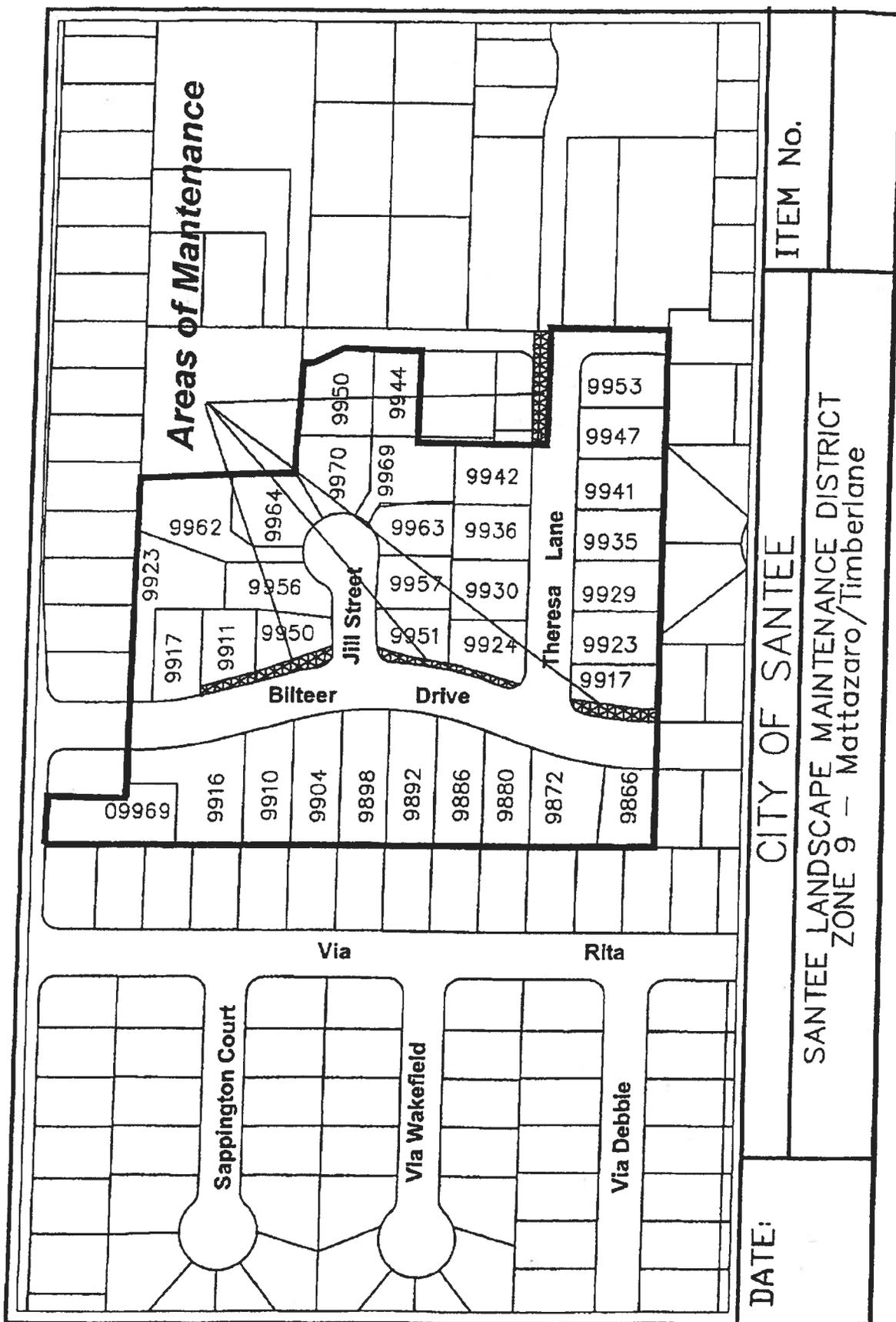
Date:

The City of Santee:

Item No.:

Santee Landscape Maintenance District  
Zone 8- Silver Country Estates

# EXHIBIT E



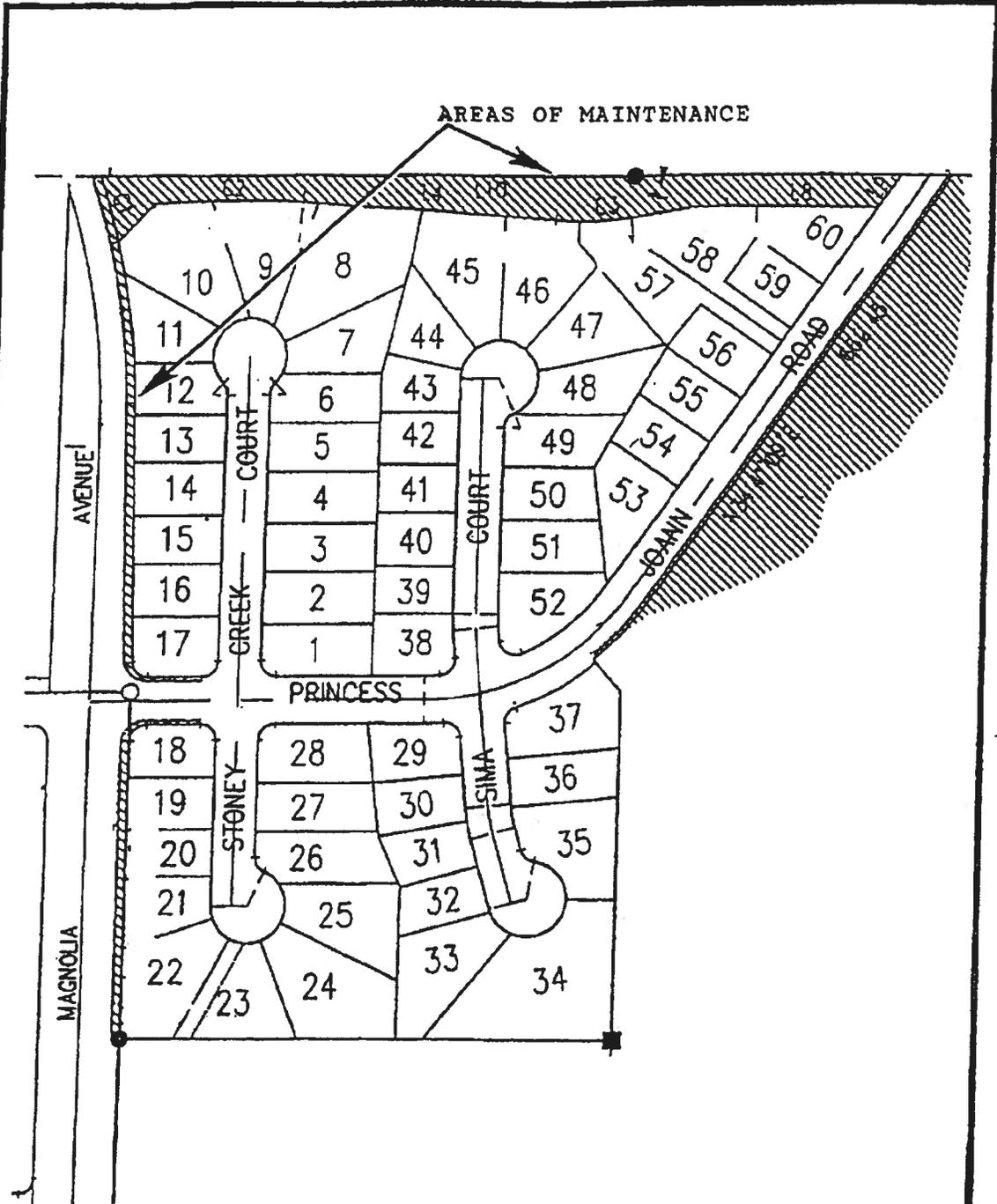
DATE: \_\_\_\_\_

CITY OF SANTEE

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 9 – Mattazaro/Timberlane

ITEM No. \_\_\_\_\_

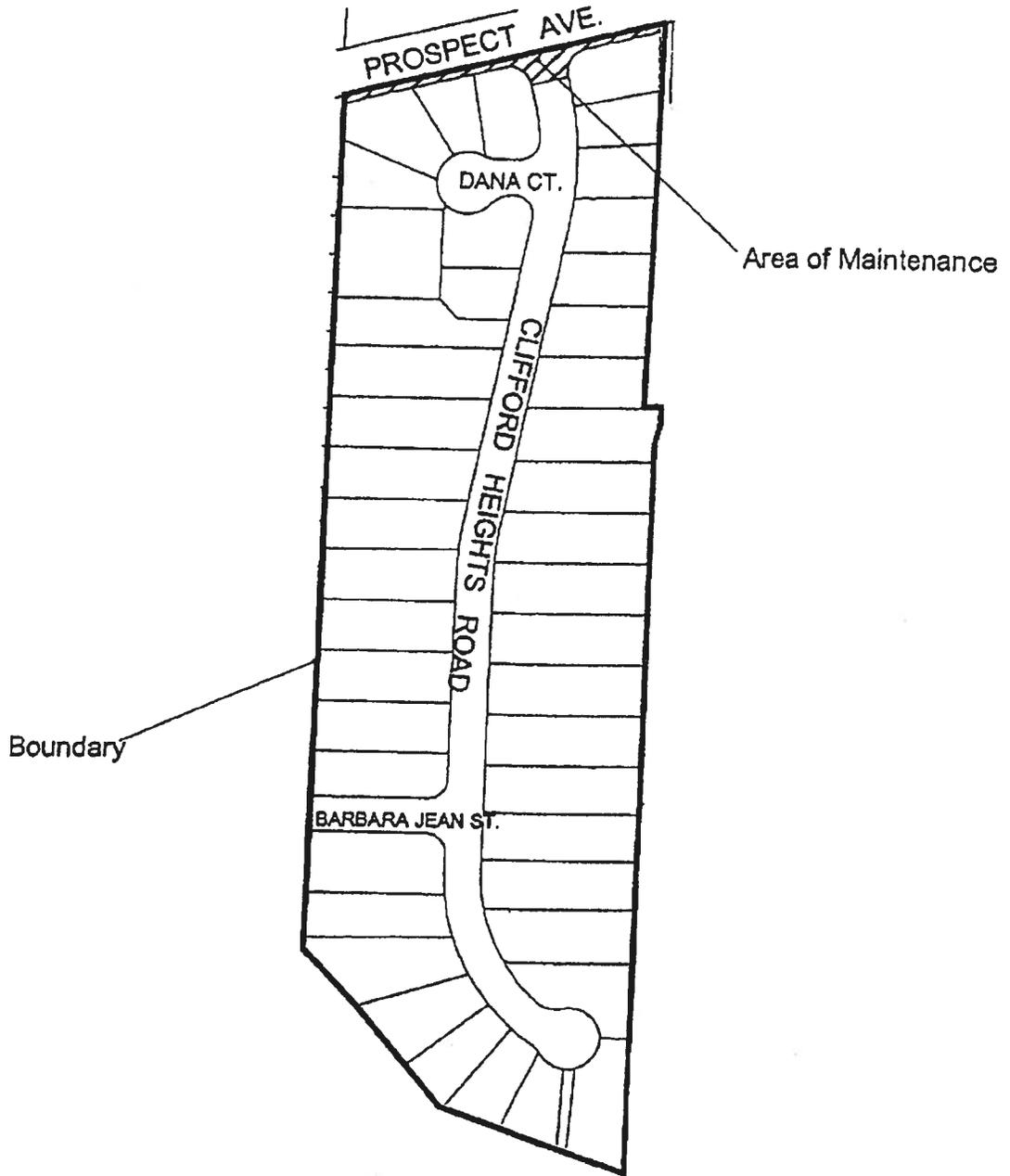
# EXHIBIT F



## SANTEE LANDSCAPE MAINTENANCE DISTRICT

DATE:	CITY OF SANTEE	ITEM No.
	<b>ZONE 12 - THE HEIGHTS</b>	

# EXHIBIT G



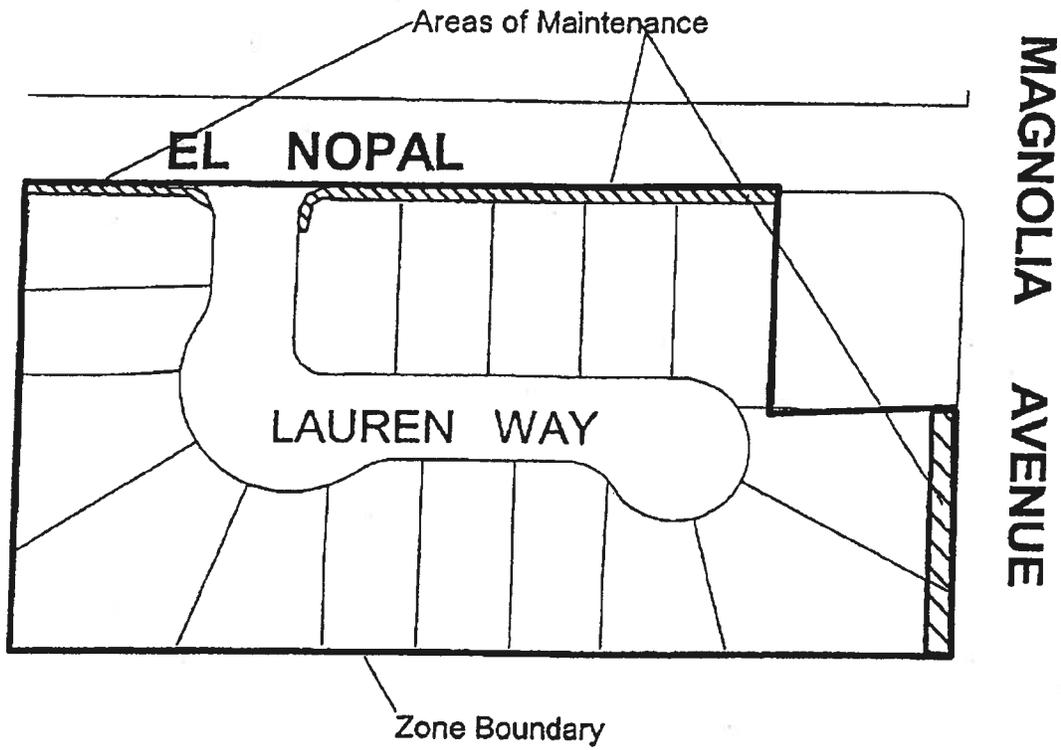
## City of Santee Vicinity Map

Santee Landscape Maintenance District  
Zone 13- Prospect Hills



No Scale

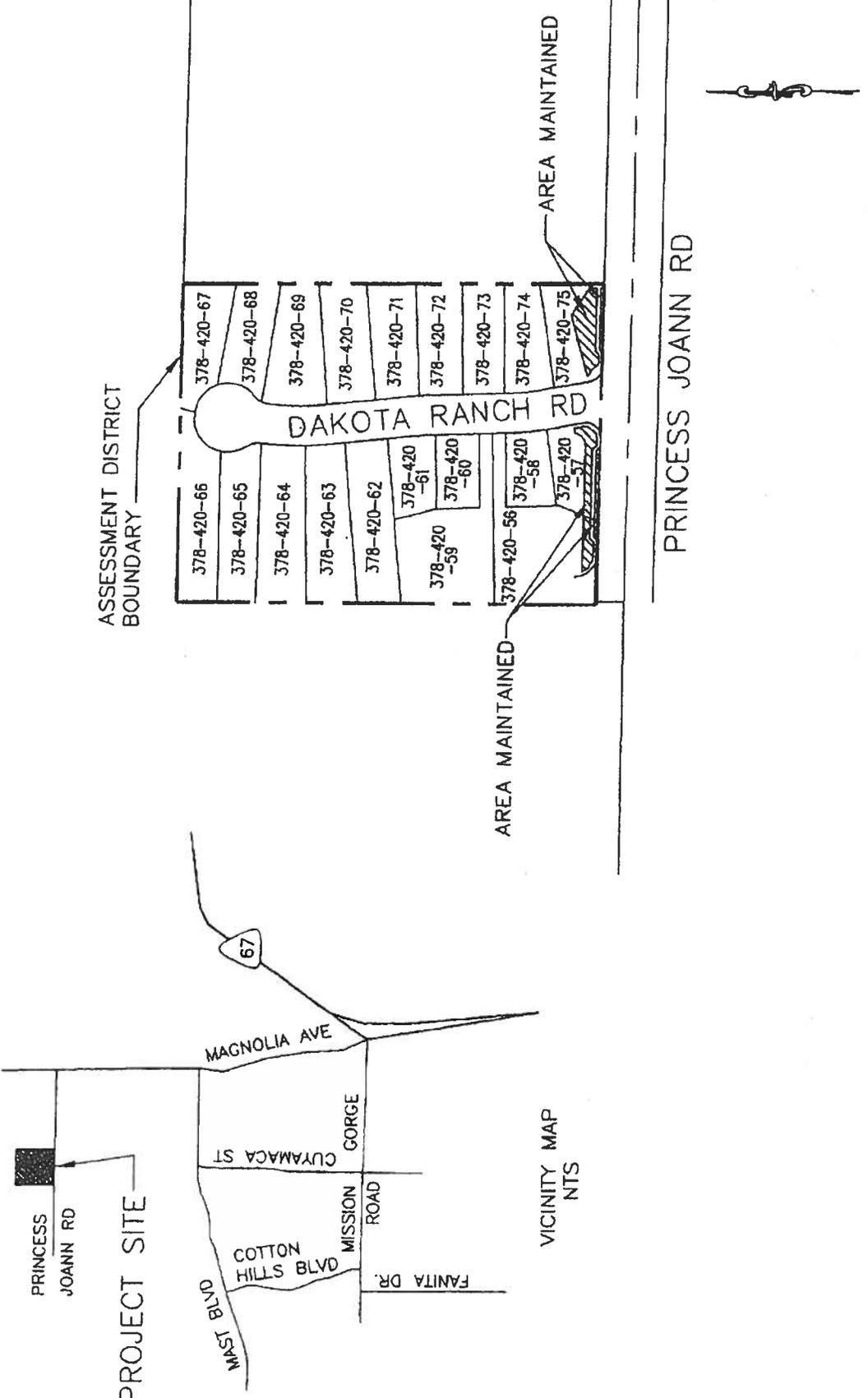
# EXHIBIT H



**City of Santee**  
**Vicinity Map**  
Santee Landscape Maintenance District  
Zone 14- Mitchel Ranch



**EXHIBIT I**

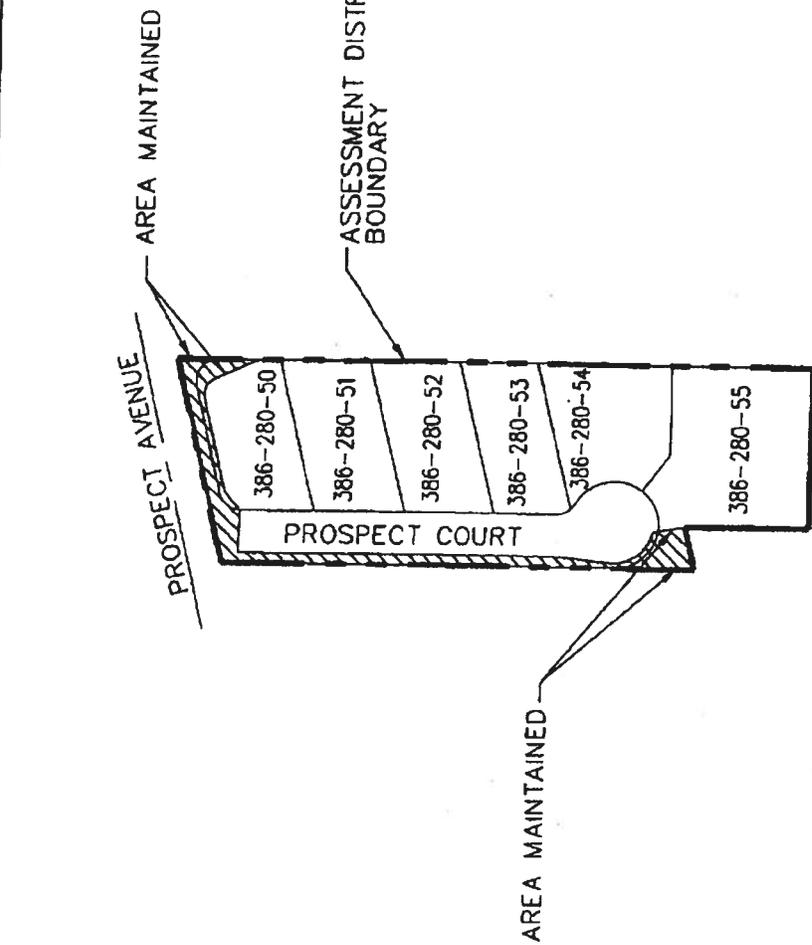


SCALE 1"=200'

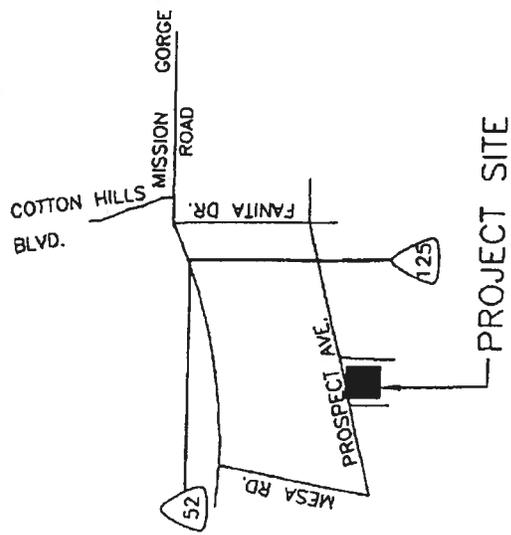
LANDSCAPE MAINTENANCE DISTRICT  
ZONE 17 - DAKOTA RANCH



# EXHIBIT J



SCALE 1"=150'



VICINITY MAP  
NTS

LANDSCAPE MAINTENANCE DISTRICT  
ZONE 18-ALLOS



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE  
ANNUAL LEVY OF ASSESSMENTS FOR FY 2014-15 FOR THE  
SANTEE LANDSCAPE MAINTENANCE DISTRICT**

**WHEREAS**, the City Council of the City of Santee, pursuant to the provisions of "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the costs, a diagram of the district, and an assessment of the costs relating to what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

**WHEREAS**, the FY 2014-15 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

**WHEREAS**, this City Council has examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That the Report as presented, consisting of:

- A. plans and specifications of the maintenance of the improvements to be performed;
- B. estimates of the cost of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefit to be conferred by such maintenance of the improvements on the parcels within the District;
- C. a diagram of the District, which shows (i) the exterior boundaries of the District; (ii) the boundaries of zones within the District; and (iii) the lines and dimensions of each parcel of land within the District; provided, however, such diagram may refer to the county assessor's maps for a detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions;
- D. a description of the maintenance of the improvements to be performed; and



**FY 2014-15 ENGINEER'S REPORT  
FOR THE  
SANTEE LANDSCAPE MAINTENANCE  
DISTRICT**



**CITY OF SANTEE**

**June 11, 2014**

**EXECUTIVE SUMMARY:  
SANTEE LANDSCAPE MAINTENANCE DISTRICT  
FISCAL YEAR 2014-15**

This Engineer's Report summarizes staff's findings regarding the District, including: a description of the included facilities; a proposed budget for the Fiscal Year July 1, 2014 through June 30, 2015; a description of the parcels in the District; an explanation of the assessment methodology and assessment determination; and maps of each zone, called assessment diagrams.

The District is comprised of 18 separate zones of maintenance. For FY 2014-15 the District will have the following zones and assessments:

<b>Zone</b>	<b>Zone Name</b>	<b>Tract/Map #</b>	<b>Units</b>	<b>Total FY 2014-15 Assessment</b>	<b>Per Unit Assessment</b>
1	El Nopal Estates	88-04	45	\$2,258.00	\$50.18
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0 <sup>1</sup>	\$0 <sup>1</sup>
6	Prospect Point	89-05	9	\$0 <sup>1</sup>	\$0 <sup>1</sup>
7	Treviso	03-01	186	\$0 <sup>1</sup>	\$0 <sup>1</sup>
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0 <sup>1</sup>	\$0 <sup>1</sup>
11	Padre Hills	89-04	35	\$0 <sup>2</sup>	\$0 <sup>2</sup>
12	The Heights	96-01	60	\$8,340.00	\$139.00
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0 <sup>1</sup>	\$0 <sup>1</sup>
16	Prospect Glen	01-01	48	\$0 <sup>1</sup>	\$0 <sup>1</sup>
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,556.00	\$592.60
19	Sky Ranch	04-08	371	\$0 <sup>1</sup>	\$0 <sup>1</sup>

**Notes**

1. Maintenance responsibilities assumed by homeowners' association or property owners.
2. Assessment not approved by property owners.

Ten of these existing zones - Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 – will be active, and will be assessed and their improvements maintained by City or contract forces. Zones 5, 6, 7, 10, 11, 15, 16 and 19 have been annexed to the District, but have no assessment because they are responsible for their own maintenance; if not maintained to City standards, the City will assume maintenance and levy assessments. Further details are provided in the body of this Engineer's Report.

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**ENGINEER'S REPORT  
CITY OF SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONES 1 THROUGH 19 FOR FISCAL YEAR 2014-2015**

**INTRODUCTION**

This is the Engineer's Report for Zones 1 through 19 of the City of Santee Landscape Maintenance District ("District"). It has been prepared in accordance with the Landscaping and Lighting Act of 1972 ("72 Act"), State Streets and Highways Code 22500 et seq. This Engineer's Report summarizes the City's findings regarding the subject District, and includes:

- 1) an introduction describing the District, its zones, and relevant legislation;
- 2) a description of the facilities to be maintained by the District;
- 3) a proposed budget for the Fiscal Year July 1, 2014 through June 30, 2015;
- 4) a description of the parcels included in the District;
- 5) an explanation of the assessment methodology and assessment determination made in conformance with the '72 Act, its amendments and related legislation (see page 7); and
- 6) an assessment diagram, or map, of each active zone.

**ACTIVE ZONES** In FY 2014-15, the Santee Landscape Maintenance District will be divided into 18 separate zones of benefit. The 18 zones are comprised of both active and inactive zones. "Active" means the zones will have maintenance activities during FY 2014-15. Maintenance activities are comprised of both contract and City forces. The ten active zones are:

**Zone 1 - El Nopal Estates:** Established in FY 1989-90, this was the first subdivision in the District and was originally comprised of two zones. Zone 2 was eliminated in FY 1997-98 because its maintenance was subsumed under Zone 1 to be consistent with current assessment district laws.

**Zone 3 – Country Scenes:** This 14-unit single family subdivision located near Conejo and Mast Blvd. was annexed in FY 1992-93.

**Zone 4 – Camelot Heights:** Annexed in FY 1993-94, this subdivision's ten single-family homes located off Princess Joanne Rd. share maintenance costs.

**Zone 8 – Silver Country Estates:** 153 single-family homes make up this subdivision at the north end of Cuyamaca St. The first unit was annexed in FY 1995-96, but the improvements were not accepted so there was no assessment. Once the project was completed, property owners cast ballots regarding assessments in FY 1998-99, and the affirmative vote set an initial assessment and maximum rate.

**Zone 9 – Timberlane / Mattazaro:** Due to their physical proximity, improvements for the 25-unit single-family home development called "Timberlane" and the nine-unit "Mattazaro" single-family home project were combined into one zone. Zone 9 had no assessment in its first year because the improvements were not accepted before the start of FY 1996-97. In FY 1997-98, improvements were accepted and an affirmative majority vote was made for the initial and maximum assessment rates.

**Zone 12 - The Heights:** Annexed in FY 1998-99, this 60-unit single-family project is at the northwest end of Magnolia Ave. Maintenance was assumed by the City in FY 2002-03. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

**Zone 13 - Prospect Hills:** Also annexed in FY 1998-99, the 43 single-family homes off Prospect Ave. east of Holden Rd. share in the cost of landscaping fronting the project on Prospect Ave. The zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

**Zone 14 – Mitchell Ranch:** This 16-unit single-family subdivision is at the southwest corner of Magnolia Ave. and El Nopal. An affirmative assessment ballot proceeding setting initial and maximum assessment rates was undertaken prior to its FY 2000-01 annexation.

**Zone 17 – Dakota Ranch:** This 20 single-family home development located on Dakota Ranch Rd. off Princess Joann was annexed in FY 2004-05. This zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

**Zone 18 – Allos:** Also annexed in FY 2004-05, the six single family homes are on Prospect Ct. adjacent to Prospect Ave. near Mesa Rd. Improvements were reduced from the originally approved plans to provide a reasonable assessment. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

**INACTIVE ZONES** Eight of the 18 zones are “inactive,” i.e., there is no assessment and they are responsible for their own maintenance. These zones are:

**Zone 5 - Mesa Heights:** This zone was originally annexed in FY 1993-94. Due to rising costs, in FY 1997-98, the Mesa Heights HOA assumed maintenance responsibilities for their 44-unit single-family subdivision’s landscaped improvements.

**Zone 6 – Prospect Point:** Nine single-family homes comprise this zone located off Prospect Ave. This zone has had no assessments since FY 1996-97.

**Zone 7 – Treviso:** Formerly commercially-zoned, the 186-unit multifamily Treviso property carries out its own maintenance, so there is no assessment.

**Zone 10 – Lakes West:** The Navy-owned 78-unit condominium project is located on Mission Gorge Rd. at Simeon Dr. and Bushy Hill Dr. It is responsible for its own maintenance and has not been assessed since its FY 1996-97 annexation.

**Zone 11 – Padre Hills:** A 35 single-family home subdivision located off Prospect Ave., Padre Hills underwent an unsuccessful assessment ballot proceeding upon its FY 1997-98 annexation. Consequently, the subdivision is responsible for maintaining its landscaping and is not assessed.

**Zone 15 – Vista Este:** The 33 attached homes included in this zone are responsible for their own maintenance through a homeowners’ association, and was annexed in FY 2004-05. The subdivision is located off Fanita Dr. at Watson Pl.

**Zone 16 – Prospect Glen:** The development’s homeowners’ association takes care of the maintenance for the 48 single-family homes in this project, which was annexed in FY 2004-05. The project is located on the northwest corner of Prospect Ave. and Fanita Dr.

**Zone 19 – Sky Ranch:** The development’s homeowners’ association takes care of the maintenance for the 223 single-family and 148 multi-family homes ultimately to be in this project, which was annexed in FY 2007-08. The project is located off Graves Ave. and Sevilla St.

In FY 2014-15, the District will be comprised of the following zones with the following assessments:

Zone	Name	Tract/Map #	Units	Total Annual Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$2,258.00	\$50.18
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0	\$0
6	Prospect Point	89-05	9	\$0	\$0
7	Treviso	03-01	186	\$0	\$0
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0	\$0
11	Padre Hills	89-04	35	\$0	\$0
12	The Heights	96-01	60	\$8,340.00	\$139.00
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0	\$0
16	Prospect Glen	01-01	48	\$0	\$0
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,556.00	\$592.60
19	Sky Ranch	04-08	371	\$0	\$0

**EFFECTS OF PROPOSITION 218 LEGISLATION** In November, 1996 Prop 218 - the "Right to Vote on Taxes Act" – added Article XIII D to the State Constitution. The amendment created new substantive and procedural requirements for '72 Act districts. Now, when a new or increased levy is proposed for a district or a zone therein the local agency must mail a notice and "ballot" to each property owner of record affected by the new or increased assessment. The ballot procedure enables property owners to approve or disapprove the proposed new or increased assessment. The vote is determined by the weighted proportional financial obligation of the ballots returned. A "majority protest" exists if ballots submitted in opposition exceed ballots in favor of the new or increased levy. If a majority protest exists for a new assessment, the local agency cannot levy the assessment. If a majority protest exists for an increase in an existing assessment, the increase cannot be collected but, the base amount (the amount levied last fiscal year) can continue to be levied.

The '72 Act enables the governing body to adjust assessment rates as it directs at the approval stage or the public hearings. Therefore, the rates shown herein are proposed but are not confirmed until approved by the City Council. Once the Engineer's Report has been approved by the City Council, the ballots tabulated (if applicable), and the public hearing(s) completed, final assessment information will

be provided to the County of San Diego for inclusion on the appropriate property tax bills.

## **DESCRIPTION OF DISTRICT AND LANDSCAPED FACILITIES**

**NAME** The District is entitled "City of Santee Landscape Maintenance District."

**BOUNDARIES** The District will be divided into 18 separate zones of benefit, as described below. Dimensions of each parcel are shown on Assessor's maps located in the County of San Diego Administration Building, 1600 Pacific Highway, San Diego, CA 92101. As provided in the '72 Act, the boundaries may be adjusted in the future by annexations to this District. Zones subject to assessments in FY 2013-14 are depicted on the Assessment Diagrams attached herein as Exhibits A through J.

**Zone 1 – El Nopal Estates (TM88-04):** Assessor's Parcel Numbers (APNs) 381-221-10 through 381-221-42, inclusive, and 381-221-44, -45, -46, and -47, and 381-221-58 through -65, inclusive.

**Zone 3 – Country Scenes (TM89-01):** APNs 381-260-49 through 381-260-62, inclusive.

**Zone 4 – Camelot Heights (TM89-02):** APNs 378-420-46 through 378-420-55, inclusive.

**Zone 5 – Mesa Heights (TM88-08):** APNs 386-670-01 through 386-670-44, inclusive.

**Zone 6 – Prospect Point (TM89-05):** APNs 386-250-07, -11, -12, -13, -14, -17, -19, -22, and -24.

**Zone 7- Treviso (TM03-01):** APNs 383-061-07-01 through -28, inclusive, 383-061-08-01 through -36, inclusive, 383-061-09-01 through -32, inclusive, 383-061-10-01 through -32, inclusive, 383-061-11-01 through -30, inclusive, and 383-061-12-01 through -28, inclusive.

**Zone 8 – Silver Country Estates (TM93-02):** APNs 378-440-01 through -29, inclusive, 378-441-01 through -26, inclusive, 378-441-29 through -41, inclusive, 378-441-44 and -45, 378-450-01 through -20, inclusive, 378-450-22 through -53, inclusive, 378-450-55, and 381-710-01 through -30, inclusive.

**Zone 9 – Mattazaro/Timberlane (TM88-07/TM92-03)** is APNs 381-690-02 through -12, inclusive, 381-690-15 through -26, inclusive, 381-690-34 through -40, inclusive, 381-690-47 through -49, inclusive, and 381-690-51.

**Zone 10 – Lakes West (TM90-02):** APN 386-300-58.

**Zone 11 – Padre Hills (TM89-04):** APNs 386-270-53 through -63, inclusive, and 386-270-70 through -93, inclusive.

**Zone 12 – The Heights (TM96-01):** APNs 378-460-01 through -06, inclusive, 378-460-09 through -40, inclusive, 378-460-43 and -44, and 378-461-01 through -06, inclusive, 378-461-09 through -20, inclusive, and 378-460-21 and -22.

**Zone 13 – Prospect Hills (TM96-02):** APNs 386-680-01 through -20, inclusive.

**Zone 14 – Mitchell Ranch (TM92-04):** APNs 381-720-01 through -16, inclusive.

**Zone 15 – Vista Este (TM00-03):** APNs 386-690-01 through -33, inclusive.

**Zone 16 – Prospect Glen (TM01-01):** APNs 383-490-01 through -48, inclusive.

**Zone 17 – Dakota Ranch (TM01-02):** APNs 378-420-56 through -75, inclusive.

**Zone 18 – Allos (TM98-02):** APNs 386-280-50 through -55, inclusive.

**Zone 19 – Sky Ranch (TM04-08):** APNs 385-430-01 through -22, inclusive, 385-431-01 through -08, inclusive, and 385-432-01 through 03, inclusive.

**FACILITIES AND/OR IMPROVEMENTS TO BE MAINTAINED** Facilities or improvements include landscaping within public streets, rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be maintained generally comprise frontage landscaping and hardscaping. Maintenance includes, but is not limited to, weeding, fertilizing, trimming, cleaning, energy, water, materials, personnel/equipment costs, contract services and other items needed to deliver these services. Zones responsible for their own maintenance are not included in the following section. The following describes zones that will be assessed and/or maintained by the District in FY 2014-15:

- Zone 1** Landscaping, walks and retaining wall faces on El Nopal St. and Julio Pl.
- Zone 3** Landscaping, walks and entry monument faces on Conejo Rd and Country Scenes Ct.
- Zone 4** Landscaping and retaining wall face on Princess Joann Rd. adjacent to the subdivision.
- Zone 8** Landscaping and faces of retaining walls along Cuyamaca St., El Nopal, Woodglen Vista Dr. and Cardoza Dr. adjacent to the site.
- Zone 9** Landscaping and faces of block retaining walls along Bilteer Dr. and Theresa Ln adjacent to the subdivision.
- Zone 12** Landscaping along Magnolia Avenue and along the pedestrian trail adjacent to the site.
- Zone 13** Landscaping and faces of privacy wall along Prospect Ave. and on Holden Rd. adjacent to the subdivision.
- Zone 14** Landscaping and faces of block retaining walls on El Nopal and Magnolia Ave. adjacent to the site.
- Zone 17** Landscaping on Princess Joann Rd. and Dakota Ranch Rd. adjacent to the site and entrance to the Dakota Ranch project.
- Zone 18** Parkway and slope landscaping between Prospect Ave. and Lot #1 of Allos; ten foot wide landscaped strip along the west side of Prospect Ct..

### **PROPOSED DISTRICT BUDGET**

**GENERAL** The '72 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and hardscaping facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water, and public utility costs. Incidental expenses, including administration of the District, data processing fees, annual Engineer's Report, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the maintenance of the District may also be included.

**BUDGET** Estimated FY 2014-15 expenditures are shown in Table 1. Budgets for Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 are covered. There are no budgets for Zones 5, 6, 7, 10, 11, 15, 16 and 19 because the respective property owners are directly responsible for maintenance.

### **BASIC DATA AND FINDINGS**

**BASIC DATA** Data has been compiled from the County Assessor's maps, Development Services Department records, and a field review by Community Services Department staff.

**FINDINGS** Individual parcels within a district receive benefits based on land use, size and location of landscaping improvements to be installed or maintained. In the Santee Landscape Maintenance District, all parcels are zoned for residential uses.

<b>Zone</b>	<b>Name</b>	<b>Tract/Map #</b>	<b>Total Assessable Parcels</b>	<b>Zoning</b>
1	El Nopal Estates	88-04	45	Residential
3	Country Scenes	89-01	14	Residential
4	Camelot Heights	89-02	10	Residential
5	Mesa Heights	88-08	44	Residential
6	Prospect Point	89-05	9	Residential
7	Treviso	03-01	186	Residential
8	Silver Country Estates	93-02	153	Residential
9	Mattazaro / Timberlane	88-07 / 92-03	34	Residential
10	Lakes West Condos	90-02	1 (78 condo parcels)	Residential
11	Padre Hills	89-04	35	Residential
12	The Heights	96-01	60	Residential
13	Prospect Hills	96-02	43	Residential
14	Mitchell Ranch	92-04	16	Residential
15	Vista Este	00-03	33	Residential
16	Prospect Glen	01-01	48	Residential
17	Dakota Ranch	01-02	20	Residential
18	Allos	98-02	6	Residential
19	Sky Ranch	04-08	371	Residential

## ASSESSMENT METHODOLOGY

**GENERAL** The '72 Act permits the establishment of assessment districts by cities for the purpose of providing and maintaining certain public improvements. The '72 Act requires that assessments be levied according to the benefit received rather than assessed value. Section 22573 states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots of parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

The '72 Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement.” (Section 22574) Thus, the '72 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment are the areas of all public streets, avenues, lanes, roads, drives, courts, and alleys; public parks, greenbelts and parkways; and public school property, other public property and zoned agricultural open space.

Article XIII D of the State Constitution also requires that the Engineer’s Report identify all parcels receiving a special benefit, and identify the extent of the special benefit conferred. It defines “special benefit” as: “. . . a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’ ” Article XIII D then states:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of . . . the maintenance and operation expenses of a public improvement. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

Article XIII D requirements for assessments are similar to those of traditional assessment district law, including the '72 Act. The purpose of the above cited section is to allow assessments to be used, again, as a legitimate financing mechanism and not as a means to impose a “flat rate parcel tax.” Thus, while a benefit determination is still made, the Engineer’s Report is now required to draw a stronger relationship, or nexus, between the property, the benefit received and the subsequent assessment.

**METHODOLOGY** One of Article XIII D’s most significant changes is the “calculation requirement.” Local agencies must now determine whether or not property owners would receive a “special benefit” from services financed by the assessment. An Engineer’s Report is required to estimate the special benefit and general benefit property owners would receive. This step is needed because Article XIII D allows only the recoupment of the proportionate share of costs of the special benefit. Individual levies must be set so that no property owner pays over the proportional share of the total cost. The Jarvis-Gann Group, in Prop 218’s “Statement of Drafter’s Intent,” notes that:

“What constitutes a special benefit will depend on the nature of the . . . service being provided. It must be more than a mere increase in the value of the property because, arguably, the availability of any public service could provide additional value. It must be a direct and special benefit conferred on the property that exceeds the benefit conferred on the public at large or even to other similar properties.”

Clearly an additional level of analysis is required; however, this additional analysis parallels the analyses presented in prior Engineer’s Reports which were prepared in compliance with the ‘72 Act. It differs only in the determination of special vs. general benefit. This requires establishing the facts surrounding each subdivision included or proposed to be included in a district, and requires that these facts support the conferral of the special benefit.

All residential subdivisions included in the Santee Landscape Maintenance District have improvements directly associated with the exterior entrances and internal circulation elements of each particular subdivision. These improvements are features of each subdivision’s overall design, are consistent with the City of Santee General Plan Development Standards and Subdivision Ordinance, and were included as a component of each project’s Tentative Map approval.

No improvements included within each zone’s maintenance responsibility are located outside the boundaries of each subdivision’s Tentative Map, or outside the limits of the improvements that fulfill the requirements of project approval. Improvements were installed as part of subdivision construction. If each subdivision had not been built, the improvements associated with each subdivision would not have been installed nor provided later. Thus, the existence of the improvements is a direct function of the construction of each subdivision, and the special benefit of the associated improvements therefore inures to each subdivision. No general benefit is assigned because the improvements would not have been installed without the subdivision.

The approval of each subdivision’s landscaping plan is part of the approval of each subdivision’s Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is an integral part. Similarly, occupancy would not have occurred without fulfilling the conditions of development approval, which includes the installation of the improvements. Therefore, the special benefits of the improvements accrue directly to each home in each subdivision.

The method of assessment spread remains unchanged from prior fiscal years. Assessment spreads are based upon a single-family home being equal to one benefit unit. Total assessment costs are divided by the total benefit units to determine a per benefit unit cost. The portion of the District addressed by this Engineer’s Report is split into zones representing different levels of benefit. Developments with no assessment determination are not described in the “Assessment Determination” section.

**ANNUAL ASSESSMENT RATE INCREASES** Per Article XIII D, the levy of maximum rates is contingent on obtaining a majority approval of property owners. The maximum assessment rates per unit in Zones 17, 18 and 19 may be increased by up to 2% annually by City Council action. Based on an analysis of the projected maintenance costs associated with existing public improvements, the maximum cap per unit have been established as \$343.46 in Zone 17, \$660.50 in Zone 18 and \$140.40 in Zone 19. Please note that all proposed assessments for FY 2014-15 are at or below the approved maximum, fulfilling Article XIII D requirements.

## ASSESSMENT DETERMINATION

**ASSESSMENT** Proposed FY 2014-15 assessments are based on the previous methodology and use data available from subdivisions' plans and Assessor's information. Maintenance costs are developed by the Community Services Department. The Finance Department believes the data to be accurate. Final assessments will be based upon these preliminary assessments and any changes made due to Council action and/or input received during the public hearings.

### **ZONE 1 - EL NOPAL ESTATES**

Operations, Maintenance, Administration and Engineering, net of total available: \$2,258.00  
Assessment Formula: [45 parcels (1 unit/parcel)];  $\$2,258.00/45 \text{ Units} = \$50.18 \text{ per Unit}$   
**Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year: \$50.18**

### **ZONE 3 - COUNTRY SCENES**

Operations, Maintenance, Administration and Engineering, net of total available: \$2,067.00  
Assessment Formula: [14 parcels (1 unit/parcel)];  $\$2,067.00/14 \text{ Units} = \$147.64 \text{ Per Unit}$   
**Zone 3 - Country Scenes Single-Family Parcel Cost Per Year: \$147.64**

### **ZONE 4 - CAMELOT HEIGHTS**

Operations, Maintenance, Administration and Engineering, net of total available: \$1,385.00  
Assessment Formula: [10 parcels (1 unit/parcel)];  $\$1,385.00/10 \text{ Units} = \$138.50 \text{ Per Unit}$   
**Zone 4 - Camelot Heights Single-Family Parcel Cost Per Year: \$138.50**

### **ZONE 8 - SILVER COUNTRY ESTATES**

Operations, Maintenance, Administration and Engineering, net of total available: \$75,735.00  
Assessment Formula: [153 parcels (1 unit/parcel)];  $\$75,735.00/153 \text{ Units} = \$495.00 \text{ Per Unit}$   
**Zone 8 - Silver Country Estates Single-Family Parcel Cost Per Year: \$495.00**

### **ZONE 9 - MATTAZARO/TIMBERLANE**

Operations, Maintenance, Administration and Engineering, net of total available: \$1,529.00  
Assessment Formula: [34 parcels (1 unit/parcel)];  $\$1,529.00/34 \text{ Units} = \$44.98 \text{ Per Unit}$   
**Zone 9 - Mattazaro/Timberlane Single-Family Parcel Cost Per Year: \$44.98**

### **ZONE 12 - THE HEIGHTS**

Operations, Maintenance, Administration and Engineering, net of total available: \$8,340.00  
Assessment Formula: [60 parcels (1 unit/parcel)];  $\$8,340.00/60 \text{ Units} = \$139.00 \text{ Per Unit}$   
**Zone 12 - The Heights Single-Family Parcel Cost Per Year: \$139.00**

### **ZONE 13 - PROSPECT HILLS**

Operations, Maintenance, Administration and Engineering, net of total available: \$3,225.00  
Assessment Formula: [43 parcels (1 unit/parcel)];  $\$3,225.00/43 \text{ Units} = \$75.00 \text{ Per Unit}$   
**Zone 13 - Prospect Hills Single-Family Parcel Cost Per Year: \$75.00**

### **ZONE 14 - MITCHELL RANCH**

Operations, Maintenance, Administration and Engineering, net of total available: \$2,690.00  
Assessment Formula: [16 parcels (1 unit/parcel)];  $\$2,690.00/16 \text{ Units} = \$168.14 \text{ Per Unit}$   
**Zone 14 - Mitchell Ranch Single-Family Parcel Cost Per Year: \$168.14**

**ZONE 17 – DAKOTA RANCH**

Operations, Maintenance, Administration and Engineering, net of total available: \$4,826.00

Assessment Formula: [20 parcels (1 unit/parcel)]; \$4,826.00/20 Units = \$241.30 Per Unit

**Zone 17 – Dakota Ranch Single-Family Parcel Cost Per Year: \$241.30**

**ZONE 18 – ALLOS**

Operations, Maintenance, Administration and Engineering, net of total available: \$3,556.00

Assessment Formula: [6 parcels (1 unit/parcel)]; \$3,556.00/6 Units = \$592.60 Per Unit

**Zone 18 – Allos Single-Family Parcel Cost Per Year: \$592.60**

**ASSESSMENT DIAGRAM STATEMENT**

The assessment diagrams showing the boundaries of the District and the active zones addressed by this Engineer's Report and which will be assessed in FY 2014-15 are on file in the offices of the City Clerk and the Director of Finance. Copies of each diagram are included in this report as Exhibit A through Exhibit J (Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18). For exact details of parcels and dimensions, please refer to the Assessor's maps located in the office of the San Diego County Recorder.

Submitted by:

---

**Scott A. Johnson, P.E.**

License No.: C 53347

License expiration date: June 30, 2015

Principal Civil Engineer, City of Santee

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND  
COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN AN EXISTING  
DISTRICT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING  
THEREON FOR THE FY 2014-15 SANTEE LANDSCAPE MAINTENANCE DISTRICT**

**WHEREAS**, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

**WHEREAS**, at this time, the facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets, rights-of-ways and easements within various residential areas in the City.

**WHEREAS**, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the expenses necessary for continued maintenance of improvements within said District; and

**WHEREAS**, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy; and

**WHEREAS**, that the Report as presented - consisting of plans and specifications, estimate of cost, diagram of the District, and assessment of the estimated cost as previously approved on a preliminary basis - is ordered to be filed in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2014-15 that has been previously approved is directed to be filed in the Office of the City Clerk for public review.

**SECTION 3.** That the public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in said Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance of improvements as estimated in said Report.

**SECTION 4.** The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

**RESOLUTION NO. \_\_\_\_\_**

**SECTION 5.** Eight zones will have the same assessments in FY 2014-15 as in the prior year. Two zones will have increased assessments within the authorized increase amounts.

**SECTION 6.** There are no new improvements or any substantial changes to existing improvements.

**SECTION 7.** The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

**SECTION 8.** That all monies collected shall be deposited in a special fund known as: "**SPECIAL FUND - SANTEE LANDSCAPE MAINTENANCE DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance or improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

**SECTION 9.** Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

**SECTION 10.** Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

**SECTION 11.** Notice is hereby given that a public hearing is scheduled for 7:00 p.m. on July 23, 2014, during the regular meeting of the Santee City Council, City Hall Council Chambers, 10601 Magnolia Avenue, Santee, California, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

**SECTION 12.** That the Finance Department is directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication shall be not less than ten (10) days before the date set for said Public Hearing.

**RESOLUTION NO. \_\_\_\_\_**

**SECTION 13.** That this Resolution shall take effect immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

1H

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTIONS INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2014-15 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

**DIRECTOR/DEPARTMENT** Tim K. McDermott, Director of Finance 

**SUMMARY** Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct initial actions in order to proceed with the annual levy of an assessment. First, the City Council must formally initiate the proceedings and direct the preparation of an Engineer's Report, analyzing existing and proposed improvement to the District. Next, the City Council must take formal action to either approve or modify and approve the proposed Engineer's Report. Finally, the City Council must formally declare its intention to provide for the annual levy and collection of an assessment and provide notice of a public hearing.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2014-15. There will be no change in the assessment for Zones A, B, C and the residential portion of Zone D, as they are at the maximum assessment. The assessment for the commercial portion of Zone D is proposed to increase by 5.5% to \$5,480.00 per acre, which is the maximum authorized assessment for this Zone.

**FINANCIAL STATEMENT**  A total of \$321,773 is proposed to be assessed on property owners within Zones A through D of the TCLMD for the cost of maintenance and administration.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** Adopt three Resolutions: 1) Initiate proceedings and order the preparation of an engineer's report, 2) Approve the engineer's report, and 3) Declare intention to levy assessments and set a public hearing for July 23, 2014.

**ATTACHMENTS** (Listed Below) 

- 1) Assessment Summary
- 2) Resolution Initiating Preparation of Engineer's Report FY 2014-15 TCLMD Annual Levy Assess (Vicinity Maps)
- 3) Resolution Approving Engineer's Report for Annual Levy of Assessment FY 2014-15 for TCLMD (Engineer's Report)
- 4) Resolution Declaring Intent to Provide Annual Levy and Collection of Assessment, and Setting a Time and Place for a Public Hearing Thereon

**ASSESSMENT SUMMARY FOR  
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

**FY 2014-15 ASSESSMENTS VS. FY 2013-14 ASSESSMENTS  
AND APPROVED MAXIMUM ASSESSMENT**

Zone	Title	Benefit Unit Used	FY 2014-15 Maintenance & Administration	Reserves 7/1/2014	FY 13-14 Levy Per Benefit Unit	FY 14-15 Levy Per Benefit Unit	FY 14-15 Total Levy	Maximum Total Levy
A	Town Center Parkway	Acre	\$167,400.00	\$75,475.00	\$1,627.00/ \$2,973.00 (1)	\$1,627.00/ \$2,973.00 (1)	\$141,816.82	\$141,816.82
B	The Lakes	SFH (2)	\$9,620.00	\$20,703.00	\$84.48	\$84.48	\$7,518.72	\$7,518.72
C	San Remo	SFH (2)	\$8,775.00	\$13,170.00	\$218.22	\$218.22	\$7,855.92	\$7,855.92
D	Mission Creek - Commercial	Acre	N/A	N/A	\$5,192.12	\$5,481.35	\$46,749.20	\$46,749.20
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	\$286.00	\$117,832.00	\$117,832.00
	Mission Creek - All Uses	N/A	\$167,800.00	\$88,524.00	N/A	N/A	\$164,581.20	\$164,581.20

Attachment 1

Notes:

- (1) Based on a 1987 agreement with the RDA and The Price Company, the Costco parcel is levied a lower overall assessment. All other parcels are charged the second-shown rate.
- (2) "SFH" means Single Family Home.

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2014-15 TOWN CENTER LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2014; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

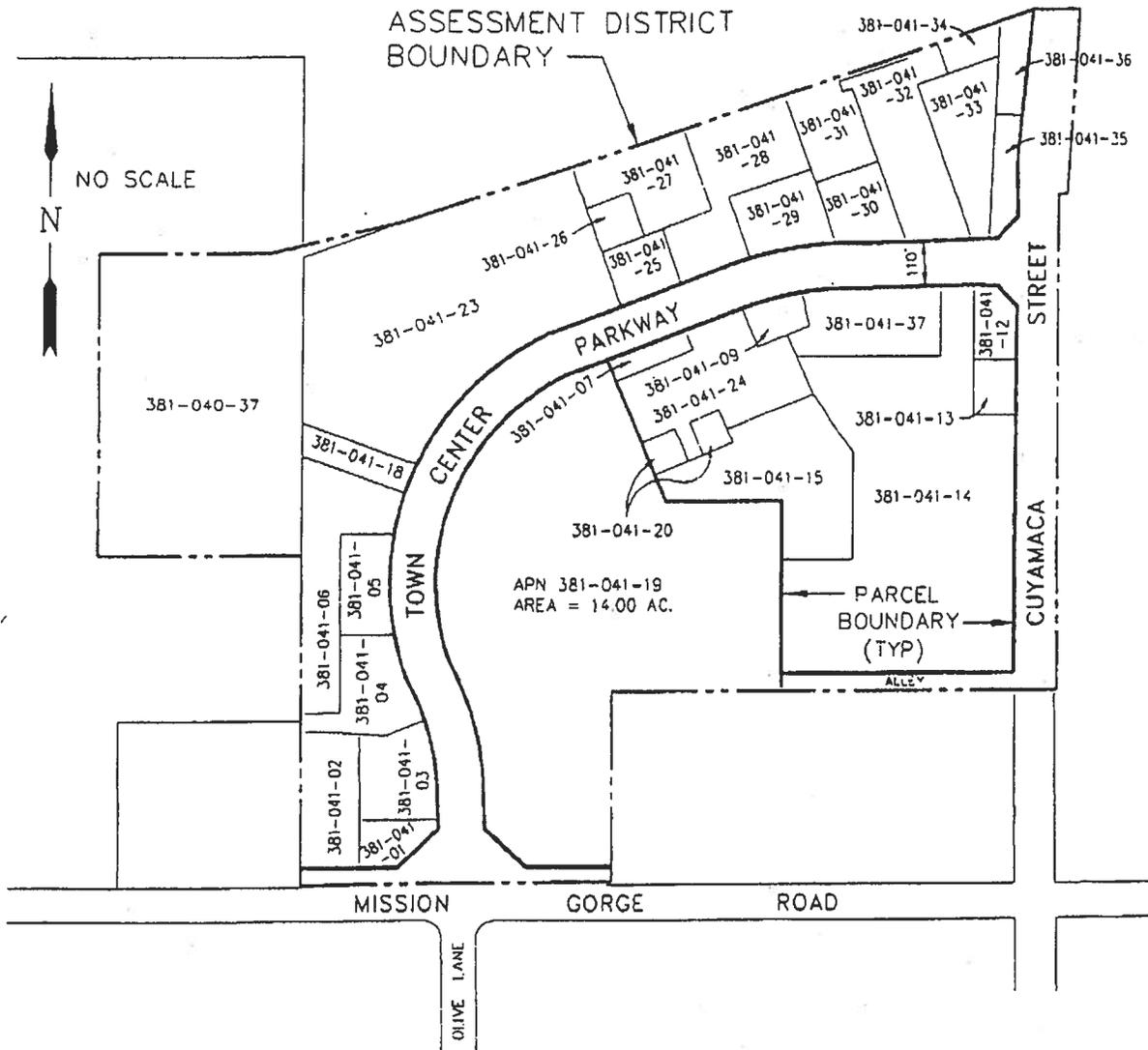
**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.



SANTEE TOWN CENTER  
LANDSCAPE MAINTENANCE DISTRICT  
**ZONE A - TOWN CENTER**



**TCLMD - EXHIBIT A**

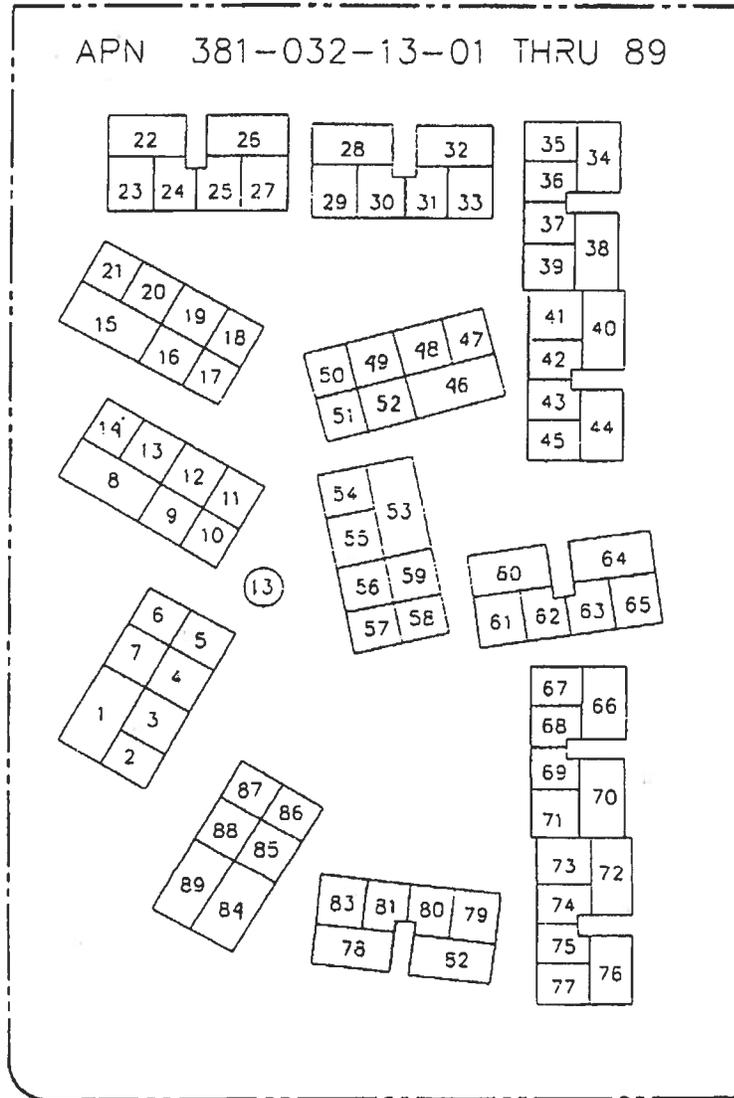
# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT **ZONE B - THE LAKES**



NO SCALE

APN 381-032-13-01 THRU 89

PALM GLEN DR.



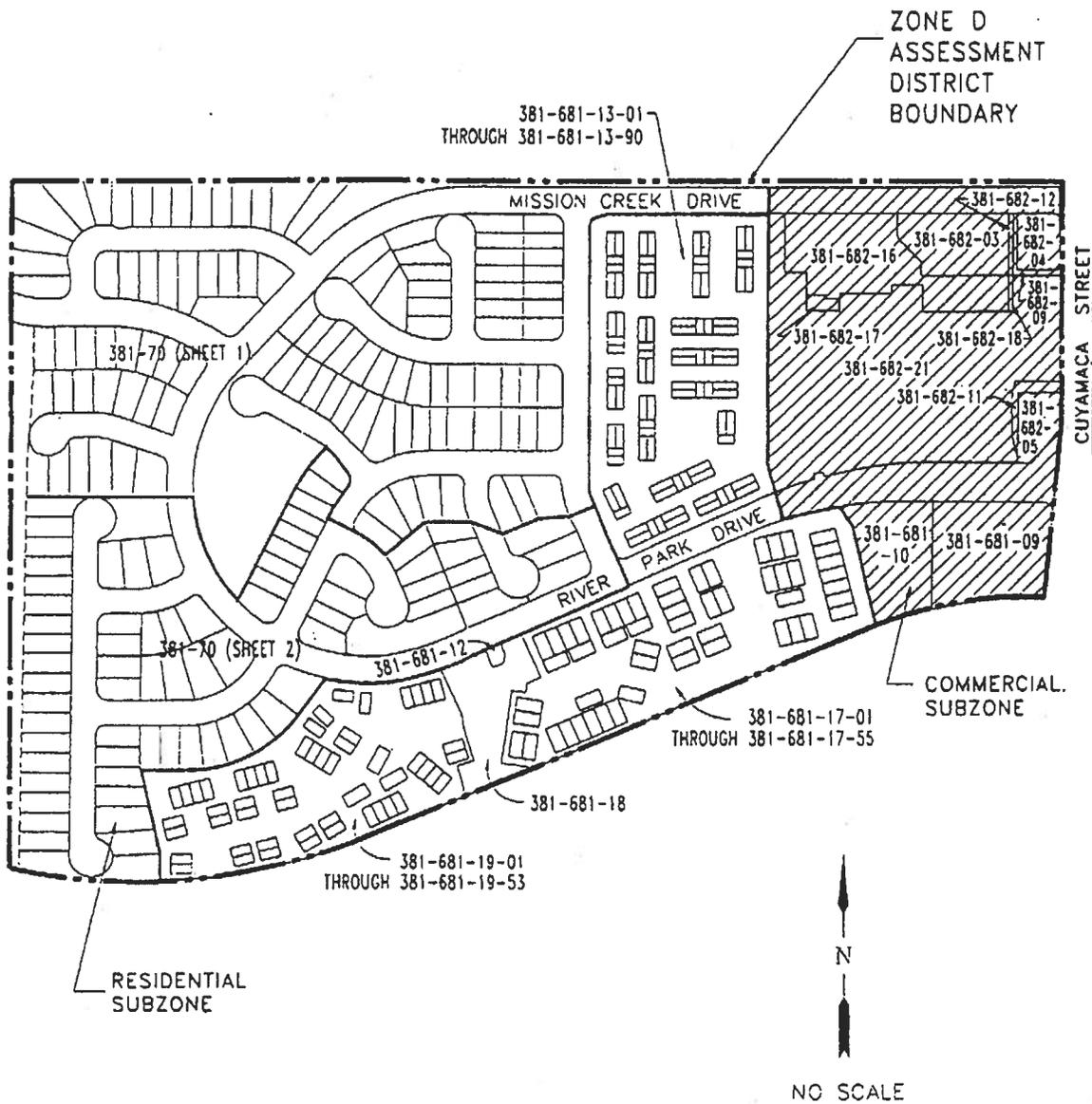
ZONE B  
ASSESSMENT  
DISTRICT  
BOUNDARY

MAGNOLIA AVE.

**TCLMD - EXHIBIT B**

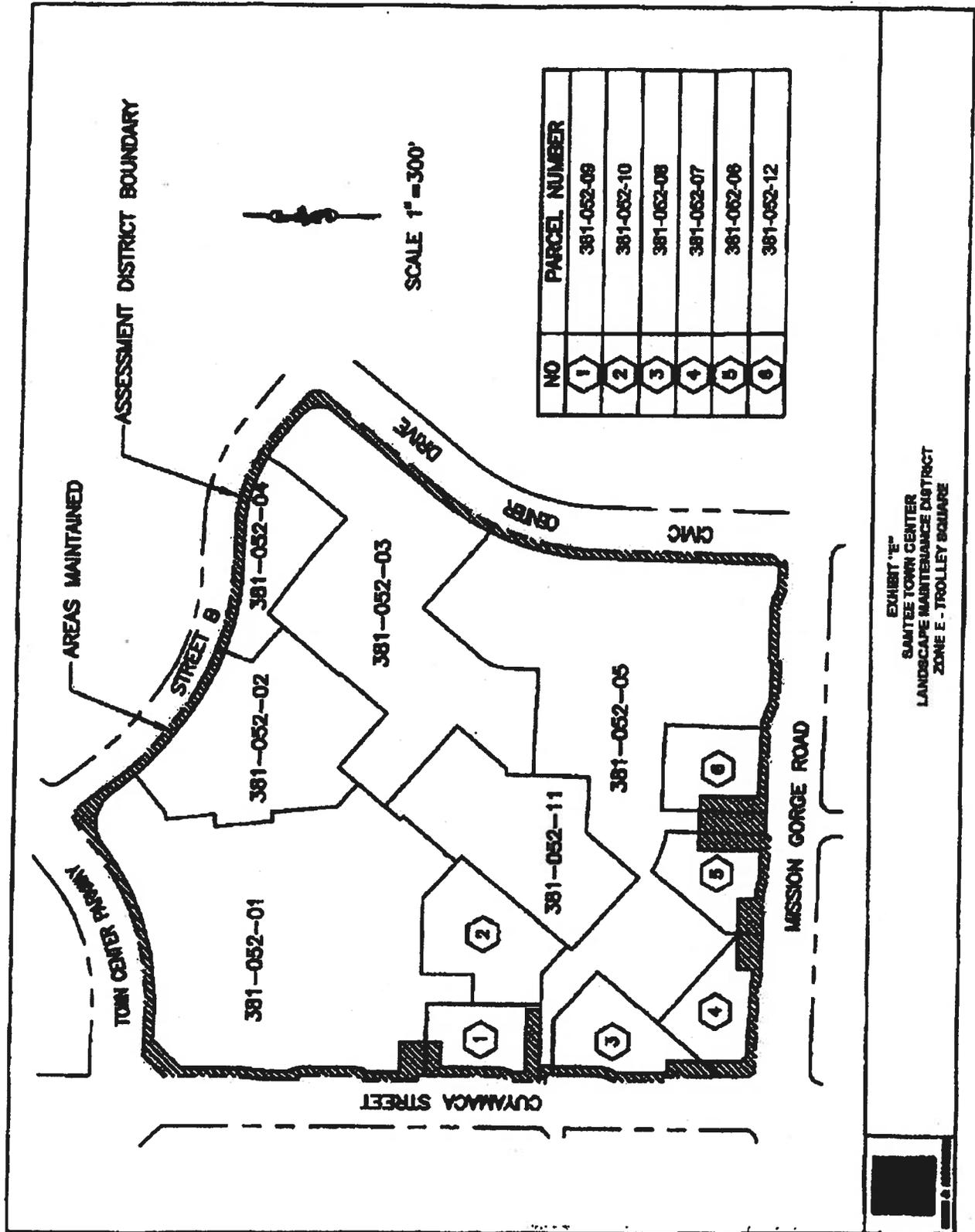


SANTEE TOWN CENTER  
LANDSCAPE MAINTENANCE DISTRICT  
**ZONE D** - MISSION CREEK

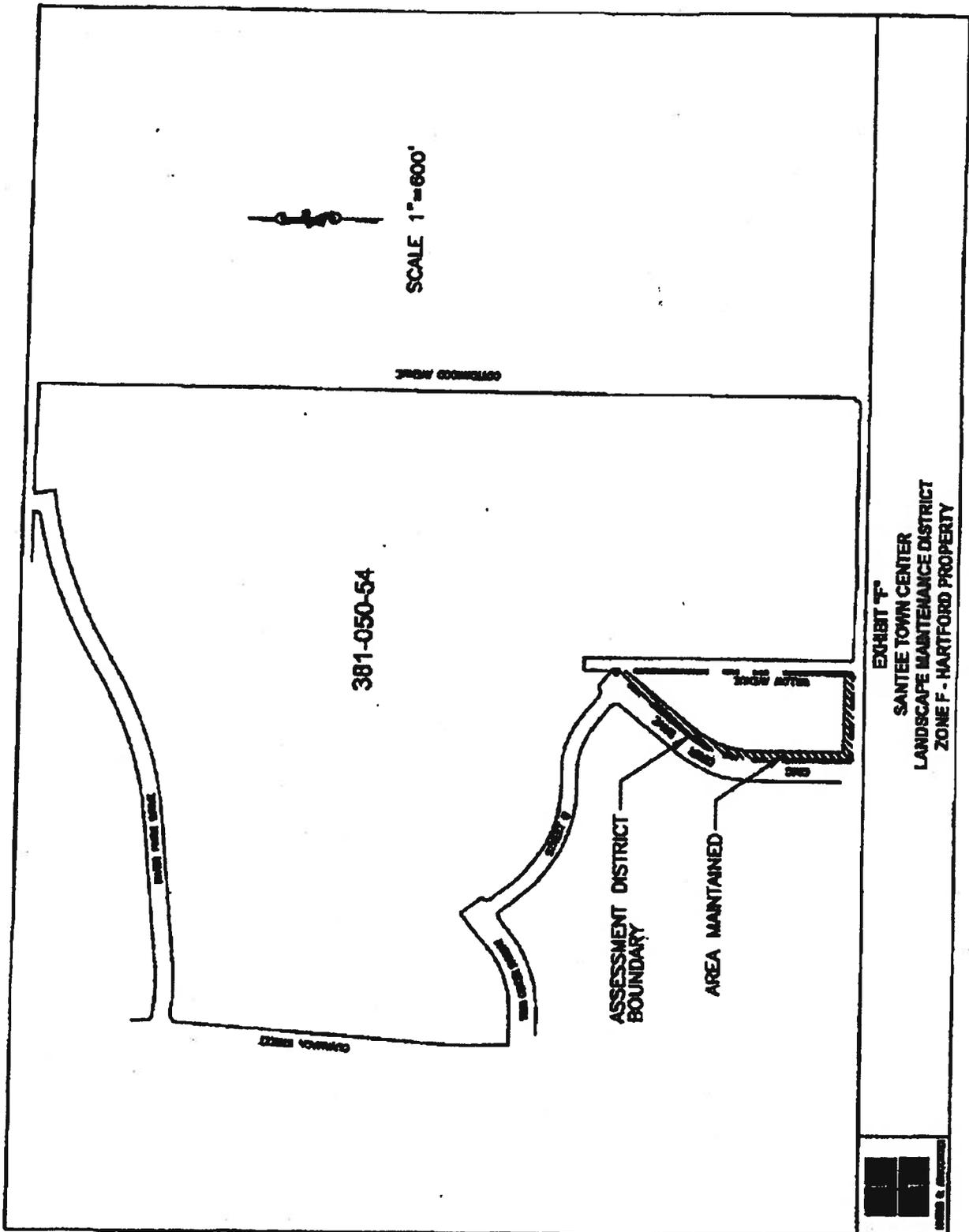


TCLMD - **EXHIBIT D**

ZONE E - TROLLEY SQUARE



ZONE F - HARTFORD PROPERTY



ZONE G - RIVERWALK

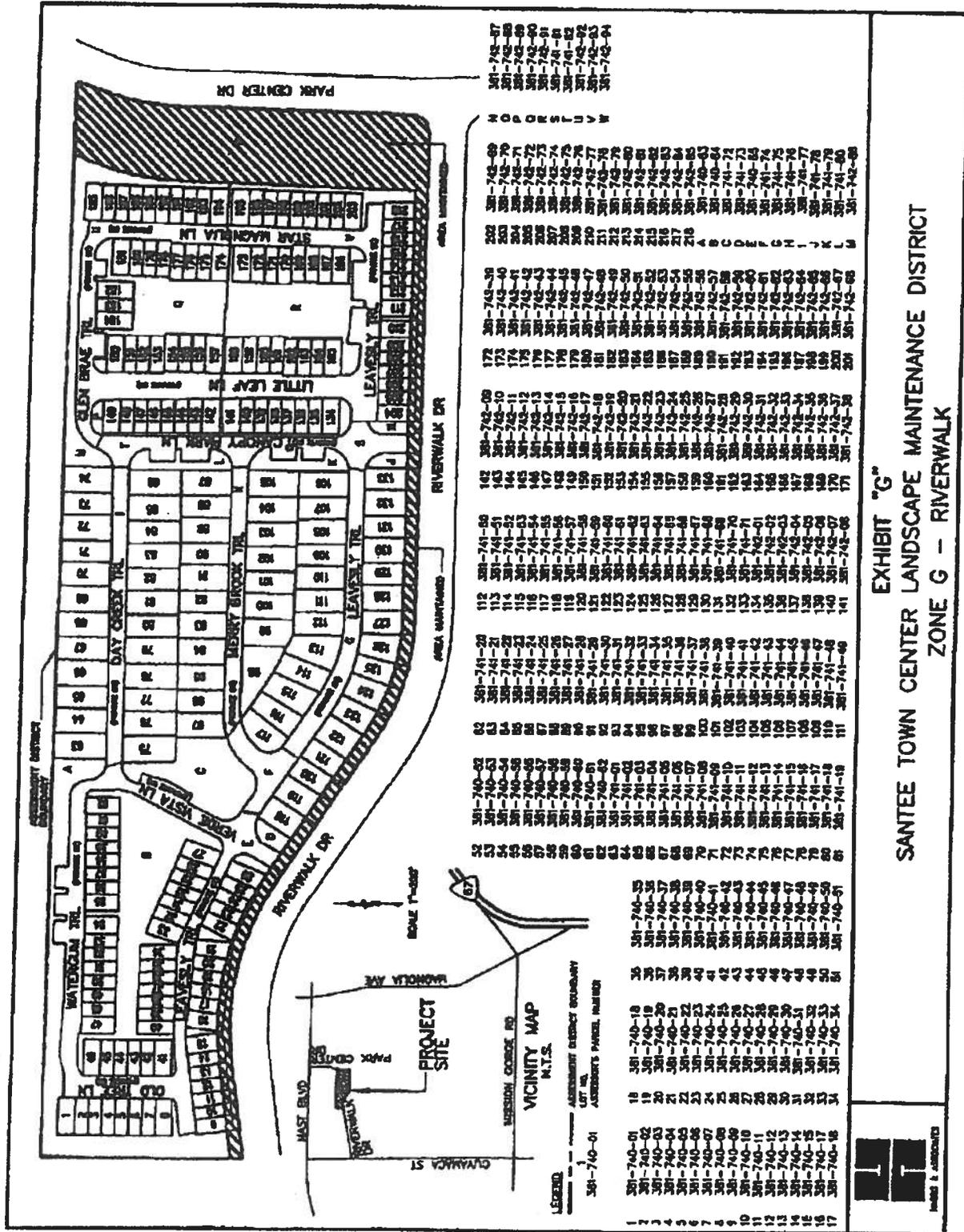
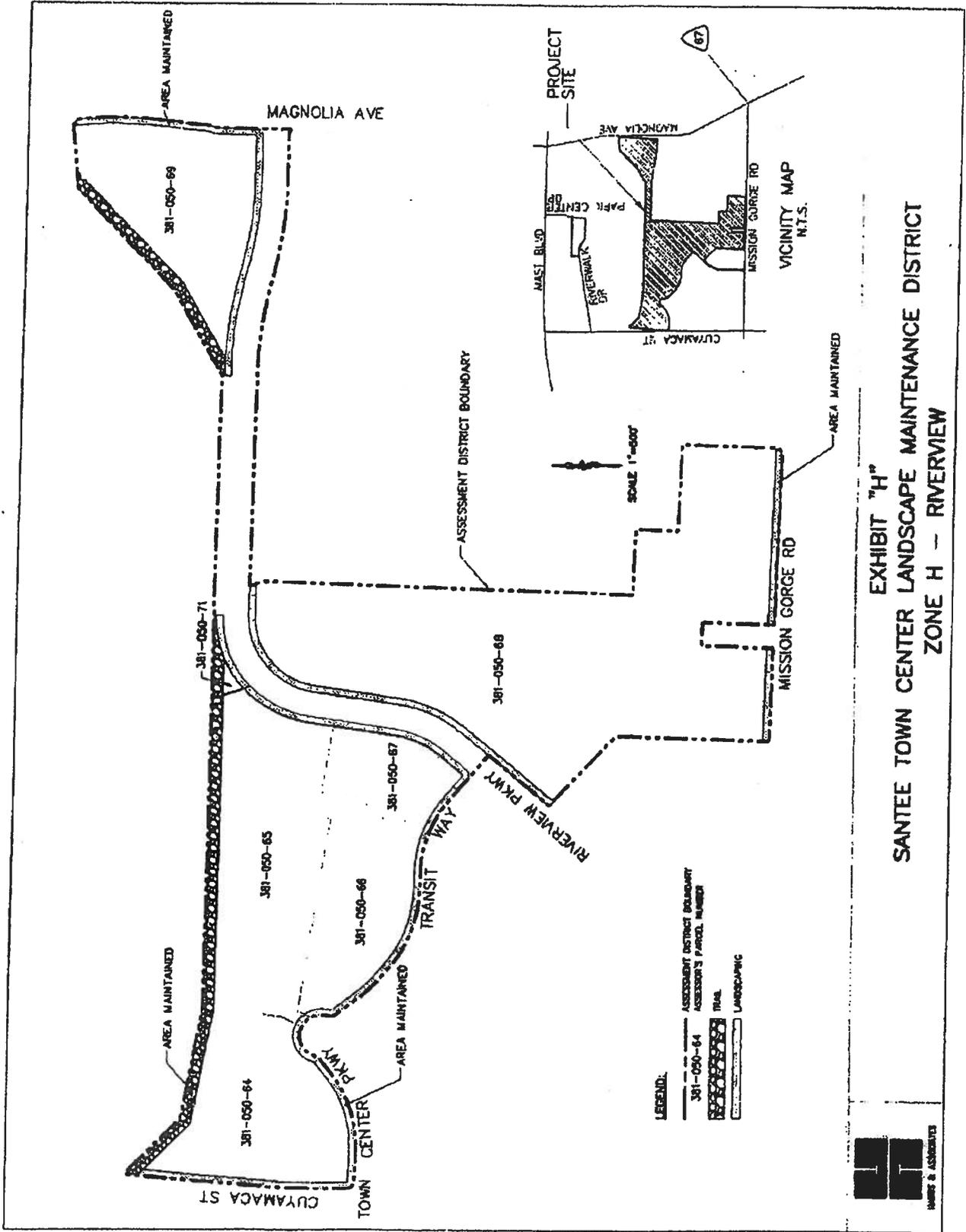


EXHIBIT "G"  
SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE G - RIVERWALK

ZONE H - RIVERVIEW



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF  
ASSESSMENTS FOR THE FY 2014-15 FOR THE  
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

**WHEREAS**, the City Council of the City of Santee, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the costs, a diagram of the district, and an assessment of the costs relating to what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

**WHEREAS**, the FY 2014-15 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

**WHEREAS**, this City Council has examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That the Report as presented, consisting of:

- A. plans and specifications of the maintenance of the improvements to be performed;
- B. estimates of the cost of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefit to be conferred by such maintenance of the improvements on the parcels within the District;
- C. diagram of the District, which shows (i) the exterior boundaries of the District; (ii) the boundaries and zones within the District; and (iii) the lines and dimensions and dimensions each parcel of land of land within the District; provided, however, such diagram may refer to the county assessor's maps for a detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions;

**RESOLUTION NO. \_\_\_\_\_**

- D. a description of the maintenance of the improvements to be performed; and
- E. the assessment of the total amount of the cost and expenses of the maintenance of the improvements upon the several divisions of land in the District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance;

is hereby approved as filed, attached and on file in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK**

Attachment: Engineer's Report

*Fiscal Year 2014-15 Preliminary Engineer's Report*

# Santee Town Center Landscape Maintenance District



Prepared for



ALBERT A.

**WEBB**

ASSOCIATES

*Strength Through History and Innovation.*



[www.webbassociates.com](http://www.webbassociates.com)

Santee Town Center Landscape Maintenance District  
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Appendices	Appendix A: Preliminary Assessment Roll Appendix B: Assessment Diagrams	



Corporate Headquarters  
3788 McCray Street | Riverside, CA 92506  
T: 951.686.1070 | F: 951.788.1256

Desert Region  
36951 Cook Street #103 | Palm Desert, CA 92211  
T: 760.568.5005 | F: 760.568.3443

June 2014

AGENCY: CITY OF SANTEE  
PROJECT: SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
TO: CITY COUNCIL  
CITY OF SANTEE  
STATE OF CALIFORNIA

**REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"**

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. \_\_\_\_-2014 adopted by the City of Santee, City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Town Center Landscape Maintenance District (the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2014 to June 30, 2015.

- Section 1*      **PLANS AND SPECIFICATION** of the improvements to be maintained and-or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
  
- Section 2*      A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.
  
- Section 3*      **Assessment Diagrams** showing the boundaries of the assessment District as shown in Appendix B.
  
- Section 4*      A **METHOD OF ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.
  
- Section 5*      The **PROPOSED ASSESSMENTS** for each Zone within Santee Town Center Landscape Maintenance District.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

ALBERT A. WEBB ASSOCIATES



\_\_\_\_\_  
 MATTHEW E. WEBB  
 PROFESSIONAL CIVIL ENGINEER NO. 37385  
 ENGINEER OF WORK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by adoption of Resolution No. \_\_\_\_\_ by City Council.

\_\_\_\_\_  
 CITY CLERK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
 CITY CLERK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

**WHEREAS**, on June 11, 2014 the City Council of the City of Santee (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), adopted its Resolution Initiating/Intention Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for Santee Town Center Landscape Maintenance District;

**WHEREAS**, the Resolution of Initiation/Intention directed Albert A. Webb Associates, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for Santee Town Center Landscape Maintenance District for the referenced fiscal year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

**NOW THEREFORE**, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

#### SUMMARY OF ASSESSMENTS

Description	Budgeted for Fiscal Year 2014-15
<b>Zone A-Town Center</b>	
Total Assessments for Fiscal Year 2014-15	\$141,820
City of Santee Contribution	\$25,580
Transfer to Reserve Fund	\$0
<b>Total Expenditures/Proposed Budget</b>	<b>\$167,400</b>
<b>Zone B-The Lakes</b>	
Total Assessments for Fiscal Year 2014-15	\$7,520
Reserve Fund Contribution	\$2,100
<b>Total Expenditures/Proposed Budget</b>	<b>\$9,620</b>
<b>Zone C-San Remo</b>	
Total Assessments for Fiscal Year 2014-15	\$7,860
Reserve Fund Contribution	\$915
<b>Total Expenditures/Proposed Budget</b>	<b>\$8,775</b>
<b>Zone D-Mission Creek</b>	
Total Assessments for Fiscal Year 2014-15	\$164,580
Reserve Fund Contribution	\$3,220
<b>Total Expenditures/Proposed Budget</b>	<b>\$167,800</b>
<b>Total Assessments for Fiscal Year 2014-15</b>	<b>\$353,595</b>

\*No Assessment for Zones E-H will be levied for the Fiscal Year 2014-15 as the property owners' association is maintaining the improvements to a satisfactory level in the City, but may be levied in future years.

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them.

Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

#### ■ Description of the Boundaries of Santee Town Center Landscape Maintenance District

**Zone A** commonly referred to as Town Center, is located north of Mission Gorge Road and west of Cuyamaca Street, and all parcels along Town Center Parkway between Mission Gorge Road and Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 30 commercial units with 54.04 acres of land.

**Zone B** commonly referred to as The Lakes, is located north of Palm Glen Drive and west of Magnolia Avenue within the incorporated territory of the City of Santee. The zone consists of 89 residential units.

**Zone C** commonly referred to as San Remo, is located south of Mast Boulevard with parcels along both sides of San Remo Court and Bilteer Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.

**Zone D** commonly referred to as Mission Creek, is located west of Cuyamaca Street and all parcels on cul-de-sacs off of Mission Creek Drive and River Park Drive west of Cuyamaca Street within the incorporated territory of the City of Santee. The zone consists of 181 single family residential units, 231 multi-family residential units, 18 commercial units, 1 vacant commercial unit, and one exempt parcel.

**Zone E** commonly referred to as Trolley Square is located north of Mission Gorge Road and south of Town Center Parkway, east of Cuyamaca Street and west of Civic Center Drive within the incorporated territory of the City of Santee. The zone consists of 12 commercial units with 44.43 acres of land.

**Zone F** commonly referred to as Hartford Property, is located east of Cuyamaca Street and Civic Center Drive and west of Cottonwood Avenue, south of River Park Drive and northeast of Town Center Parkway, and Street B Drive within the incorporated territory of the City of Santee. The zone consists of 1 commercial unit with 7.97 acres of land.

**Zone G** commonly referred to as Riverwalk, is located east of Cuyamaca Street and east of Park Center Drive, south of Mast Boulevard and along the north side of Riverwalk Drive within the incorporated territory of the City of Santee. The zone consists of 218 residential units.

**Zone H** commonly referred to as RiverView, is located east of Cuyamaca Street and west of Magnolia Avenue, southeast of Riverwalk Drive and north of Mission Gorge Road within the incorporated territory of the City of Santee. The zone has 6 units of commercial/residential property with 78.30 acres of land.

## ■ Description of Improvements and Services

Landscaping facilities or improvements are defined as landscaping within public streets and public rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be performed generally consist of maintenance of median and right-of-way landscaping, including but not limited to personnel costs, electrical energy, water, materials, contracting services and other items necessary for the satisfactory delivery of these services.

### **Zone A - Town Center**

The primary improvements provided within Zone A may include but are not limited to: medians within Town Center Parkway, open space and landscape easements, public alleyways within the boundaries of the District, and public walkways and pathways within the District.

### **Zone B - The Lakes**

The primary improvements provided within Zone B may include but are not limited to: public walkways and landscape easements, and walkways and parkway landscaping within the public right-of-way on Palm Glen Drive and Magnolia Avenue.

### **Zone C - San Remo**

The primary improvements provided within Zone C may include but are not limited to: public walkways and sound walls on Mast Boulevard, open space, landscape and drainage easements.

### **Zone D - Mission Creek**

The primary improvements provided within Zone D may include but are not limited to: landscape easements, public access, walkways and parkways throughout the Mission Creek development, Western bike path, entrance monuments on the corners of Cuyamaca Street and River Park Drive, San Diego River Channel improvements (i.e., Linear Park, Pedestrian Bridge, Riparian Habitat, etc.), landscape easements, public access, walkways and parkways at Commercial Unit No. 3, landscape easements, public access, walkways and parkways at Residential Units 1 and 2, landscape easements, public access, walkways and parkways at the Mission Creek Townhomes, and landscape easements, public access, walkways and parkways at the Mission Creek Cluster Homes.

### **Zone E - Trolley Square**

The primary improvements provided within Zone E may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Cuyamaca Street and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the west side of Civic Center Drive between Mission Gorge Road and Street B, parkway landscaping and appurtenances within the public right-of-way on the south side of Street B between Civic Center Drive and Town Center Parkway, parkway landscaping and appurtenances within the public right-of-way on the south side of Town Center Parkway between Street B and Cuyamaca Street, parkway landscaping and appurtenances within the public right-of-way on the east side of Cuyamaca Street between Town Center Parkway and Mission Gorge Road, water feature at corner of Cuyamaca Street and Mission Gorge Road, water feature at corner of Mission Gorge Road and Civic Center Drive, and water feature at the north end of the trolley station.

**Zone F - Hartford Property**

The primary improvements provided within Zone F may include but are not limited to: landscape, maintenance and access easements, parkway landscaping and appurtenances within the public right-of-way on the north side of Mission Gorge Road between Willow Avenue and Civic Center Drive, parkway landscaping and appurtenances within the public right-of-way on the east side of Civic Center Drive between Mission Gorge Road and Street B.

**Zone G - Riverwalk**

The primary improvements provided within Zone G may include but are not limited to: landscaping along Riverwalk Drive and Park Center Drive adjacent to the site and the entrance to the Riverwalk project (approximately 22,259 SF).

**Zone H - RiverView**

The primary improvements provided within Zone H may include but are not limited to: landscaping along the east side of Cuyamaca Street, landscaping along the north side of Town Center Parkway, landscaping along the north side of Transit Way, landscaping along the west and north sides of Riverview Parkway, and landscaping along the north side of Mission Gorge Road. landscaping along the east and south sides of Riverview Parkway, landscaping along the north side of Riverview Parkway, landscaping along the west side of Magnolia Avenue, and pedestrian easement.

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities can be recovered by the District. Maintenance can include the repair and/or replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the formation and maintenance of the District can also be included. The estimated expenditures for maintenance and the assessments to be levied for Fiscal Year 2014-15 under consideration for this report have been provided by the City and are as follows for each zone.

■ **Zone A- Town Center Budget**

Description	Fiscal Year 2014-15 Estimated Through June 30, 2015
<b>Revenues:</b>	
Assessments	\$141,820
City of Santee’s Contribution*	\$25,580
Transfer to Reserve Fund	\$0
<b>Total Revenues</b>	<b>\$167,400</b>
<b>Expenditures</b>	
Administration	\$3,000
Advertising	\$400
Electricity & Gas	\$28,000
Water & Sewer - Grounds	\$47,000
Repair/Maintenance - Grounds	\$70,000
Irrigation Materials	\$8,000
Internal Service Charges	\$11,000
<b>Total Expenditures/Proposed Budget</b>	<b>\$167,400</b>

\* The City’s Contribution is for the cost of maintaining the Town Center street monuments, median islands, and certain rights-of-way within the District. The City’s contribution for maintenance of these items, Fiscal Year 2014-15 estimated at \$25,580 including contingencies, is included in the Gas Tax Fund of the Maintenance Division Budget.

■ **Zone B- The Lakes Budget**

Description	Fiscal Year 2014-15 Estimated Through June 30, 2015
<b>Revenues:</b>	
Assessments	\$7,520
Reserve Fund Contribution	\$2,100
<b>Total Revenues</b>	<b>\$9,620</b>
<b>Expenditures</b>	
Administration	\$250
Advertising	\$70
Water & Sewer - Grounds	\$3,300
Repair/Maintenance - Grounds	\$5,100
Internal Service Charges	\$ 900
<b>Total Expenditures/Proposed Budget</b>	<b>\$9,620</b>

■ Zone C - San Remo Budget

Description	Fiscal Year 2014-15 Estimated Through June 30, 2015
<b>Revenues:</b>	
Assessments	\$7,860
Reserve Fund Contribution	\$915
<b>Total Revenues</b>	<b>\$8,775</b>
<b>Expenditures</b>	
Administration	\$225
Advertising	\$50
Water & Sewer - Grounds	\$4,000
Repair/Maintenance - Grounds	\$3,500
Internal Service Charges	\$1,000
<b>Total Expenditures/Proposed Budget</b>	<b>\$8,775</b>

■ Zone D - Mission Creek Budget

Description	Fiscal Year 2014-15 Estimated Through June 30, 2015
<b>Revenues:</b>	
Assessments	\$164,580
Reserve Fund Contribution	\$3,220
<b>Total Revenues</b>	<b>\$167,800</b>
<b>Expenditures</b>	
Administration	\$2,500
Advertising	\$300
Electricity & Gas	\$20,000
Water & Sewer - Grounds	\$60,000
Repair/Maintenance - Grounds	\$71,000
Irrigation Materials	\$3,000
Internal Service Charges	\$11,000
<b>Total Expenditures/Proposed Budget</b>	<b>\$167,800</b>

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater.

No assessment will be levied for Zones E through H for the Fiscal Year 2014-15 as the property owners' association has maintained the improvements to a level satisfactory to the City.

■ **Assessment Diagrams**

Assessment Diagrams for the Santee Town Center Landscape Maintenance District, Zones A-H have been submitted to the City of Santee in the format required under the provision of the Act. The lines and dimensions shown on maps of the County of San Diego Assessor’s Office for the current year are incorporated by reference in Appendix B herein and made part of this Report.

### ■ Method of Apportionment

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (S&H S22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax." Excepted from the assessment would be the area of all public streets and right-of-way; all public parks, greenbelts and parkways.

### ■ Special Benefit Determination

The City of Santee considers the maintenance and upkeep of parkways and adjacent slopes to be the responsibility of the adjacent development due to the added beautification of the local community which extends to the perimeter of the development.

Improvements that provide a special benefit to an isolated group of parcels of land located within the District are considered to be a localized benefit, and the costs associated with these improvements are assessed to all assessable the parcels receiving the localized benefit. Localized benefits include the construction, operation, servicing and maintenance of the improvements that only benefit the parcels located within the localized areas.

**Localized Landscaping** – Parcels that have localized landscaping such as entryway landscaping, parkway landscaping, etc. adjacent to or near their parcels directly benefit from the landscaping improvements and are assessed for the costs of the localized landscaping.

### ■ General Benefit

The landscape improvements maintained by each zone provide no general public benefit in that the improvements were installed for the sole benefit of the properties within each benefit zone. The landscape improvements do not extend beyond the perimeter of the boundary of each of those benefit zones. It is therefore determined that all properties within each zone benefit equally from the financed improvements and the costs and expenses for the landscaping maintenance and services are apportioned on a per parcel basis.

## ■ Special Benefit Zones

The Santee Town Center Landscape Maintenance District has eight (8) special benefit zones.

**Zones “A through H”** were established to accurately track and assess the costs associated with the localized landscaping improvements such as entryway landscaping and parkway landscaping, etc. for specific development sites. These improvements are only assessed to the parcels within the development sites that directly benefit from the improvements.

### **Zone A - Town Center**

The method of apportionment for Zone A is based upon the percentage of square footage of landscaping, maintained in the right-of-way, adjacent to an individual property owner’s property. The actual adjacent values have been calculated and percentages have been determined to be as indicated in the following figure for the District. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone A, all parcels are zoned for commercial usage. Assessor Parcel 381-041-18 is designated as a public street and is exempt from assessment.

### **Zone B - The Lakes**

The method of apportionment for Zone B is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone B. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone B, all parcels are zoned for residential usage. All parcels share an equal benefit in landscape areas that are adjacent to Palm Glen Drive and Magnolia Avenue.

### **Zone C - San Remo**

The method of spread from Zone C is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone C. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone C, all parcels are zoned for residential usage. All parcels share an equal benefit in landscaped areas and are accessible from Mast Boulevard.

### **Zone D - Mission Creek**

The methodology to be used to apportion the assessments to those parcels in Zone D, Mission Creek, will be based upon the special benefit received. Based upon a review of the proposed land uses for Tentative Map No. 87-01 (November 8, 1989) and Revised Illustrative Site Plan C (September 22, 1989), provided by City staff, it is recommended that the single family parcel be used as the basic unit of calculation for the assessments. Single family residential parcels account for approximately 60% of the proposed residential development within the project. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping. In the case of the Santee Town Center Landscape Maintenance District, Zone D, the property has been designated for single family residential, multi-family residential and commercial usage. All parcels will be assessed a fair and equitable portion of the landscape improvements benefiting the properties.

The following methodology has been developed to calculate the EDUs to be assigned to each lot or parcel within the Zone based on land use and parcel size

Single Family Residential- The single family parcel was selected as the basic unit of calculation for the assessments, and is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to calculate the EDUs for other residential land uses and for commercial/industrial parcels as described below based on land use and parcel size.

Multi-Family Residential- The EDUs for land zones for multi-family uses would be assessed 1 EDU per dwelling unit, e.g., a parcel with 100 condominium units would be assigned 100 EDUs.

Vacant Residential- The EDUs for parcels defined as residential but having no dwelling unit on them are calculated based on 1.8 EDUs per acre or any portion thereof, with a minimum of 0.20 EDU. This allocation was developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre) and then assigning twenty (20) percent of the calculated EDUs to the parcel (twenty percent estimates the ratio of land value to land value plus improvement).

Commercial- The EDUs for land zoned for commercial uses would be assigned at the rate of nine (9) EDUs per acre. This allocation has been developed by dividing the average residential lot size in this project of 4,700 sq.ft. into 43,560 sq.ft. (1 acre).

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned EDUs at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them.

The assessment per equivalent dwelling unit (cost per EDU) will be determined by dividing the total assessment to be levied by the total number of EDUs. The assessment for each parcel would be calculated by multiplying the parcel's number of EDUs by the cost per EDU.

#### **Zone D - Benefit Zones**

In order to determine charges or rates based on the benefit(s) received by each lot or parcel, it is recommended that two subzones be established within Zone D, Mission Creek. Based on review of the proposed improvements and facilities to be maintained and operated by Zone D, a Residential Subzone (including single family and multi-family residential parcels) and a Commercial Subzone should be established.

The Zone-wide improvements include the San Diego River Channel improvements, consisting of the Linear Park, Pedestrian Bridge and Riparian Habitat. The San Diego River Channel improvements provide a special benefit to all parcels in the zone since the improvements border the entire project and were required by the conditions of development for the entire project. Therefore, the maintenance costs for these improvements are spread to all parcels in the zone.

The improvements at Commercial Unit No. 3, consisting of the maintenance of monuments on Cuyamaca Street and River Park Drive, landscape easements, public access, walkways and parkways provide a special benefit to the parcels in the Commercial Subzone since the improvements front the Commercial Subzone and were required by the conditions of development for the project.

The parcels in the Residential Subzone receive a special benefit from the maintenance of the western bike path and the improvements for Residential Units 1 and 2, the Mission Creek Townhomes and the Cluster Homes, which consist of entrance monuments, landscape easements, public access, walkways and parkways, since the improvements front the Residential Subzone and were required by the conditions of development for the project.

### **Zone E - Trolley Square**

The methodology to be used to apportion the assessments to those parcels in Zone E, Trolley Square, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

Commercial- The benefit for land zoned for commercial uses would be assigned on a per acre basis, where one acre of commercial land equals one adjusted acre of commercial land.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them. Therefore, one acre of vacant commercial land equals 0.20 adjusted acre of vacant commercial land.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the adjusted acreage. The assessment for each parcel would be calculated by multiplying the parcel's adjusted acreage by the cost per adjusted acre.

### **Zone F - Hartford Property**

The methodology to be used to apportion the assessments to those parcels in Zone F, Hartford Property, will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel's acreage by the cost per acre.

### **Zone G - Riverwalk**

The method of spread from Zone G is based upon the finding that each residential unit within the zone shares an equal benefit from landscaped areas to be maintained. The assessment for each unit will be determined by dividing the total assessment costs by the total number of units in Zone G.

### **Zone H - RiverView**

The methodology to be used to apportion the assessments to those parcels in Zone H (RiverView) will be based upon the special benefit received. The following methodology has been developed to calculate the benefit to be assigned to each lot or parcel within the Zone based on land use and parcel size.

Residential- The benefit for land used for developed residential uses would be assigned on a per acre basis and then converted to per unit cost based on the number of residential units.

Commercial- The benefit for land used for developed commercial/public uses would be assigned on a per acre basis.

Vacant Commercial- Parcels defined as vacant commercial parcels would be assigned benefit at the allocated rate of 20% of the Commercial rate, which have structures or improvements on them, i.e. developed.

The assessment per parcel will be determined by dividing the total assessment to be levied by the sum of the acreage. The assessment for each parcel would be calculated by multiplying the parcel’s acreage by the cost per acre.

■ **Annual Assessment Rate Increases**

Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone A – Town Center, a maximum assessment of \$2,973.00 per acre has been established for the 71.1% portion and \$1,627.00 per acre for the Costco portion. Zones B and C were not established with a CPI escalator and cannot increase without a majority approval Proposition 218 Ballot process. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone D – Mission Creek, a maximum cap of \$286.00 per EDU has been established for the Residential Subzone and \$5,480.00 per acre for the Commercial Subzone.

The maximum assessment rate per acre for Zones E, F and G may be increased by 2% by City Council approval each year. The maximum assessment rate per acre for Zone H may be increased by City Council approval each year by (i) the Consumer Price Index - all Urban Consumers for the San Diego Area or (ii) two percent (2%), whichever is greater. Annually, the City Council will determine the operations and maintenance budgeting needs for each zone and determine the annual assessment. The annual assessment amount will not exceed these maximum rates unless a balloting process in compliance with Proposition 218 is completed. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone E (Trolley Square), the maximum assessment rate for FY 2014-15 will be \$4,895.90 per adjusted acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone F (Hartford Property), the maximum assessment rate for FY 2014-15 will be \$3,402.08 per acre. Based on an analysis of the projected operations and maintenance costs associated with the public improvements within Zone G (Riverwalk), the maximum assessment rate for FY 2014-15 will be \$137.20 per EDU. Based on an analysis of the projected operations and maintenance costs associated with existing and future public improvements within Zone H (RiverView), the maximum assessment rate for FY 2014-15 will be \$8,032.94 per acre for Commercial property and \$432.76 per unit for Residential property.

**Fiscal Year 2014-15 Assessment Calculations**

**Zone A - Town Center**

Cost x Percentage of Square Footage/ Parcel	
Costco Portion	\$22,778
Remaining Portion	\$2,973 per Acre
<b>Proposed Levy Amount</b>	<b>\$141,820</b>

**Zone B - The Lakes**

Calculated FISCAL YEAR 2014-15 Assessment per Parcel	\$84.49
Total Assessable Parcels	89
<b>Proposed Levy Amount</b>	<b>\$7,520</b>

**Zone C - San Remo**

Calculated FISCAL YEAR 2014-15 Assessment per Parcel	\$218.33
Total Assessable Parcels	36
<b>Proposed Levy Amount</b>	<b>\$7,860</b>

**Zone D - Mission Creek**

Improvements which benefit the entire zone include the San Diego River improvements, and have been allocated to all parcels.

**Total Assessment Cost/Total No. of EDUs**  
 $\$80,743/488.76 \text{ EDUs} = \$165.20/\text{EDU}$

The Improvements for Commercial Unit No. 3 benefit the parcels in the Commercial Subzone, and have been spread to all parcels.

**Total Assessment Cost/No. of EDUs**  
 $\$34,069/76.76 \text{ EDUs} = \$443.84/\text{EDU}$

The total assessment rate for parcels in the Commercial Subzone will be \$609.04 per EDU (including the improvements for Commercial Unit No. 3 and the improvements that benefit the entire zone).

The improvements for the Western Bike Path, Residential Units 1 and 2, the Townhouses and the Cluster Homes benefit the parcels in the Residential Subzone and have been spread to all parcels in the subzone.

**Total Assessment Cost/No. of EDUs**  
 $\$49,770/412.00 \text{ EDUs} = \$120.80/\text{EDU}$

The total assessment rate for parcels in the Residential Subzone will be \$286.00 per EDU (including the improvements for the Western Bike Path, Residential Units 1 and 2, the Townhomes, the Cluster Homes and the improvements that benefit the entire zone).

**Zone E - Trolley Square**

The maximum assessment rate for FY 2014-15 will be increased by 2% to \$4,895.90/adjusted acre. No assessment will be levied for the Fiscal Year 2014-15 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone E, all parcels are zoned for commercial usage. There are no public properties in Zone E that benefit from the improvements.

**Zone F - Hartford Property**

The maximum assessment rate for FY 2014-15 will be increased by 2% to \$3,482.08/acre. No assessment will be levied for the Fiscal Year 2014-15 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone F, all parcels, with the exception of one, are zoned for commercial usage. There is one (1) public property in Zone F that benefits from the improvements.

**Zone G - Riverwalk**

The maximum assessment rate for FY 2014-15 will be increased by 2% to \$137.20 per EDU. No assessment will be levied for the Fiscal Year 2014-15 as the property owners' association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of Zone G of the Santee Town Center Landscape Maintenance District, all parcels are zoned for residential usage for the current year. We have investigated the properties in Zone G and have determined that there are no public properties that benefit from the improvements. There are public streets, public rights-of-way, and easements within Zone G, but they do not benefit from the improvements.

**Zone H - RiverView**

The maximum assessment rate for FY 2014-15 will be increased by 2% to \$8,032.94 per acre for Commercial property and \$432.76 per unit for Residential property. No assessment will be levied for the Fiscal Year 2014-15 as the management association has maintained the improvements to a level satisfactory to the City. Individual parcels within a landscape district will receive benefits based on land use, size and location of landscaping improvements to be installed, operated or maintained. In the case of the Santee Town Center Landscape Maintenance District, Zone H, all assessable parcels are zoned for commercial usage. We have investigated the properties in Zone H and have determined that there are currently five (5) public properties that benefit from the improvements.

The actual assessment and the amount of the assessment for the Fiscal Year 2014-15 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

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Appendix A

Preliminary Assessment Roll

A L B E R T A .

**WEBB**

A S S O C I A T E S

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE A**  
**FUND NO. 609114**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	
381-041-01-00	\$2,051.36	381-041-02-00	\$3,329.76	381-041-03-00	\$2,824.34	
381-041-04-00	\$2,854.08	381-041-05-00	\$2,170.28	381-041-07-00	\$624.32	
381-041-09-00	\$1,010.82	381-041-12-00	\$1,486.50	381-041-13-00	\$1,159.46	
381-041-14-00	\$25,924.56	381-041-15-00	\$7,016.28	381-041-19-00	\$22,778.00	
381-041-20-00	\$1,010.82	381-041-23-00	\$19,740.72	381-041-24-00	\$6,005.46	
381-041-25-00	\$1,724.34	381-041-26-00	\$921.62	381-041-27-00	\$3,508.14	
381-041-28-00	\$6,183.84	381-041-29-00	\$1,783.80	381-041-30-00	\$1,902.72	
381-041-31-00	\$2,556.78	381-041-32-00	\$5,321.66	381-041-33-00	\$4,221.66	
381-041-34-00	\$743.24	381-041-35-00	\$1,843.26	381-041-36-00	\$2,051.36	
381-041-37-00	\$4,102.74	381-041-38-00	\$1,278.38	381-041-39-00	\$3,686.52	
<b>Total</b>				<b>30</b>	<b>Parcels</b>	<b>\$141,816.82</b>

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE B**  
**FUND NO. 609115**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>
381-032-13-01	\$84.48	381-032-13-02	\$84.48	381-032-13-03	\$84.48
381-032-13-04	\$84.48	381-032-13-05	\$84.48	381-032-13-06	\$84.48
381-032-13-07	\$84.48	381-032-13-08	\$84.48	381-032-13-09	\$84.48
381-032-13-10	\$84.48	381-032-13-11	\$84.48	381-032-13-12	\$84.48
381-032-13-13	\$84.48	381-032-13-14	\$84.48	381-032-13-15	\$84.48
381-032-13-16	\$84.48	381-032-13-17	\$84.48	381-032-13-18	\$84.48
381-032-13-19	\$84.48	381-032-13-20	\$84.48	381-032-13-21	\$84.48
381-032-13-22	\$84.48	381-032-13-23	\$84.48	381-032-13-24	\$84.48
381-032-13-25	\$84.48	381-032-13-26	\$84.48	381-032-13-27	\$84.48
381-032-13-28	\$84.48	381-032-13-29	\$84.48	381-032-13-30	\$84.48
381-032-13-31	\$84.48	381-032-13-32	\$84.48	381-032-13-33	\$84.48
381-032-13-34	\$84.48	381-032-13-35	\$84.48	381-032-13-36	\$84.48
381-032-13-37	\$84.48	381-032-13-38	\$84.48	381-032-13-39	\$84.48
381-032-13-40	\$84.48	381-032-13-41	\$84.48	381-032-13-42	\$84.48
381-032-13-43	\$84.48	381-032-13-44	\$84.48	381-032-13-45	\$84.48
381-032-13-46	\$84.48	381-032-13-47	\$84.48	381-032-13-48	\$84.48
381-032-13-49	\$84.48	381-032-13-50	\$84.48	381-032-13-51	\$84.48
381-032-13-52	\$84.48	381-032-13-53	\$84.48	381-032-13-54	\$84.48
381-032-13-55	\$84.48	381-032-13-56	\$84.48	381-032-13-57	\$84.48
381-032-13-58	\$84.48	381-032-13-59	\$84.48	381-032-13-60	\$84.48
381-032-13-61	\$84.48	381-032-13-62	\$84.48	381-032-13-63	\$84.48
381-032-13-64	\$84.48	381-032-13-65	\$84.48	381-032-13-66	\$84.48
381-032-13-67	\$84.48	381-032-13-68	\$84.48	381-032-13-69	\$84.48
381-032-13-70	\$84.48	381-032-13-71	\$84.48	381-032-13-72	\$84.48
381-032-13-73	\$84.48	381-032-13-74	\$84.48	381-032-13-75	\$84.48
381-032-13-76	\$84.48	381-032-13-77	\$84.48	381-032-13-78	\$84.48
381-032-13-79	\$84.48	381-032-13-80	\$84.48	381-032-13-81	\$84.48
381-032-13-82	\$84.48	381-032-13-83	\$84.48	381-032-13-84	\$84.48
381-032-13-85	\$84.48	381-032-13-86	\$84.48	381-032-13-87	\$84.48
381-032-13-88	\$84.48	381-032-13-89	\$84.48		
<b>Total</b>				<b>89</b>	<b>Parcels</b>
					<b>\$7,518.72</b>

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE C**  
**FUND NO. 609122**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>
381-310-50-00	\$218.22	381-310-51-00	\$218.22	381-310-52-00	\$218.22
381-310-53-00	\$218.22	381-310-54-00	\$218.22	381-310-56-00	\$218.22
381-310-58-00	\$218.22	381-310-59-00	\$218.22	381-310-60-00	\$218.22
381-310-61-00	\$218.22	381-310-62-00	\$218.22	381-310-63-00	\$218.22
381-310-64-00	\$218.22	381-310-65-00	\$218.22	381-310-66-00	\$218.22
381-310-67-00	\$218.22	381-310-68-00	\$218.22	381-310-69-00	\$218.22
381-310-70-00	\$218.22	381-310-71-00	\$218.22	381-310-72-00	\$218.22
381-310-73-00	\$218.22	381-310-74-00	\$218.22	381-310-75-00	\$218.22
381-310-76-00	\$218.22	381-310-77-00	\$218.22	381-310-78-00	\$218.22
381-310-79-00	\$218.22	381-310-80-00	\$218.22	381-310-81-00	\$218.22
381-310-82-00	\$218.22	381-310-83-00	\$218.22	381-310-84-00	\$218.22
381-310-85-00	\$218.22	381-310-89-00	\$218.22	381-310-91-00	\$218.22
<b>Total</b>				<b>36</b>	<b>Parcels</b>
					<b>\$7,855.92</b>

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE D**  
**FUND NO. 609123**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>
381-681-13-01	\$286.00	381-681-13-02	\$286.00	381-681-13-03	\$286.00
381-681-13-04	\$286.00	381-681-13-05	\$286.00	381-681-13-06	\$286.00
381-681-13-07	\$286.00	381-681-13-08	\$286.00	381-681-13-09	\$286.00
381-681-13-10	\$286.00	381-681-13-11	\$286.00	381-681-13-12	\$286.00
381-681-13-13	\$286.00	381-681-13-14	\$286.00	381-681-13-15	\$286.00
381-681-13-16	\$286.00	381-681-13-17	\$286.00	381-681-13-18	\$286.00
381-681-13-19	\$286.00	381-681-13-20	\$286.00	381-681-13-21	\$286.00
381-681-13-22	\$286.00	381-681-13-23	\$286.00	381-681-13-24	\$286.00
381-681-13-25	\$286.00	381-681-13-26	\$286.00	381-681-13-27	\$286.00
381-681-13-28	\$286.00	381-681-13-29	\$286.00	381-681-13-30	\$286.00
381-681-13-31	\$286.00	381-681-13-32	\$286.00	381-681-13-33	\$286.00
381-681-13-34	\$286.00	381-681-13-35	\$286.00	381-681-13-36	\$286.00
381-681-13-37	\$286.00	381-681-13-38	\$286.00	381-681-13-39	\$286.00
381-681-13-40	\$286.00	381-681-13-41	\$286.00	381-681-13-42	\$286.00
381-681-13-43	\$286.00	381-681-13-44	\$286.00	381-681-13-45	\$286.00
381-681-13-46	\$286.00	381-681-13-47	\$286.00	381-681-13-48	\$286.00
381-681-13-49	\$286.00	381-681-13-50	\$286.00	381-681-13-51	\$286.00
381-681-13-52	\$286.00	381-681-13-53	\$286.00	381-681-13-54	\$286.00
381-681-13-55	\$286.00	381-681-13-56	\$286.00	381-681-13-57	\$286.00
381-681-13-58	\$286.00	381-681-13-59	\$286.00	381-681-13-60	\$286.00
381-681-13-61	\$286.00	381-681-13-62	\$286.00	381-681-13-63	\$286.00
381-681-13-64	\$286.00	381-681-13-65	\$286.00	381-681-13-66	\$286.00
381-681-13-67	\$286.00	381-681-13-68	\$286.00	381-681-13-69	\$286.00
381-681-13-70	\$286.00	381-681-13-71	\$286.00	381-681-13-72	\$286.00
381-681-13-73	\$286.00	381-681-13-74	\$286.00	381-681-13-75	\$286.00
381-681-13-76	\$286.00	381-681-13-77	\$286.00	381-681-13-78	\$286.00
381-681-13-79	\$286.00	381-681-13-80	\$286.00	381-681-13-81	\$286.00
381-681-13-82	\$286.00	381-681-13-83	\$286.00	381-681-13-84	\$286.00
381-681-13-85	\$286.00	381-681-13-86	\$286.00	381-681-13-87	\$286.00
381-681-13-88	\$286.00	381-681-13-89	\$286.00	381-681-13-90	\$286.00
381-681-17-01	\$286.00	381-681-17-02	\$286.00	381-681-17-03	\$286.00
381-681-17-04	\$286.00	381-681-17-05	\$286.00	381-681-17-06	\$286.00
381-681-17-07	\$286.00	381-681-17-08	\$286.00	381-681-17-09	\$286.00
381-681-17-10	\$286.00	381-681-17-11	\$286.00	381-681-17-12	\$286.00
381-681-17-13	\$286.00	381-681-17-14	\$286.00	381-681-17-15	\$286.00
381-681-17-16	\$286.00	381-681-17-17	\$286.00	381-681-17-18	\$286.00
381-681-17-19	\$286.00	381-681-17-20	\$286.00	381-681-17-21	\$286.00
381-681-17-22	\$286.00	381-681-17-23	\$286.00	381-681-17-24	\$286.00
381-681-17-25	\$286.00	381-681-17-26	\$286.00	381-681-17-27	\$286.00
381-681-17-28	\$286.00	381-681-17-29	\$286.00	381-681-17-30	\$286.00
381-681-17-31	\$286.00	381-681-17-32	\$286.00	381-681-17-33	\$286.00
381-681-17-34	\$286.00	381-681-17-35	\$286.00	381-681-17-36	\$286.00
381-681-17-37	\$286.00	381-681-17-38	\$286.00	381-681-17-39	\$286.00
381-681-17-40	\$286.00	381-681-17-41	\$286.00	381-681-17-42	\$286.00
381-681-17-43	\$286.00	381-681-17-44	\$286.00	381-681-17-45	\$286.00
381-681-17-46	\$286.00	381-681-17-47	\$286.00	381-681-17-48	\$286.00
381-681-17-49	\$286.00	381-681-17-50	\$286.00	381-681-17-51	\$286.00
381-681-17-52	\$286.00	381-681-17-53	\$286.00	381-681-17-54	\$286.00
381-681-17-55	\$286.00	381-681-19-01	\$286.00	381-681-19-02	\$286.00
381-681-19-03	\$286.00	381-681-19-04	\$286.00	381-681-19-05	\$286.00

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE D**  
**FUND NO. 609123**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>
381-681-19-06	\$286.00	381-681-19-07	\$286.00	381-681-19-08	\$286.00
381-681-19-09	\$286.00	381-681-19-10	\$286.00	381-681-19-11	\$286.00
381-681-19-12	\$286.00	381-681-19-13	\$286.00	381-681-19-14	\$286.00
381-681-19-15	\$286.00	381-681-19-16	\$286.00	381-681-19-17	\$286.00
381-681-19-18	\$286.00	381-681-19-19	\$286.00	381-681-19-20	\$286.00
381-681-19-21	\$286.00	381-681-19-22	\$286.00	381-681-19-23	\$286.00
381-681-19-24	\$286.00	381-681-19-25	\$286.00	381-681-19-26	\$286.00
381-681-19-27	\$286.00	381-681-19-28	\$286.00	381-681-19-29	\$286.00
381-681-19-30	\$286.00	381-681-19-31	\$286.00	381-681-19-32	\$286.00
381-681-19-33	\$286.00	381-681-19-34	\$286.00	381-681-19-35	\$286.00
381-681-19-36	\$286.00	381-681-19-37	\$286.00	381-681-19-38	\$286.00
381-681-19-39	\$286.00	381-681-19-40	\$286.00	381-681-19-41	\$286.00
381-681-19-42	\$286.00	381-681-19-43	\$286.00	381-681-19-44	\$286.00
381-681-19-45	\$286.00	381-681-19-46	\$286.00	381-681-19-47	\$286.00
381-681-19-48	\$286.00	381-681-19-49	\$286.00	381-681-19-50	\$286.00
381-681-19-51	\$286.00	381-681-19-52	\$286.00	381-681-19-53	\$286.00
381-681-20-01	\$286.00	381-681-20-02	\$286.00	381-681-20-03	\$286.00
381-681-20-04	\$286.00	381-681-20-05	\$286.00	381-681-20-06	\$286.00
381-681-20-07	\$286.00	381-681-20-08	\$286.00	381-681-20-09	\$286.00
381-681-20-10	\$286.00	381-681-20-11	\$286.00	381-681-20-12	\$286.00
381-681-20-13	\$286.00	381-681-20-14	\$286.00	381-681-20-15	\$286.00
381-681-20-16	\$286.00	381-681-20-17	\$286.00	381-681-20-18	\$286.00
381-681-20-19	\$286.00	381-681-20-20	\$286.00	381-681-20-21	\$286.00
381-681-20-22	\$286.00	381-681-20-23	\$286.00	381-681-20-24	\$286.00
381-681-20-25	\$286.00	381-681-20-26	\$286.00	381-681-20-27	\$286.00
381-681-20-28	\$286.00	381-681-20-29	\$286.00	381-681-20-30	\$286.00
381-681-20-31	\$286.00	381-681-20-32	\$286.00	381-681-20-33	\$286.00
381-682-21-00	\$30,695.26	381-682-22-01	\$572.48	381-682-22-02	\$572.48
381-682-22-03	\$572.48	381-682-22-04	\$572.48	381-682-22-05	\$572.48
381-682-22-06	\$572.48	381-682-22-07	\$572.48	381-682-22-08	\$572.48
381-682-22-09	\$572.48	381-682-22-10	\$572.48	381-682-22-11	\$572.48
381-682-22-12	\$572.48	381-682-22-13	\$572.48	381-682-22-14	\$572.48
381-682-22-15	\$572.48	381-682-23-00	\$4,385.04	381-682-24-00	\$395.86
381-682-25-00	\$2,685.84	381-700-01-00	\$286.00	381-700-02-00	\$286.00
381-700-03-00	\$286.00	381-700-04-00	\$286.00	381-700-05-00	\$286.00
381-700-06-00	\$286.00	381-700-07-00	\$286.00	381-700-08-00	\$286.00
381-700-09-00	\$286.00	381-700-10-00	\$286.00	381-700-11-00	\$286.00
381-700-12-00	\$286.00	381-700-13-00	\$286.00	381-700-14-00	\$286.00
381-700-15-00	\$286.00	381-700-16-00	\$286.00	381-700-17-00	\$286.00
381-700-18-00	\$286.00	381-700-19-00	\$286.00	381-700-20-00	\$286.00
381-700-21-00	\$286.00	381-700-22-00	\$286.00	381-700-23-00	\$286.00
381-700-24-00	\$286.00	381-700-25-00	\$286.00	381-700-26-00	\$286.00
381-700-27-00	\$286.00	381-700-28-00	\$286.00	381-700-29-00	\$286.00
381-700-30-00	\$286.00	381-700-31-00	\$286.00	381-700-32-00	\$286.00
381-700-33-00	\$286.00	381-700-34-00	\$286.00	381-700-35-00	\$286.00
381-700-36-00	\$286.00	381-700-37-00	\$286.00	381-700-38-00	\$286.00
381-700-39-00	\$286.00	381-700-40-00	\$286.00	381-700-41-00	\$286.00
381-700-42-00	\$286.00	381-700-43-00	\$286.00	381-700-44-00	\$286.00
381-700-45-00	\$286.00	381-700-46-00	\$286.00	381-700-47-00	\$286.00
381-701-01-00	\$286.00	381-701-02-00	\$286.00	381-701-03-00	\$286.00

**LEVY DETAIL**  
**FISCAL YEAR 2014-2015**

**CITY OF SANTEE**  
**TOWN CENTER ZONE D**  
**FUND NO. 609123**

<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>	<i>APN</i>	<i>Levy</i>
381-701-04-00	\$286.00	381-701-05-00	\$286.00	381-701-06-00	\$286.00
381-701-07-00	\$286.00	381-701-08-00	\$286.00	381-701-09-00	\$286.00
381-701-10-00	\$286.00	381-701-11-00	\$286.00	381-701-12-00	\$286.00
381-701-13-00	\$286.00	381-701-14-00	\$286.00	381-701-15-00	\$286.00
381-701-16-00	\$286.00	381-701-17-00	\$286.00	381-701-18-00	\$286.00
381-701-19-00	\$286.00	381-701-20-00	\$286.00	381-701-21-00	\$286.00
381-701-22-00	\$286.00	381-701-23-00	\$286.00	381-701-24-00	\$286.00
381-701-25-00	\$286.00	381-701-26-00	\$286.00	381-701-27-00	\$286.00
381-701-28-00	\$286.00	381-701-29-00	\$286.00	381-701-30-00	\$286.00
381-701-31-00	\$286.00	381-701-32-00	\$286.00	381-701-33-00	\$286.00
381-701-34-00	\$286.00	381-701-35-00	\$286.00	381-701-36-00	\$286.00
381-701-37-00	\$286.00	381-701-38-00	\$286.00	381-701-39-00	\$286.00
381-701-40-00	\$286.00	381-701-41-00	\$286.00	381-701-42-00	\$286.00
381-701-43-00	\$286.00	381-701-44-00	\$286.00	381-701-45-00	\$286.00
381-701-46-00	\$286.00	381-701-47-00	\$286.00	381-701-48-00	\$286.00
381-701-49-00	\$286.00	381-701-50-00	\$286.00	381-701-51-00	\$286.00
381-701-52-00	\$286.00	381-701-53-00	\$286.00	381-701-54-00	\$286.00
381-701-55-00	\$286.00	381-701-56-00	\$286.00	381-701-57-00	\$286.00
381-701-58-00	\$286.00	381-701-59-00	\$286.00	381-702-01-00	\$286.00
381-702-02-00	\$286.00	381-702-03-00	\$286.00	381-702-04-00	\$286.00
381-702-05-00	\$286.00	381-702-06-00	\$286.00	381-702-07-00	\$286.00
381-702-08-00	\$286.00	381-702-09-00	\$286.00	381-702-10-00	\$286.00
381-702-11-00	\$286.00	381-702-12-00	\$286.00	381-702-13-00	\$286.00
381-702-14-00	\$286.00	381-702-15-00	\$286.00	381-702-16-00	\$286.00
381-702-17-00	\$286.00	381-702-18-00	\$286.00	381-702-19-00	\$286.00
381-702-20-00	\$286.00	381-702-21-00	\$286.00	381-702-22-00	\$286.00
381-702-23-00	\$286.00	381-702-24-00	\$286.00	381-702-25-00	\$286.00
381-702-26-00	\$286.00	381-702-27-00	\$286.00	381-702-28-00	\$286.00
381-702-29-00	\$286.00	381-702-30-00	\$286.00	381-702-31-00	\$286.00
381-702-32-00	\$286.00	381-702-33-00	\$286.00	381-702-34-00	\$286.00
381-702-35-00	\$286.00	381-702-36-00	\$286.00	381-702-37-00	\$286.00
381-702-38-00	\$286.00	381-702-39-00	\$286.00	381-702-40-00	\$286.00
381-702-41-00	\$286.00	381-702-42-00	\$286.00	381-702-43-00	\$286.00
381-702-44-00	\$286.00	381-702-45-00	\$286.00	381-702-46-00	\$286.00
381-702-47-00	\$286.00	381-702-48-00	\$286.00	381-702-49-00	\$286.00
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381-702-56-00	\$286.00	381-702-57-00	\$286.00	381-702-58-00	\$286.00
381-702-59-00	\$286.00	381-702-60-00	\$286.00	381-702-61-00	\$286.00
381-702-62-00	\$286.00	381-702-63-00	\$286.00	381-702-64-00	\$286.00
381-702-65-00	\$286.00	381-702-66-00	\$286.00	381-702-67-00	\$286.00
381-702-73-00	\$286.00	381-702-74-00	\$286.00	381-702-75-00	\$286.00
381-702-76-00	\$286.00	381-702-77-00	\$286.00	381-702-78-00	\$286.00
381-702-79-00	\$286.00	381-702-80-00	\$286.00		
<b>Total</b>				<b>431</b>	<b>Parcels \$164,581.20</b>

---

Appendix B

Assessment Diagrams

A L B E R T A .

**WEBB**

A S S O C I A T E S

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE A - TOWN CENTER

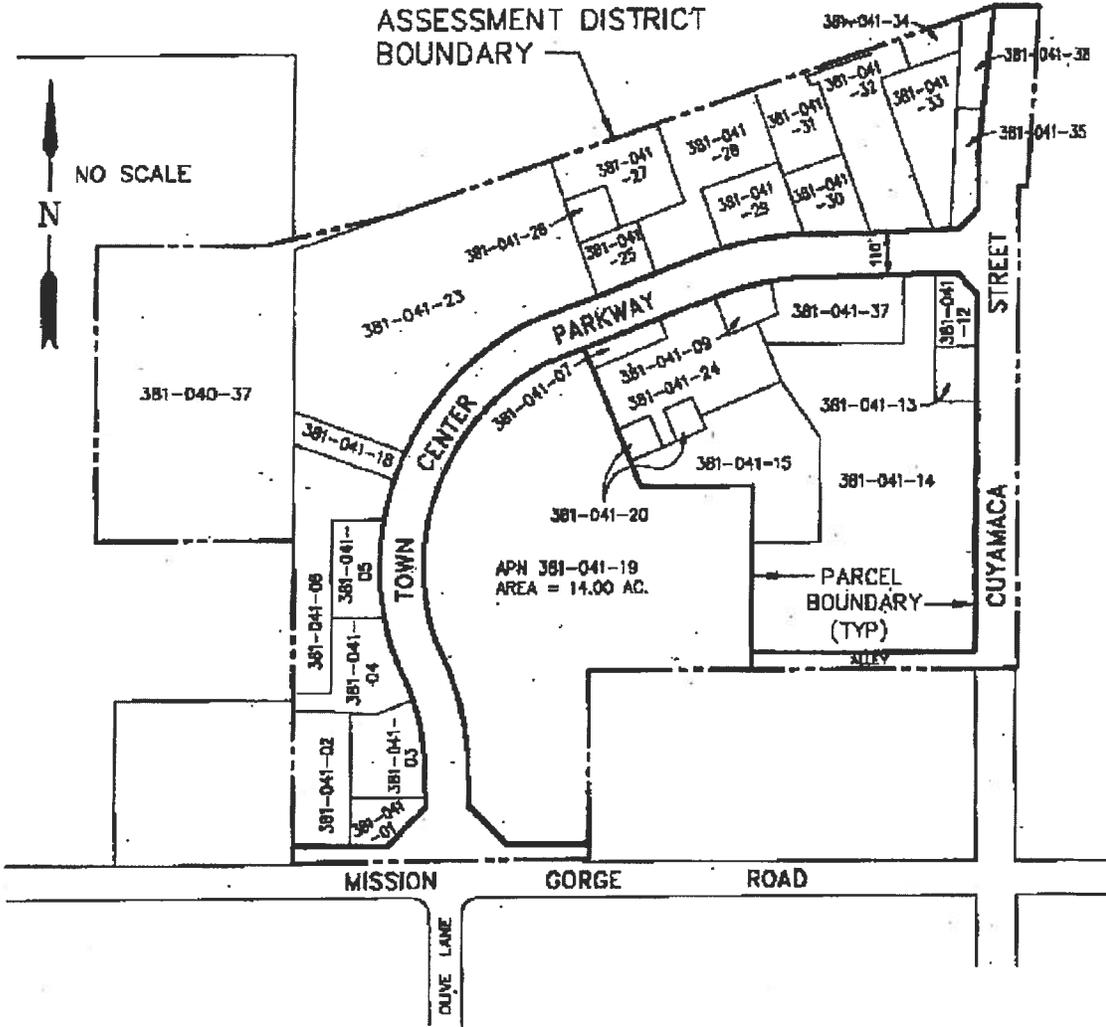
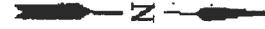


EXHIBIT "A"

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE B - THE LAKES



NO SCALE

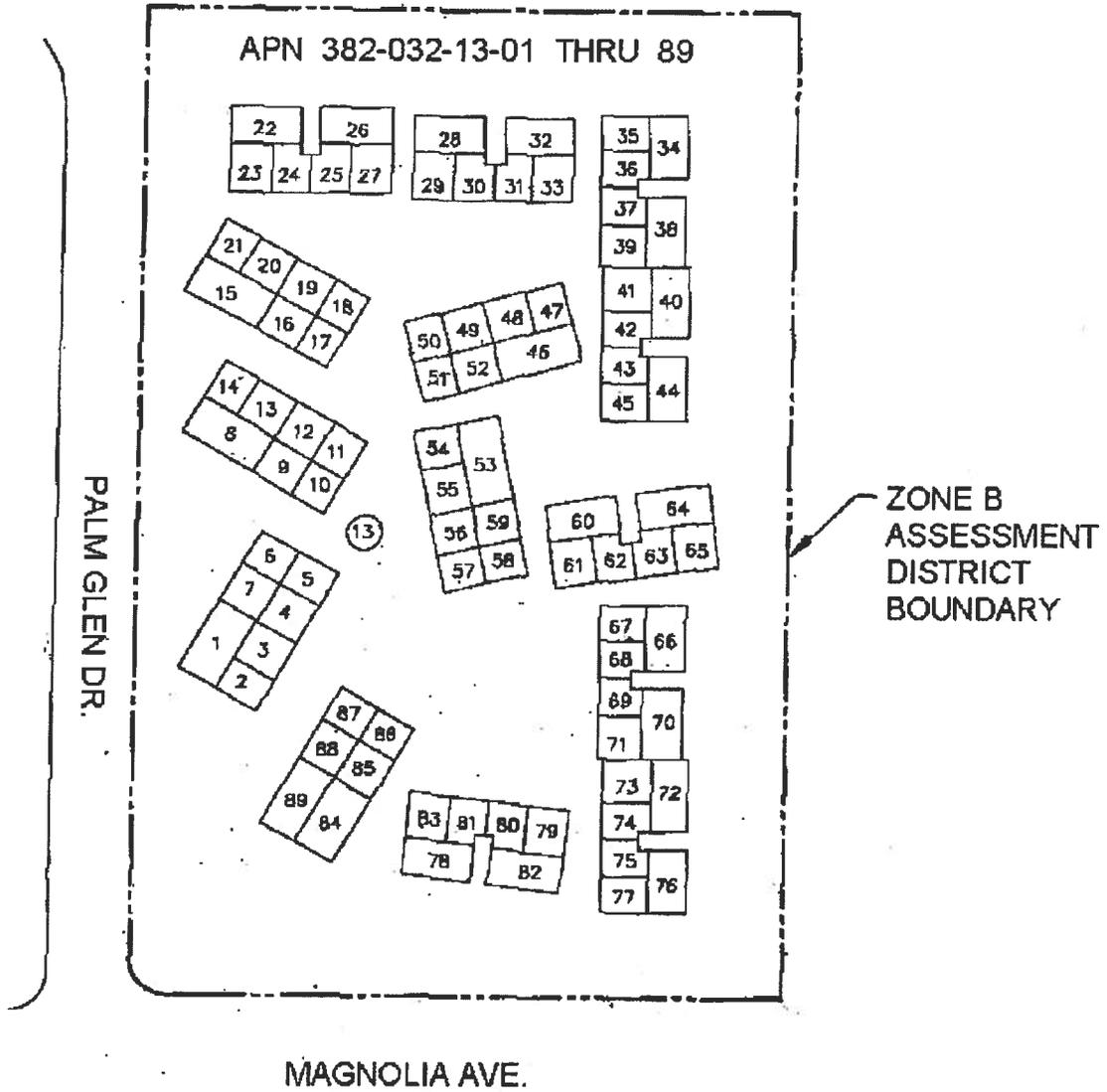


EXHIBIT "B"

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE C - SAN REMO

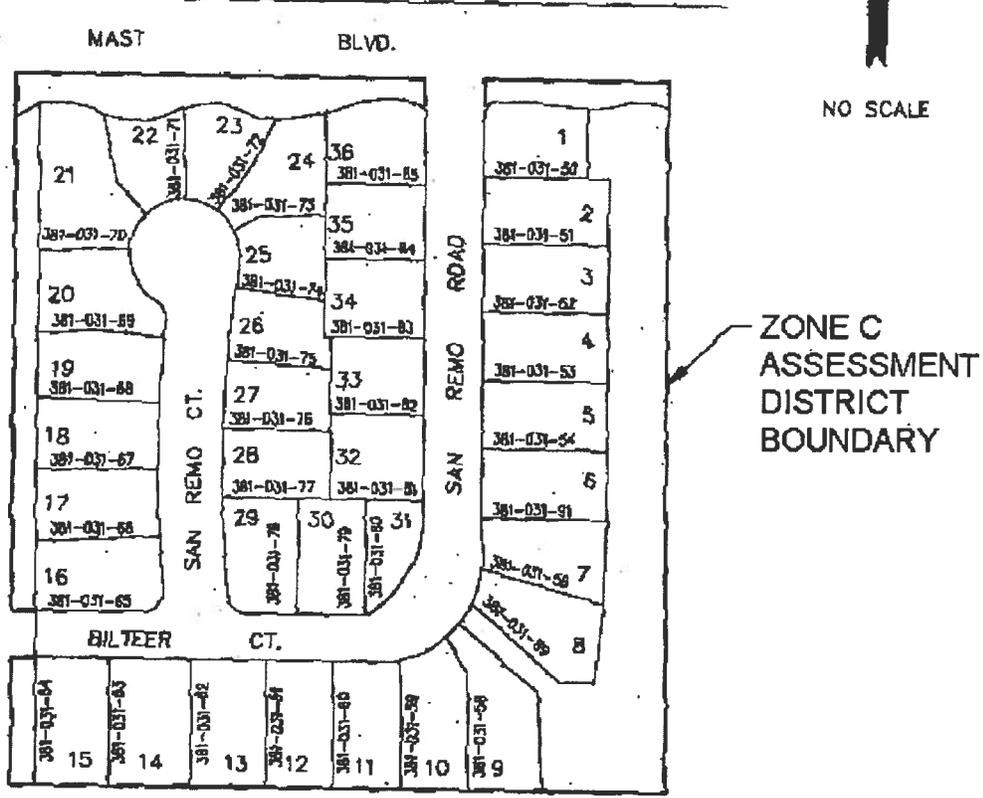


EXHIBIT "C"

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE D - MISSION CREEK

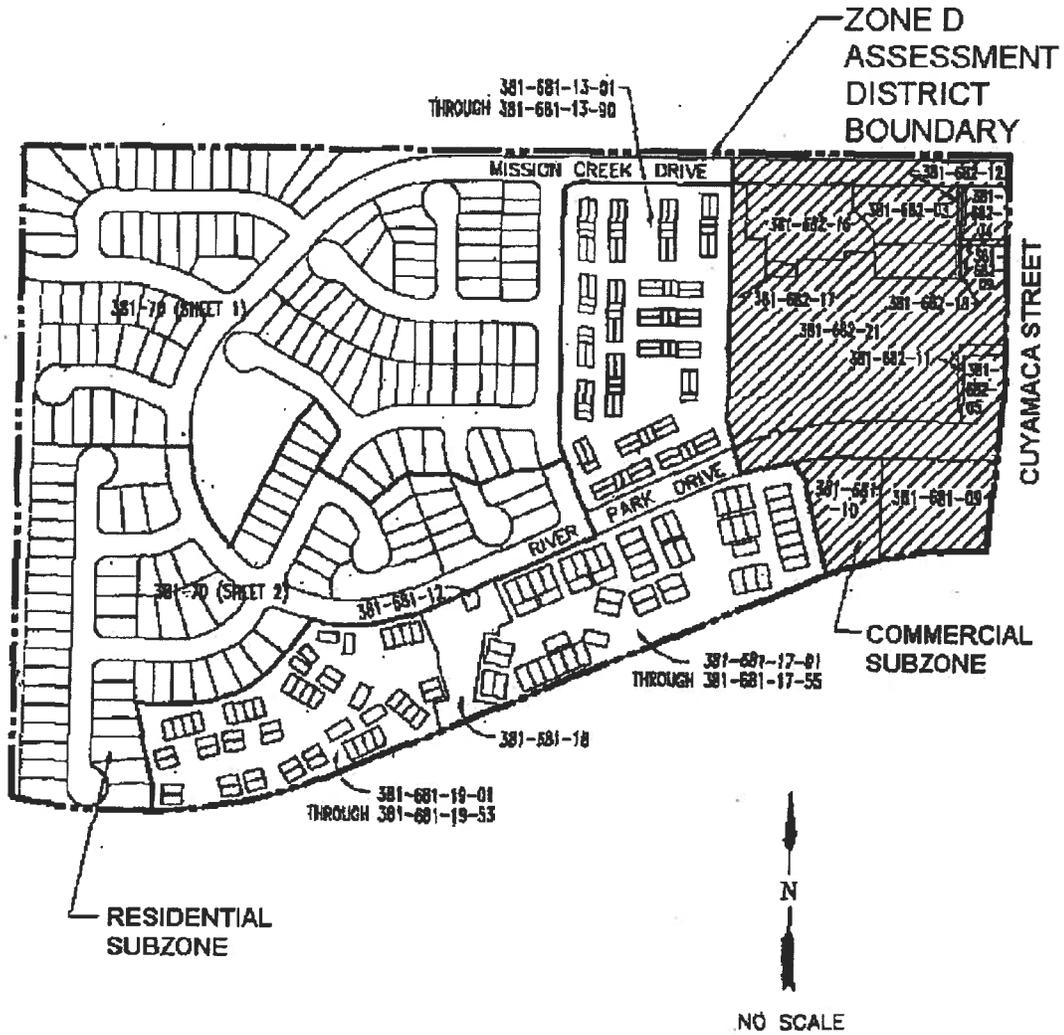
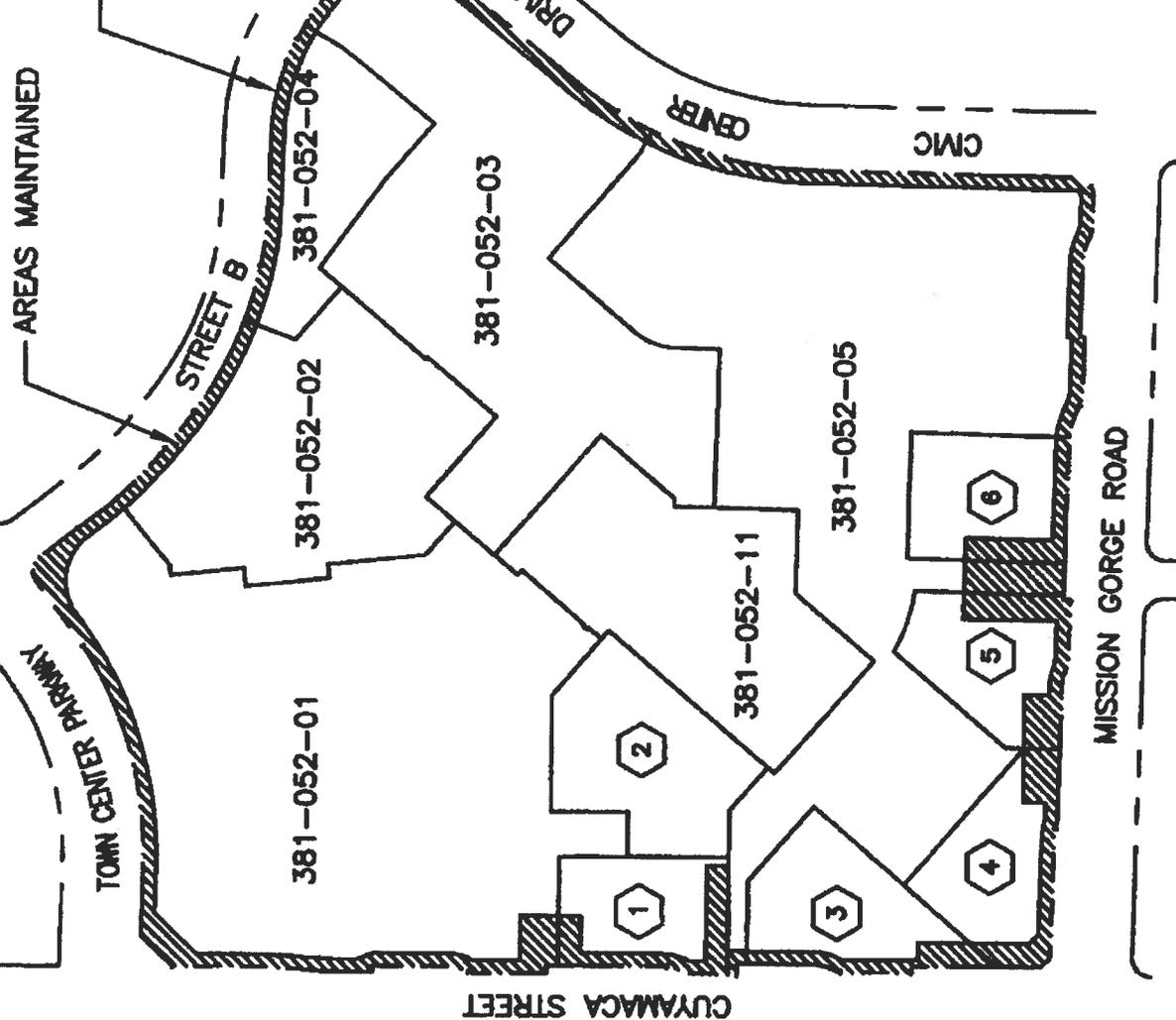


EXHIBIT "D"

AREAS MAINTAINED

ASSESSMENT DISTRICT BOUNDARY



NO	PARCEL NUMBER
1	381-052-09
2	381-052-10
3	381-052-08
4	381-052-07
5	381-052-06
6	381-052-12

EXHIBIT "E"

SANTEE TOWN CENTER

LANDSCAPE MAINTENANCE DISTRICT

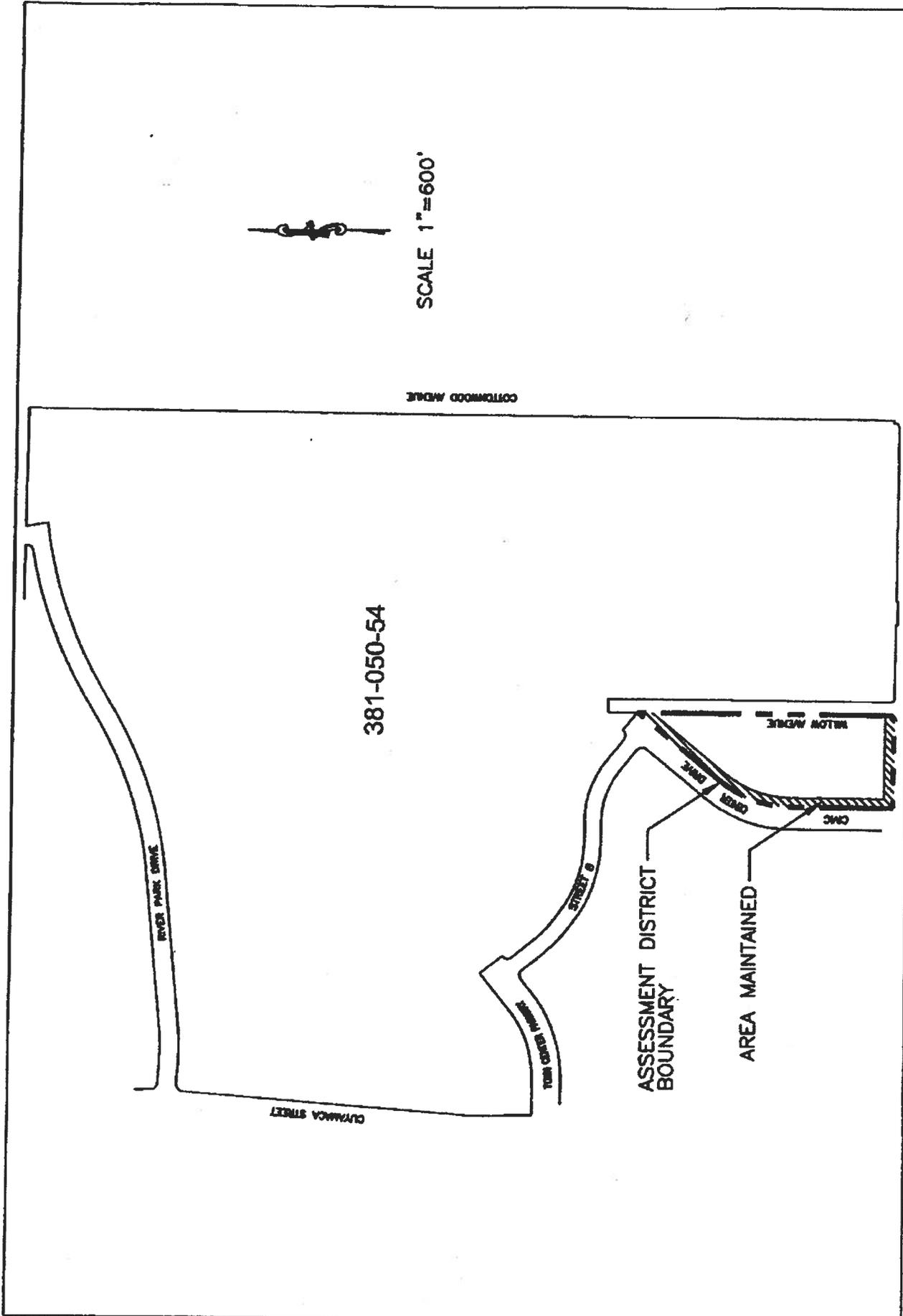
ZONE E - TROLLEY SQUARE



EXHIBIT "F"  
SANTEE TOWN CENTER  
LANDSCAPE MAINTENANCE DISTRICT  
ZONE F - HARTFORD PROPERTY



HARRIS & ASSOCIATES



SCALE 1"=600'



381-050-54

RIVER PARK DRIVE

CLYMANCA STREET

THOMAS STREET

WILLOW AVENUE

CHERRY DRIVE

CHAC

COTTONWOOD AVENUE

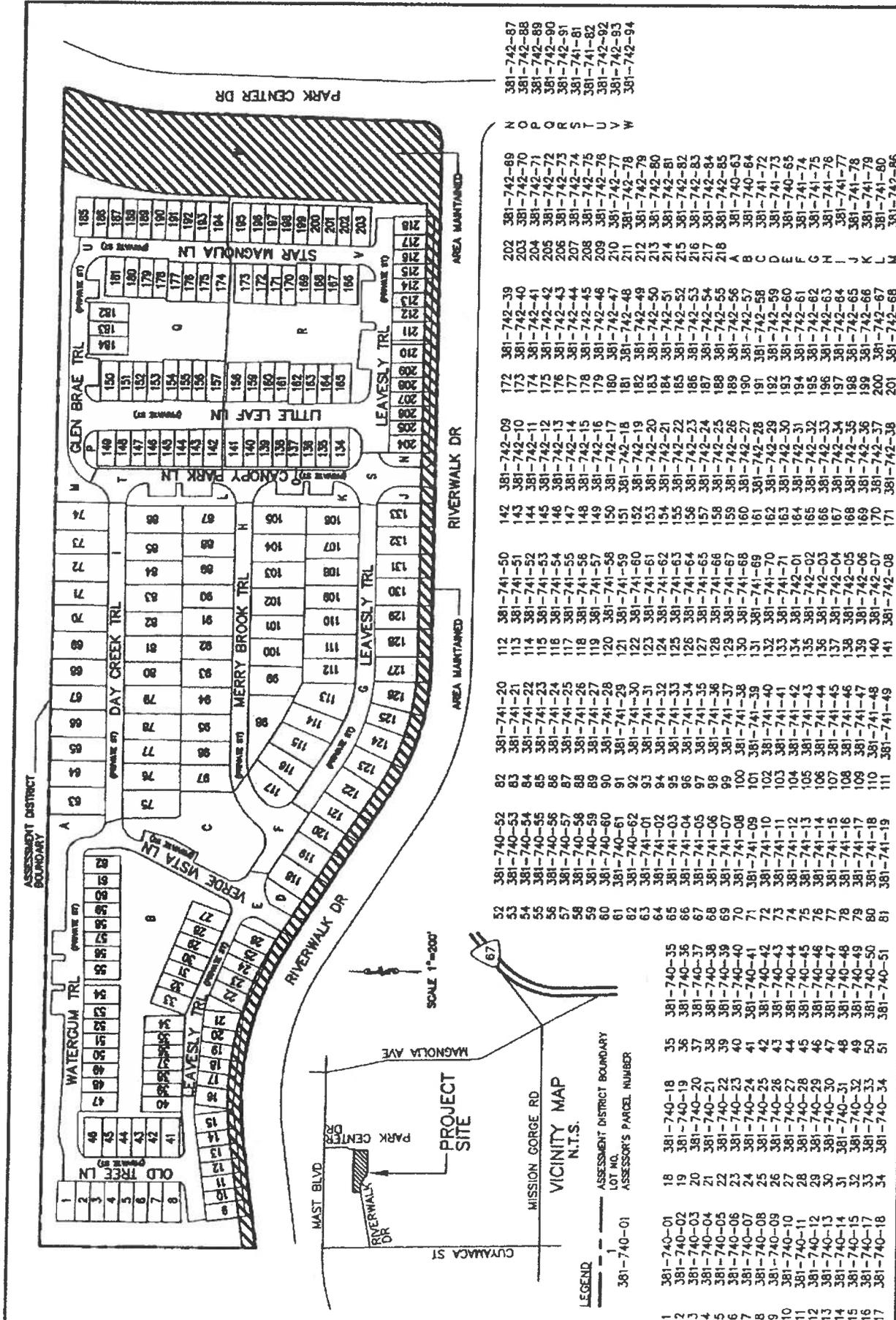
ASSESSMENT DISTRICT  
BOUNDARY

AREA MAINTAINED



HARRIS & ASSOCIATES

**EXHIBIT "G"**  
**SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**  
**ZONE G - RIVERWALK**



LOT NO.	ASSESSOR'S PARCEL NUMBER
1	381-740-01
2	381-740-02
3	381-740-03
4	381-740-04
5	381-740-05
6	381-740-06
7	381-740-07
8	381-740-08
9	381-740-09
10	381-740-10
11	381-740-11
12	381-740-12
13	381-740-13
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16	381-740-16
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18	381-740-18
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113	381-741-03
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139	381-741-29
140	381-741-30
141	381-742-01
142	381-742-02
143	381-742-03
144	381-742-04
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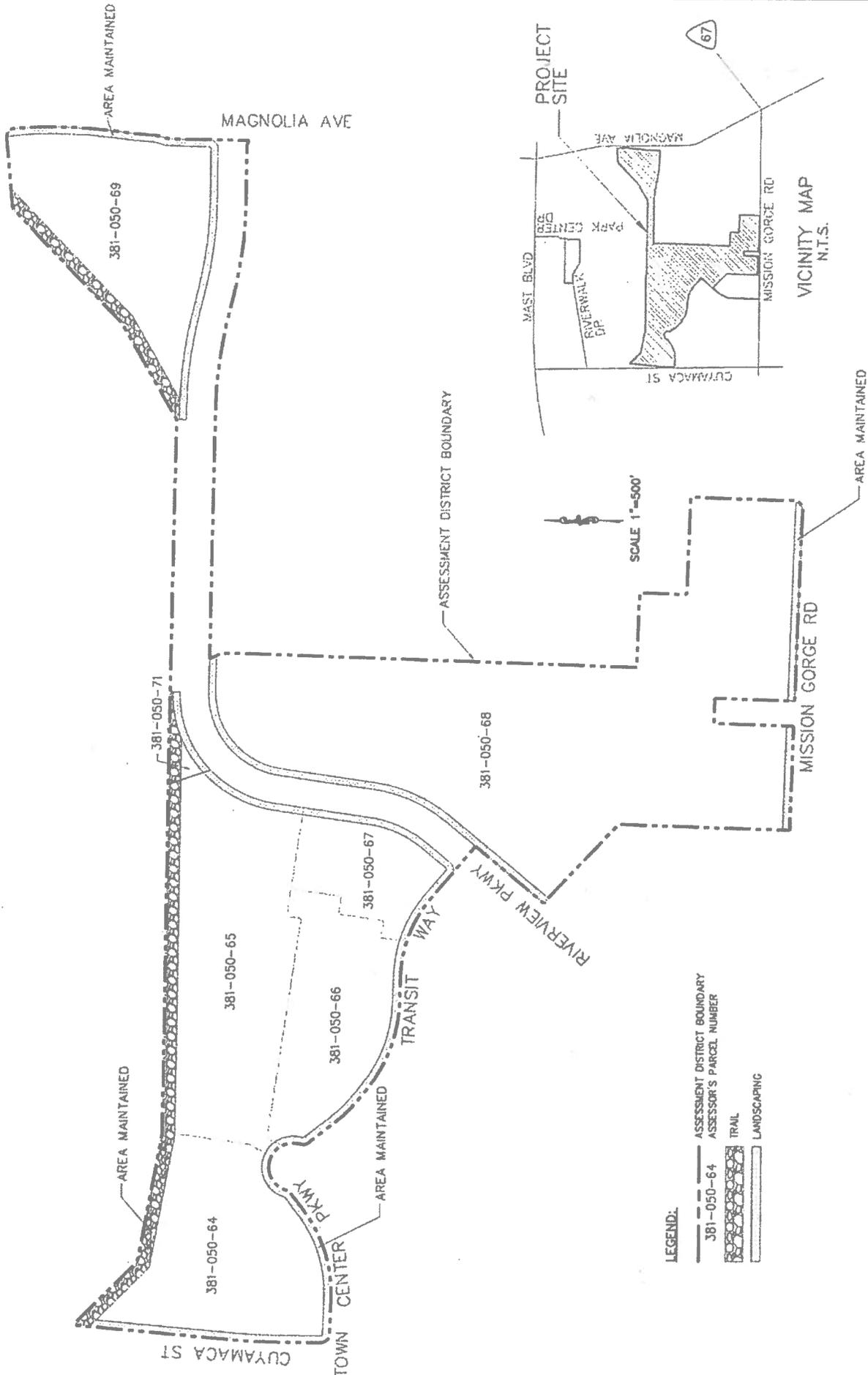
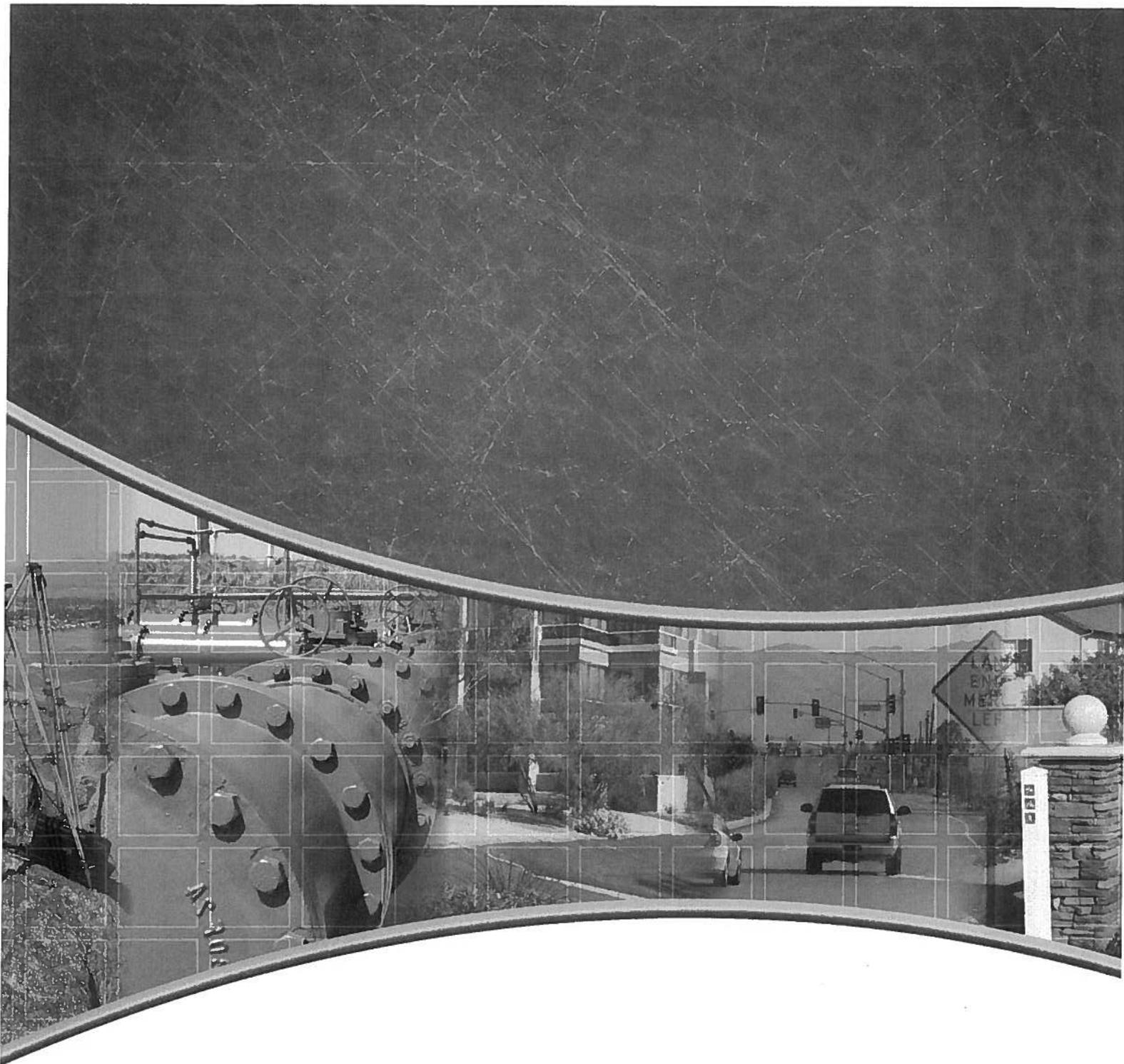


EXHIBIT "H"

SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

ZONE H - RIVERVIEW





A L B E R T   A .

**WEBB**

A S S O C I A T E S

*Strength Through History and Innovation.*

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND  
COLLECTION OF ASSESSMENTS, AND SETTING A TIME AND PLACE FOR A  
PUBLIC HEARING THEREON FOR THE FY 2014-15  
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

**WHEREAS**, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, at this time, landscaping facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets and public rights-of-ways and easements including medians and right-of-way landscaping within the Town Center area of the City.

**WHEREAS**, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for Fiscal Year 2014-15 to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

**WHEREAS**, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy; and

**WHEREAS**, that the Report as presented - consisting of plans and specifications, estimate of cost, diagram of the District, and assessment of the estimated cost as previously approved on a preliminary basis - is ordered to be filed in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** The above recitals are all true and correct.

**SECTION 2.** The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2014-15 that has been previously approved is directed to be filed in the Office of the City Clerk.

**SECTION 3.** The public interest and convenience requires, and it is the intention of this City Council to order, the Fiscal Year 2014-15 annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect Fiscal Year 2014-15 annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

## RESOLUTION NO.

**SECTION 4.** The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

**SECTION 5.** There will be no change in assessment amounts for Zone A, B, C and the residential portion of Zone D, as they are at the maximum assessment. The assessment for the commercial portion of Zone D is proposed to increase by 5.5% to \$5,480.00 per acre, which is the maximum authorized assessment for this Zone.

**SECTION 6.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 7.** The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

**SECTION 8.** All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND – TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

**SECTION 9.** Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District specially benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

**SECTION 10.** Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

**SECTION 11.** Notice is hereby given that a public hearing is hereby scheduled for 7 p.m. on July 23, 2014 during the regular meeting of the Santee City Council, City Hall Council Chambers, 10601 Magnolia Avenue, Santee, California at the time and date referenced above as to the annual levy of assessments, to the extent of the maintenance, and any other matters contained within this resolution. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said second public hearing referred to herein.



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

11

**MEETING DATE**      June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTIONS INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT, APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2014-15 SANTEE ROADWAY LIGHTING DISTRICT**

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, Director of Finance *TM*

**SUMMARY**      The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having local benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B has been obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that 75 new lights will be added within SRLD in FY 2014-15.

The City Council is required to take three distinct initial actions in order to proceed with the annual levy of an assessment. First, the City Council must formally initiate the proceedings and direct the preparation of an Engineer's Report, analyzing existing and proposed improvement to the District. Next, the City Council must take formal action to either approve or modify and approve the proposed Engineer's Report. Finally, the City Council must formally declare its intention to provide for the annual levy and collection of an assessment and provide notice of a public hearing.

The proposed assessment in Zone B will remain \$14.06 per household/benefit unit for FY 2014-15. As the result of a recently completed analysis, 67 parcels on Mission Gorge Road and Magnolia Avenue will be added to the Zone B assessment roll. There will continue to be no assessment in Zone A.

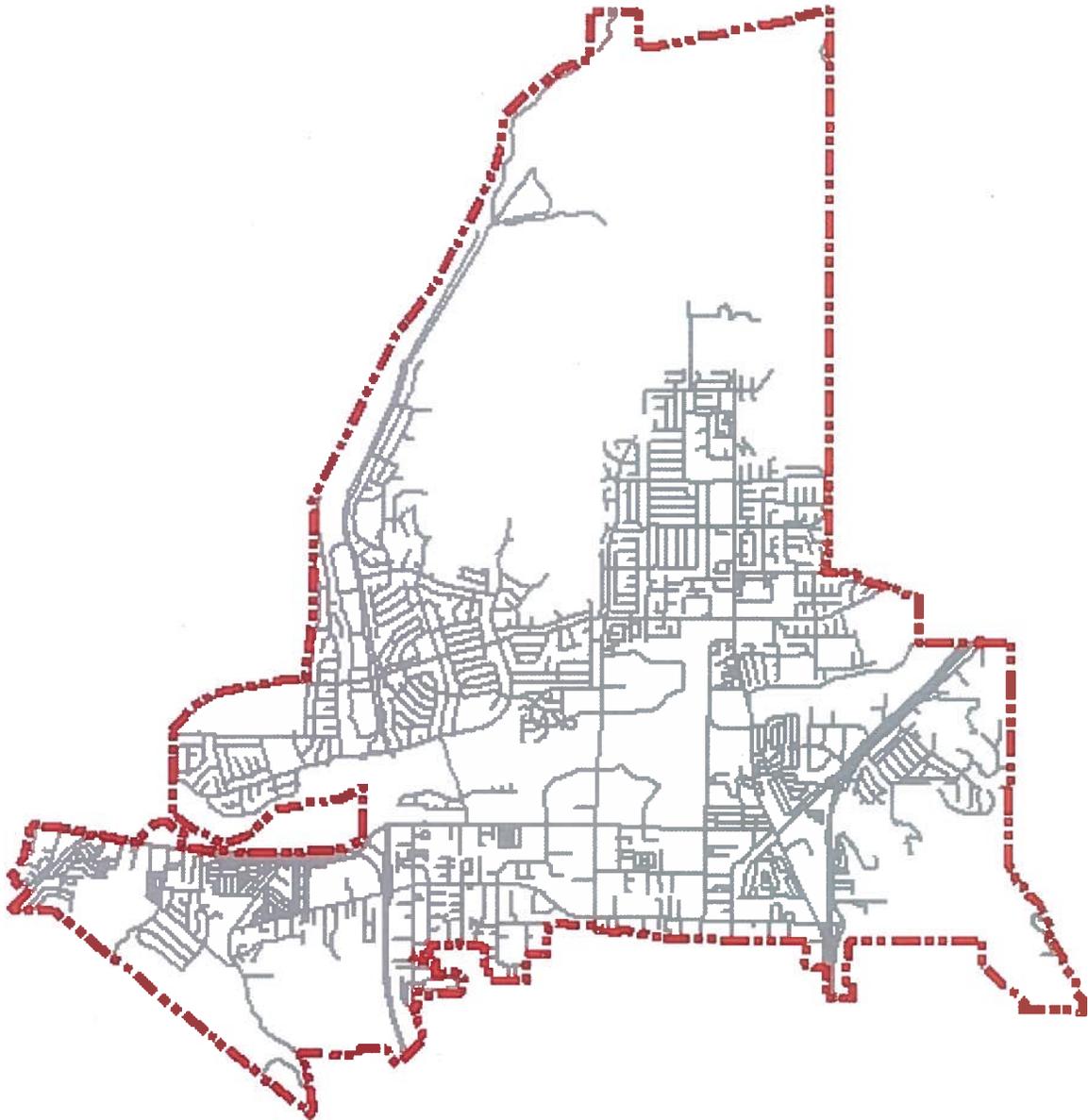
**FINANCIAL STATEMENT**      *TM* SRLD's FY 2014-15 operating budget totals \$502,070. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$245,150 and Zone B assessments of \$330,087.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *JTD*      Adopt three Resolutions: 1) Initiate proceedings and order preparation of an engineer's report, 2) Approve the engineer's report, and 3) Declare intention to levy assessments and set a public hearing for July 23, 2014.

**ATTACHMENTS (Listed Below)**

- 1) Map
- 2) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for FY 2014-15 for the SRLD Annual Levy of Assessments
- 3) Resolution Approving the Engineer's Report for the Annual Levy of Assessments for FY 2014-15 for the SRLD
- 4) Resolution Declaring Intent to Provide for an Annual Levy and Collection of Assessments and Setting a Time and Place for a Public Hearing Thereon for the FY 2014-15 SRLD



# City of Santee Vicinity Map

Santee Roadway Lighting District



No Scale

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2014-15  
SANTEE ROADWAY LIGHTING DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2014; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, It is estimated that 75 new lights will be added within the SRLD in FY 2014-15; and

**WHEREAS**, As the result of a recently completed analysis, an estimated 67 parcels on Mission Gorge Road and Magnolia Avenue will be added to the Zone B assessment roll; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California,

**SECTION 1.** That the above recitals are all true and correct.



RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE ENGINEER'S REPORT FOR THE  
ANNUAL LEVY OF ASSESSMENTS FOR FISCAL YEAR 2014-15  
FOR THE SANTEE ROADWAY LIGHTING DISTRICT

**WHEREAS**, the City Council of the City of Santee, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), did, by previous Resolution, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram, and an assessment relating to what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** (hereinafter referred to as "District"); and

**WHEREAS**, the FY 2014-15 Assessment Engineer's Report ("Report") has been presented to this City Council as required by the Law and as previously directed by Resolution; and

**WHEREAS**, this City Council has now carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said Report.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California:

**SECTION 1.** The above recitals are all true and correct.

**SECTION 2.** The Report as presented, consisting of plans and specifications, estimate of cost, diagram of the District, and assessment of the estimated cost, is hereby approved on a preliminary basis, attached to this Resolution, and on file in the Office of the City Clerk as a permanent record and to remain open to public inspection.

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11<sup>th</sup> day of June, 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

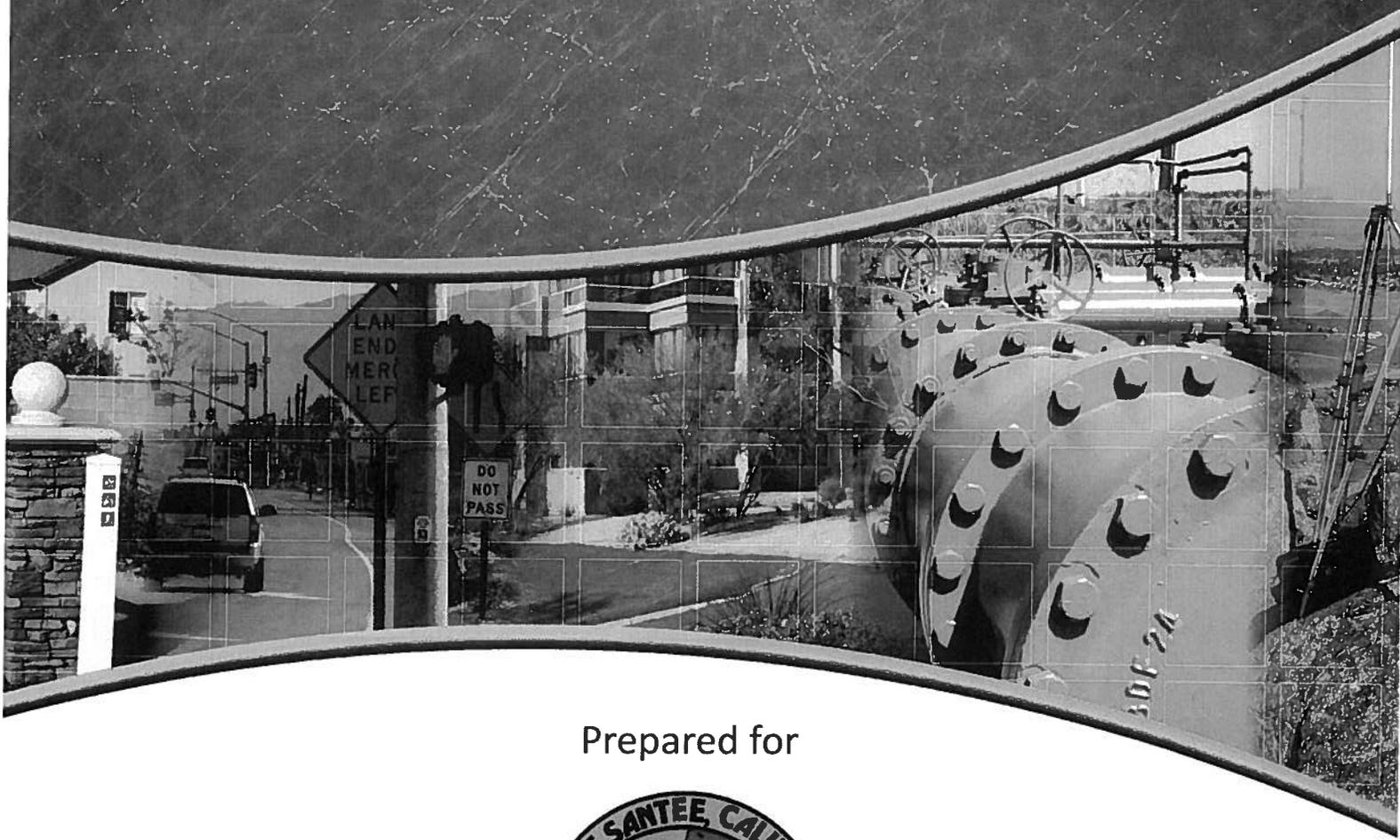
\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

Attachment: Engineer's Report

*Fiscal Year 2014-15 Preliminary Engineer's Report*  
**Santee Roadway Lighting District**



Prepared for



ALBERT A.  
**WEBB**  
ASSOCIATES

*Strength Through History and Innovation.*

     
[www.webbassociates.com](http://www.webbassociates.com)

# Santee Roadway Lighting District

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**Corporate Headquarters**  
3788 McCray Street | Riverside, CA 92506  
T: 951.686.1070 | F: 951.788.1256

**Desert Region**  
36951 Cook Street #103 | Palm Desert, CA 92211  
T: 760.568.5005 | F: 760.568.3443

June 2014

AGENCY: CITY OF SANTEE  
PROJECT: SANTEE ROADWAY LIGHTING DISTRICT  
TO: CITY COUNCIL  
CITY OF SANTEE  
STATE OF CALIFORNIA

### REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"

Pursuant to direction from the City Council, submitted herewith is the Engineer's Report (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscape and Lighting Act of 1972," as amended, commencing with Section 22500, and which is in accordance with Resolution No. \_\_\_\_ -2014 adopted by the City of Santee City Council, San Diego County, California ordering preparation of the Engineer's Report for Santee Roadway Lighting District (the "District"). This "Report" is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2014 to June 30, 2015.

- Section 1*      **PLANS AND SPECIFICATIONS** of the improvements to be maintained and-or improved for the Fiscal Year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.
- Section 2*      A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.
- Section 3*      **ASSESSMENT DIAGRAM** showing the boundaries of the assessment District on file with the City Clerk in the format required under the provision of the Act.
- Section 4*      A **METHOD OF ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix A.
- Section 5*      **PROPOSED ASSESSMENTS** contains the total costs and expense of the proposed improvements for Fiscal Year 2014-15 upon each parcel of land within said District, in proportion to the estimated benefits to be received by such parcels from said improvements, is set forth upon the assessment roll filed herewith and made a part hereof.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

ALBERT A. WEBB ASSOCIATES



\_\_\_\_\_  
 MATTHEW E. WEBB  
 PROFESSIONAL CIVIL ENGINEER NO. 37385  
 ENGINEER OF WORK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the \_\_\_\_\_ day of \_\_\_\_\_, 2014 by adoption of Resolution No. \_\_\_\_\_ by City Council.

\_\_\_\_\_  
 CITY CLERK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report were filed in the City Clerk's Office on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
 CITY CLERK  
 CITY OF SANTEE  
 STATE OF CALIFORNIA

**WHEREAS**, on June 11, 2014 the City Council of the City of Santee (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), adopted its Resolution Initiating/Intention Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the City of Santee Roadway Lighting District;

**WHEREAS**, the Resolution of Initiation/Intention directed Albert A. Webb Associates, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations and servicing of the improvements for the City of Santee Roadway Lighting District for the referenced Fiscal Year, a diagram for the District showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations and servicing the improvements, assessing the net amount upon all assessable lots and-or parcels within the District in proportion to the special benefit received;

**NOW THEREFORE**, the following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

**SUMMARY OF ASSESSMENT BY ZONE**

Zones	FY 2014-15
Zone A	\$0
Zone B	\$330,087
<b>Total</b>	<b>\$330,087</b>

The City of Santee (the "City") formed the Santee Roadway Lighting District (the "District") on May 24, 1982. The District is an Assessment District formed for the purpose of installing, operating, and maintaining public lighting facilities within the City. The boundaries of the District are coterminous with the boundaries of the City.

### ■ Description of the Boundaries of Santee Roadway Lighting District

As originally formed, the District contains two zones of benefit with the following designations: one zone containing the major streets with streetlights of both general benefit and local benefit ("Zone A"); and one zone of benefit containing all the street lights of local benefit ("Zone B").

**Zone A:** Properties located within Zone A are located in those areas of the City in which the major roadways (e.g. arterial roads) are located. Within Zone A, there are five major roadway classifications (listed in Section 4 of this report) with street lights of both general benefit and local benefit. No assessment is proposed for Zone A for the general benefit portion of the costs of street light operation and maintenance as this benefit is financed by ad valorem taxes. The local benefit attributable from Zone A streetlights have been included with the Zone B costs and include all streetlights along streets classified by the City of Santee General Plan as prime arterial, major arterials, parkways, collectors, and industrials. A description of the Zone A streets is shown on the following page.

**Zone B:** Properties located within Zone B are presently served by street lights of local benefit. There is a portion of Zone B benefit attributable to Zone A streetlights. Zone B consists of all parcels that have street lighting on the block (including intersections) of the street to which the parcel has frontage. These streets include not only local streets, but also include collectors, parkways, prime arterials, major arterials, residential collectors and industrial streets. This local lighting is of benefit as it increases property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated streets.

The area in Zones A and B contains the existing street lighting system consisting of lights owned by both San Diego Gas and Electric Company and the District.

## ■ Description of Improvements and Services for Santee Roadway Lighting District

The improvements include the construction, operation, maintenance and servicing of all Street Lighting within the District.

## ■ District Financing

The City has two sources of revenue to pay for the costs associated with streetlights within the City boundaries. The streetlights of local benefit are funded through the Assessment District; the streetlights of general benefit are funded through the ad valorem property tax collected on all properties throughout the City. Prior to the passage of Proposition 13, an ad valorem tax was established designating property tax revenues for the installation, operation, and maintenance of streetlights including funding the expenses of public streetlights within the City of Santee.

The general benefit portions of the lights in Zone A are financed from ad valorem tax revenues is estimated at \$245,150. The local benefit portions of lights in Zone B are financed from a benefit assessment of \$330,087. As in prior years, for Fiscal Year 2014-15 no benefit assessment will be levied for the general benefit portion of Zone A street lighting. The ad valorem taxes for Zone A are estimated to increase by 3.00% from the prior Fiscal Year based on a corresponding anticipated increase in assessed valuation.

It is recommended that the Zone B street lighting benefit assessment for a single family home be \$14.06 per year; i.e., one (1) Benefit Unit equals \$14.06 for Fiscal Year 2014-15. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. A detail listing of these costs is included in Section 2 of this report.

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

**■ Zone A and Zone B Budget**

Description	Zone A	Zone B <sup>(1)</sup>	FY 2014-15 Total
<b>Estimated Revenue</b>			
Property Tax	\$245,150	\$0	\$245,150
Assessment	\$0	\$330,087	\$330,087
Investment Income	\$1,750	\$3,500	\$5,250
<b>Total Estimated Revenue</b>	<b>\$246,900</b>	<b>\$333,587</b>	<b>\$580,487</b>
<b>Total Expenditures</b>			\$0
Gas and Electricity	\$97,870	\$276,450	\$374,320
Repairs and Maintenance	\$30,000	\$40,000	\$70,000
Administration	\$0	\$5,300	\$5,300
Advertising	\$0	\$500	\$500
Debt Service Principal	\$24,810	\$7,140	\$31,950
Internal Services Charges	\$6,000	\$14,000	\$20,000
<b>Total Estimated Expenditures</b>	<b>\$158,680</b>	<b>\$343,390</b>	<b>\$502,070</b>
Increase (decrease) in Reserves	\$88,220	(\$9,803)	\$78,417
Beginning of Year Reserves	\$319,209	\$419,628	\$738,837
<b>End of Year Reserves</b>	<b>\$407,429</b>	<b>\$409,825</b>	<b>\$817,254</b>

<sup>(1)</sup> Zone B Costs/Benefit includes a portion of the Zone A costs attributable to local benefit derived from Zone A lights.

**Reserves:** The City maintains reserves for the replacement of failing street lights and as a contingency for regular maintenance and operations.

Reserves are available in case of emergencies and would only be used when normal funds are depleted.

■ **Boundary Map**

An Assessment Diagram for Santee Roadway Lighting District has been submitted to and is on file with the City Clerk in the format required under the provision of the Act.

## ■ Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, the so-called "Right to Vote on Taxes Act." Proposition 218 amended the California Constitution by adding articles XIII C and XIII D ("Article XIII D"), which affect the ability of local governments to levy and collect existing and future taxes, assessments, and property-related fees and charges. Article XIII D, section 4 established new majority ballot protest procedural requirements for levying any new or increasing any existing assessments and placed substantive limitations on the use of the revenues collected from assessments. Pursuant to Article XIII D, section 5, however, any assessment existing on November 6, 1996 that falls within one of four exceptions is exempt from these majority ballot protest procedures. The four exceptions are as follows:

- Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems, or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in section 4.
- Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in section 4.
- Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.
- Any assessment that previously received majority voter approval from the voters voting in an election on the issue of the assessment. Subsequent increases in those assessments shall be subject to the procedures and approval process set forth in Section 4.

In *Howard Jarvis Taxpayers Association v. City of Riverside*, 73 Cal. App. 4th 679, 685-86 (1999), the court of appeal concluded that streetlights fall within the definition of "streets" for purposes of Article XIII D, section 5(a), which exempts an assessment imposed solely for "street purposes."

As previously noted, the District was formed in 1982, prior to the adoption of Proposition 218, and assessments are imposed for the purpose of operating and maintaining streetlights. Pursuant Government Code section 53753.5, because the assessments levied within the District fall within the first exception identified above, the assessments imposed within the District are not subject to the procedural and substantive requirements of Article XIII D, section 4 in subsequent fiscal years unless: (1) the assessment methodology is changed to increase the assessment; or (2) the amount of the assessments are proposed to exceed an assessment formula or range of assessments adopted by the City in accordance with Article XIII D, section 4 or Government Code section 53753.

Here, the City is not proposing to change the assessment methodology and the assessments are not proposed to exceed the assessment formula or range of assessment as adopted by the City prior to November 6, 1996. Based on the forgoing, the assessments to be imposed in Fiscal Year 2014-15 are not subject to Article XIII D, section 4.

## ■ Method of Apportionment and Special Benefit

As previously, stated the District was formed in 1982 for the purpose of installing, operating, and maintaining public lighting facilities within the City of Santee. The benefit charge formula established the amount of the estimated assessment on each lot or parcel of land in the District 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. An evaluation of the major roadways consistent with the method of apportionment of the District was conducted to determine the portion of general and local benefit conferred on real property within the City. Each lot or parcel of land in the District has been determined to have a specific land use by the City of Santee Department of Development Services. The use or benefit of a public street is best determined by the use of the land adjacent to the public street. Each type of actual land use was assigned a land use factor derived from trip generation rates, developed by the Transportation Planning Division of the City of San Diego's Planning Department. These factors are based on a compilation of trip generation studies done in San Diego and other Western U.S. locations. Please refer to Appendix B for the assigned land use factors.

Previously, the streetlights were split into Zones with streetlights being designated as either general benefit or local benefit. However, the majority of streetlights provide both general and local benefit. Therefore, based on the results of a recently completed traffic study on file with the City of Santee Department of Development Services, the percent of local benefit is estimated by taking the percent of "local ADT" of the measured ADT. All properties within the District are being assessed the estimated benefit received from the public lighting facilities within the City of Santee.

The streetlights along major roadways provide both general and local benefit. Based on the City's General Plan Circulation Element, the streets below have been classified as prime arterials, collectors, major arterials, parkways, or industrial.

### Prime Arterials

1. Mission Gorge Road
2. Magnolia Avenue

### Major Arterials

1. Mission Gorge Road
2. Woodside Avenue
3. Mast Boulevard
4. Prospect Avenue
5. Carlton Hills Boulevard
6. Cuyamaca Street
7. Magnolia Avenue

### Parkways

1. Woodside Avenue
2. Town Center Parkway
3. Riverview Parkway
4. Cottonwood Avenue
5. Fanita Parkway

### Industrial

1. Railroad Avenue
2. Buena Vista Avenue
3. Pathway Street
4. Hartley Road
5. Isaac Street
6. Abraham Way
7. Wheatlands Avenue
8. Wheatlands Court
9. Wheatlands Road

### Collectors

1. Fanita Parkway
2. Fanita Drive
3. W. Hills Parkway
4. Carlton Oaks Drive
5. Halberns Boulevard
6. El Nopal
7. Mesa Road
8. Prospect Avenue
9. Olive Lane
10. Buena Vista Avenue
11. Cottonwood Avenue
12. Graves Avenue
13. Carlton Hills Boulevard

## ■ Local and General Benefit for Each Roadway Classification

Road Classification	% Local Benefit	% General Benefit
Prime	23%	77%
Major	25%	75%
Parkway	55%	45%
Collector	29%	71%
Industrial	92%	8%

Each property subject to the District assessment is assigned a land use factor. The land use factor is multiplied by the number of dwelling units for parcels classified as residential, or the number of acres for other land use classifications. The product of this multiplication is the number of benefit units for each lot or parcel of land to be assessed. The sum of all the benefit units for each of the lots or parcels of land in each zone is divided into the total amounts to be generated by assessments (\$0 proposed for Zone A and \$330,087 proposed for Zone B) to arrive at the amount assessed to each benefit unit. The amount per benefit unit is then multiplied by the number of benefit units for each of the lots or parcels of land to establish the benefit charge for that lot or parcel of land.

This local lighting is of benefit to abutting parcels as it provides increased property protection, personal safety, visibility, traffic safety, and specifically enhances those areas fronting upon the illuminated street, in addition to providing the appearance of a progressive and illuminated city.

The recommended assessment this year is \$14.06 per Benefit Unit for parcels in Zone B. The benefit assessment is the same as assessed for the prior Fiscal Year and is in accordance with the original assessment methodology. The latest Assessor's information related to parcel size and parcel number (available in mid-July 2014) will be used to determine the final assessment.

## ■ Land Use Factors

1. Each parcel of land in the lighting district was determined to have a specific land use by the City of Santee Department of Development Services.
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 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 Santee Department of Development Services made a determination as to its probable trip generation compared 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, notwithstanding its size. The theory is that all single family residences, notwithstanding parcel size, 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. Determination of the land use factors other than single family residential are based upon the average number of trips generated per acre or per dwelling unit for a specific land use divided by the average number of trips generated per acre or per dwelling unit for a single family residential dwelling.

A complete listing of these land use factors can be found in Appendix B.

The actual assessment and the amount of the assessment for the Fiscal Year 2014-15 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed in Appendix A of this Report. The description of each lot or parcel is part of the records of the County of San Diego Assessor's Office and such records are, by reference, made part of this Report.

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Appendix A

Preliminary Assessment Roll

A L B E R T A .

**WEBB**

A S S O C I A T E S

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**APPENDIX A**

**FY 2014-2015 Preliminary Assessment Roll  
Roadway Lighting District  
(Under Separate Cover)**

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Appendix B

Land Use Factors

ALBERT A.

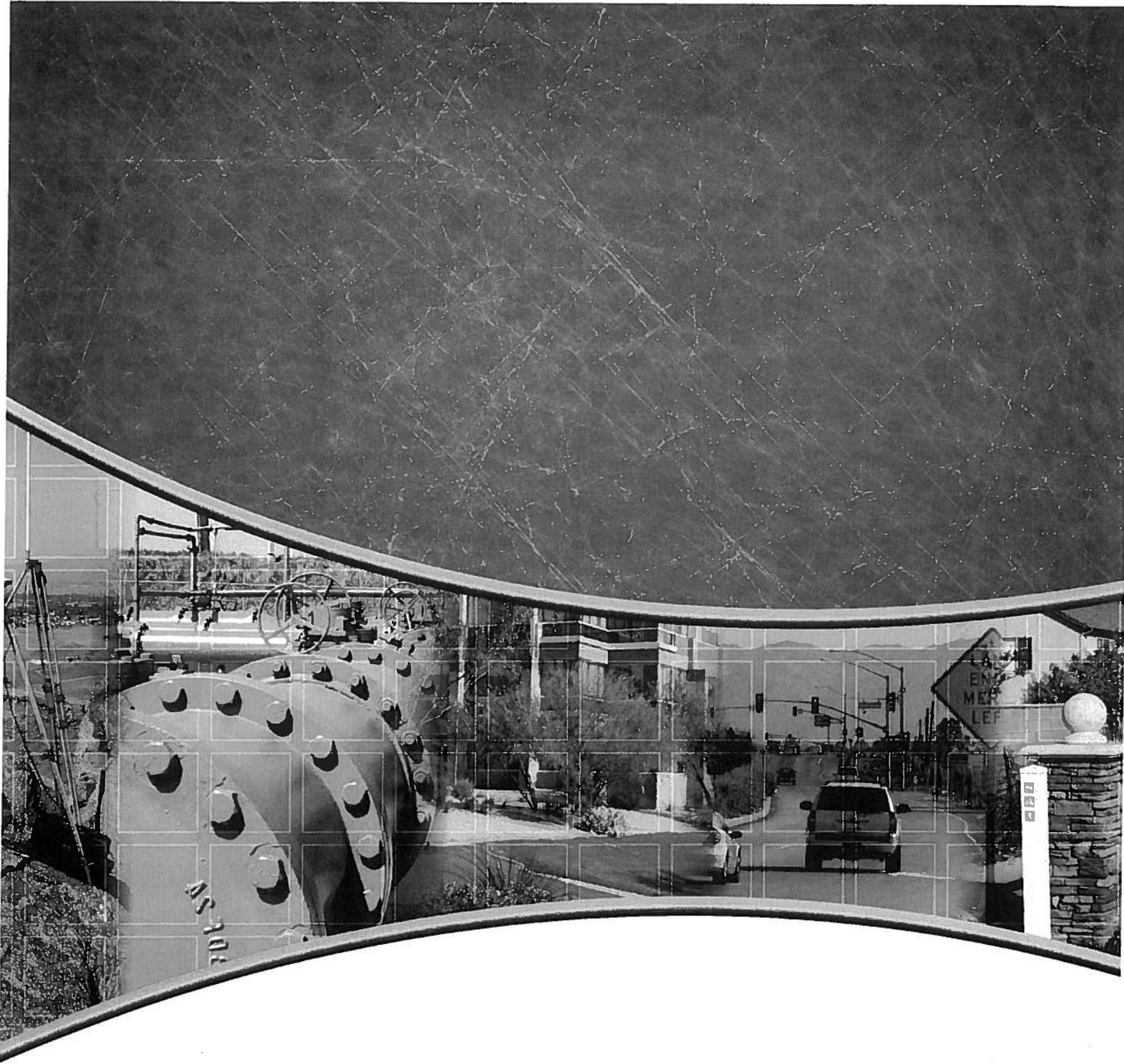
**WEBB**

ASSOCIATES

# CITY OF SANTEE

## BENEFIT UNITS / LAND USE CODES

LAND			LAND		
BENEFIT	USE		BENEFIT	USE	
UNITS	CODE	DESCRIPTION	UNITS	CODE	DESCRIPTION
0.0	00	Unzoned	1.0	46	Small automotive garages
0.1	07	Timeshare	2.0	47	Industrial condominiums
0.0	09	Mobilehome (Force)	2.0	49	Special/misc. industrial
0.0	10	Vacant Residential	0.0	50	Vacant irrigated
1.0	11	Single Family Residence	0.1	51	Citrus
1.0	12	Duplex or Double	0.1	52	Avocados
1.0	13	Residential 2-4 Units/2 Houses	0.2	53	Vines
1.0	14	Residential 5-15 Units	0.1	54	Miscellaneous trees
1.0	15	Residential 16-60 Units	0.1	55	Livestock
1.0	16	Residential 61 units and up	0.1	56	Poultry
1.0	17	Condominium	0.1	57	Misc. irrigated crops
1.0	18	Co-op	0.1	58	Growing houses
1.0	19	Miscellaneous residential	0.1	59	Special/misc. irrigated
0.0	20	Vacant commercial	0.1	61	Non-irrigated 1-10 Ac.
10.0	21	1-3 story misc. store buildings	0.1	62	Non-irrigated 11-40 Ac.
10.0	22	4 story & up office/store buildings	0.1	63	Non-irrigated 41-160 Ac.
14.0	23	Regional shopping center	0.1	64	Non-irrigated 161-360 Ac.
22.0	24	Community shopping center	0.1	65	Non-irrigated 361 Ac. & up
33.0	25	Neighborhood shopping center	0.0	70	Vacant Institutional
22.0	26	Hotel, motel	2.0	71	Church
33.0	27	Service station	1.0	72	Church parking/related
25.0	28	Medical, dental, animal hospital	0.1	73	Cemetery
6.0	29	Conv. Hospital, rest home	0.1	74	Mausoleum
10.0	30	Office condominiums	0.1	75	Mortuary
22.0	31	Parking lot, garage, used car lot	1.0	76	Public building (fire, school, library)
0.5	32	Trailer park (Force # spaces)	6.0	77	Hospital
22.0	33	Theater	1.0	79	Special/misc. institutional
22.0	34	Bowling alley	0.0	80	Vacant recreational
22.0	35	Restaurant	2.0	81	Meeting hall, gym
22.0	36	Car wash	0.2	82	Golf course
22.0	37	Large chain grocery/drug store	0.4	83	Marina, dock
11.0	38	Auto sales & service agency	1.0	84	Recreational camps
11.0	39	Misc. commercial, radio station, bank, et al	0.0	85	Non-tax recreational
0.0	40	Vacant industrial	0.0	86	Open space easements
1.0	41	Factory - light manufacturing	0.1	87	Agr. preserve (no contract)
3.0	42	Factory - heavy manufacturing	0.1	88	Agr. preserve (contract)
2.0	43	Warehouse - process or storage	1.0	89	Special/misc. recreational
2.0	44	Bulk Storage (tanks, etc.)	0.0	90	Vacant taxable government property
3.0	45	Extractive & Mining	1.0	91	Improved taxable government property



A L B E R T A .

**WEBB**

A S S O C I A T E S

*Strength Through History and Innovation.*

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND  
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN  
EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR A  
PUBLIC HEARING THEREON FOR THE FY 2014-15  
SANTEE ROADWAY LIGHTING DISTRICT**

**WHEREAS**, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

**WHEREAS**, at this time, the District contains two zones, as set forth in the Engineer's Report ("Report"), Zone A containing all the street lights of primarily general benefit located within the City limits of Santee, and Zone B containing street lights defined as primarily having local benefit located in various areas throughout the City.

**WHEREAS**, at this time, this City Council desires to take proceedings to set the annual levy of assessments for the ensuing fiscal year, to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

**WHEREAS**, at this time there has been presented and approved by this City Council a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

**WHEREAS**, that the Report as presented - consisting of plans and specifications, estimate of cost, diagram of the District, and assessment of the estimated cost as previously approved on a preliminary basis - is ordered to be filed in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California,

**SECTION 1.** The above recitals are all true and correct.

**SECTION 2.** The Report regarding the annual levy for said District, which Report is for maintenance of certain improvements for Fiscal Year 2014-15 that has been previously approved is directed to be filed in the Office of the City Clerk.

## RESOLUTION NO.

**SECTION 3.** The public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

**SECTION 4.** The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

**SECTION 5.** There will be no change in the assessment amount for Zone B and there will continue to be no assessment in Zone A.

**SECTION 6.** It is estimated that 75 new lights will be added within the SRLD in FY 2014-15.

**SECTION 7.** As the result of a recent analysis, an estimated 67 parcels on Mission Gorge Road and Magnolia Avenue will be added to the Zone B assessment roll.

**SECTION 8.** The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

**SECTION 9.** All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND - SANTEE ROADWAY LIGHTING DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

**SECTION 10.** Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

**SECTION 11.** Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

**RESOLUTION NO.**

**SECTION 12.** Notice is hereby given that a public hearing is hereby scheduled for 7 p.m. on July 23<sup>rd</sup>, 2014 during the regular meeting of the Santee City Council, City Hall Council Chambers, 10601 Magnolia Avenue, Santee, California at the time and date referenced above as to the annual levy of assessments, to the extent of the maintenance, and any other matters contained within this resolution. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said second public hearing referred to herein.

**SECTION 13.** The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.

**SECTION 14.** This Resolution shall take effect immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 11<sup>th</sup> day of June, 2014 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

1J

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF THE FISCAL YEAR 2014-15 JOINT OPERATING AND FINANCIAL PLAN WITH THE COUNTY OF SAN DIEGO FOR ANIMAL CONTROL SERVICES

**DIRECTOR/DEPARTMENT** Kathy Valverde, Assistant to the City Manager 

**SUMMARY**

The County of San Diego currently provides animal control services to the City of Santee under a five-year contract, previously approved by Council, for the period July 1, 2013 through June 30, 2018. The contract serves as an umbrella agreement for services while the Joint Operating and Financial Plan, also known as Attachment B, is amended and submitted each year to the City Council to establish payment obligations for the next fiscal year.

The County provides two fundamental services for the City: 1) Shelter and care of animals; and 2) Enforcement of animal laws and public protection. The contract with the County can be terminated at any time with one-year advanced written notice.

The cost for animal control services in Fiscal Year 2014-15 represents an increase of \$2,975 (less than 1%) from the previous fiscal year.

**FINANCIAL STATEMENT** 

The cost of providing animal control services is offset each year by revenue collected within the City of Santee for dog licenses and other fees. The estimated revenue to be collected in FY 2014-15 is \$98,000 with a net cost for animal control services of \$322,939. Funds are included in the City's Adopted Fiscal Year 2014-15 Operating Budget.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** 

Approve the Fiscal Year 2014-15 Joint Operating and Financial Plan with the County of San Diego for animal control services, and authorize the City Manager to execute the plan with the County.

**ATTACHMENTS**

Fiscal Year 2014-15 Joint Operating and Financial Plan (Attachment B) for animal control services.

ATTACHMENT B

City of Santee  
Contract Animal Control Services Program  
Joint Operating and Financial Plan  
Fiscal Year 2014-15

This Joint Operating and Financial Plan made and agreed to for the period beginning July 1, 2014 and ending June 30, 2015, by and between the City of Santee and the County of San Diego shall become a part of the Agreement between said parties.

The County of San Diego shall provide animal control services to the City of Santee as specified in Sections 3 through 5 of the Agreement. The gross cost of providing animal control services to Santee for fiscal year 2014-15 shall be \$417,039. The County shall collect license and other fees, as specified under the County's Animal Services Fee Resolution within City of Santee. For fiscal year 2014-15, the estimated revenue amount to be collected within City of Santee is \$98,000. After deducting estimated revenues from gross cost, the City of Santee shall pay County the net amount of \$322,939, which includes the amount of \$3,900.00 to finance the spay/neuter program as provided for in Sections 6 and 8 of the Agreement. The City of Santee shall pay County in quarterly payments as specified in Section 6, paragraph 5 of the Agreement.

As approved:

CITY OF SANTEE

COUNTY OF SAN DIEGO

By: \_\_\_\_\_  
City Manager

By: \_\_\_\_\_  
Director of Animal Services

Approved as to form and legality

Approved as to form and legality  
County Counsel

By: \_\_\_\_\_  
City Attorney

By: \_\_\_\_\_  
Senior Deputy

City of Santee  
**COUNCIL AGENDA STATEMENT**

4A

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** SELECTION OF VOTING REPRESENTATIVE AND ALTERNATE FOR  
LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

**DIRECTOR/DEPARTMENT** Patsy Bell, CMC, City Clerk *PB*

**SUMMARY**

The League of California Cities 2014 Annual Conference is scheduled for Wednesday, September 3 through Friday, September 5 at the Los Angeles Convention Center. Notice has been received from the League requesting each City select a voting representative and up to two alternates, specifically for the Annual Business Meeting. The Annual Business Meeting is scheduled for noon on Friday, September 5<sup>th</sup>. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

*jm*  
**FINANCIAL STATEMENT** N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *JAT*  
Select a voting representative and up to two alternates to attend the Annual Business Meeting scheduled during the upcoming League conference and direct the City Clerk to forward the completed Voting Delegate/Alternate Form to the League of California Cities.

**ATTACHMENTS (Listed Below)**

None

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

6A

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL TRAFFIC SIGNAL MAINTENANCE CONTRACT FOR FY 2014-15

**DIRECTOR/DEPARTMENT** Pedro Orso-Delgado, Development Services 

**SUMMARY**

This item requests the City Council to approve a one-year extension of the traffic signal maintenance contract with Siemens Industry, Inc. for FY 2014-15.

Santee is part of a five-city consortium which jointly bid the contract for traffic signal maintenance in 2010 for savings with economy of scale. Other participating cities include the Cities of El Cajon, La Mesa, Lemon Grove, and Poway. Since the effective date of the current contract of July 1, 2010, Siemens Industry, Inc. has performed traffic signal maintenance services for the City of Santee in a satisfactory manner. The work included routine monthly maintenance for the 57 traffic signals in the city, repair and/or replacement of malfunctioning equipment such as burned out traffic lights and pedestrian heads, and emergency work.

The requested extension of the City's traffic signal maintenance contract with Siemens Industry, Inc. would provide traffic signal maintenance services for the upcoming fiscal year. This is the fourth of the four annual extensions allowed under the current contract.

A contract with the option of annual extensions provides efficiencies of a multi-year contract with the option of terminating the contract for any issue. Staff of the five-city consortium believes the contract unit prices are still competitive in the current market and it is in the best interest of the City to extend the current contract rather than to go through the bid process.

For this upcoming fiscal year, Siemens Industry, Inc. has requested a 1.7% increase above last year's contract price of \$118,000 for a FY 2014-15 contract amount of \$120,006. This increase is consistent with the increase in the 2013 Consumer Price Index (CPI) for San Diego County. Staff recommends approval of this increase.

This item requests the City Council to authorize the City Manager to execute a 12-month extension of the contract in the amount of \$120,006 and authorize the Director of Development Services to execute change orders in an amount not to exceed \$6,894 to cover the cost for repairs of unforeseen equipment failures.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT**  The FY 2014-15 Gas Tax Fund budget includes \$126,900 for the maintenance of traffic signals and communication systems, replacements of signal heads, wiring and detectors, and emergency work such as traffic signal knockdowns.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** 

- 1) Approve a one year contract extension for the traffic signal maintenance contract with Siemens Industry, Inc. in the amount of \$120,006 for FY 2014-15; and
- 2) Authorize the City Manager to execute the contract extension on behalf of the City, and
- 3) Authorize the Director of Development Services to execute change orders in an amount not to exceed \$6,894.

**ATTACHMENTS** Resolution

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, EXTENDING THE TRAFFIC SIGNAL MAINTENANCE CONTRACT  
WITH SIEMENS INDUSTRY, INC. FOR FY 2014-15**

**WHEREAS**, the City Council of the City of Santee, California, has determined that the use of private companies to perform traffic signal maintenance throughout the City is in the best interests of the citizens of Santee; and

**WHEREAS**, the current traffic signal maintenance contract will expire on June 30, 2014; and

**WHEREAS**, the traffic signal maintenance contract, originally approved by City Council in June, 2010 may be extended on a year-to-year basis not to exceed four additional years upon mutual agreement between the City and Siemens Industry, Inc.; and

**WHEREAS**, this is the fourth of four extensions allowed under this contract; and,

**WHEREAS**, Siemens Industry, Inc. has performed the contract of traffic signal maintenance in a satisfactory manner; and

**WHEREAS**, Siemens Industry, Inc. has requested an increase of 1.7% to match the 2013 Consumer Price Index for San Diego County; and

**WHEREAS**, the contract extension amount is estimated to be \$120,006 for traffic signal and communication systems maintenance for FY 2014-15 with the requested Consumer Price Index increase; and

**WHEREAS**, staff requests authorization to expend an amount not to exceed \$6,894 for unforeseen change orders; and

**WHEREAS**, \$126,900 is included in the FY 2014-15 Gas Tax Fund budget for the contract work.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the Council finds the proposed work is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Class 1 Exemption).

**RESOLUTION NO. \_\_\_\_\_**

**BE IT FURTHER RESOLVED** by the City Council of the City of Santee, California, that:

- 1) the City Manager is authorized to execute a 12-month contract extension for the traffic signal maintenance contract with Siemens Industry, Inc. in the amount of \$120,006 for FY 2014-15; and,
- 2) the Director of Development Services is authorized to execute change orders in an amount not to exceed \$6,894.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK**

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

6B

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL STREET LIGHT MAINTENANCE CONTRACT FOR FY2014-15

**DIRECTOR/DEPARTMENT** Pedro Orso-Delgado, Development Services 

**SUMMARY**

This item requests the City Council approve a one-year extension of the street light maintenance contract with Clark Telcom and Electric, Inc. (CTE, Inc.), for FY 2014-15.

Santee is part of a five-city consortium which jointly bid the contract for street light maintenance in 2013 for savings with economy of scale. Other participating cities include the Cities of El Cajon, La Mesa, Lemon Grove, and Poway. The requested extension of the City's street light maintenance contract with CTE, Inc. would provide street light maintenance, as well as related construction services and emergency repairs for the upcoming fiscal year. This is the first of the four annual extensions allowed under the current contract, which was awarded by the City Council in June 2013. Each additional extension will be brought before Council for approval.

A contract with the option of annual extensions provides efficiencies of a multi-year contract with the option of terminating the contract for any issue. Staff of the five-city consortium believes the contract unit prices are still competitive in the current market and it is in the best interest of the City to extend the current contract rather than to go through the bid process.

In FY 2013-14 CTE, Inc. has performed street light maintenance services for the City of Santee in a satisfactory manner. The work included repairs to street lights, street light knock-downs, and wire theft.

For this upcoming fiscal year, CTE, Inc. has requested a 1.7% increase above last year's contract price of \$26,289.60 for a FY 2014-15 contract amount of \$26,736.52. This increase is consistent with the increase in the 2013 Consumer Price Index (CPI) for San Diego County. Staff recommends approval of this increase.

This item requests the City Council to authorize the City Manager to execute a 12-month extension of the contract in the amount of \$26,763.52 and authorize the Director of Development Services to execute change orders in an amount not to exceed \$5,300.00 for street light knockdowns and other unanticipated emergency repair work.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT** 

Funding for this contract is included in the FY 2014-15 Santee Roadway Lighting District (Zones A and B) budget.

**CITY ATTORNEY REVIEW**

N/A  Completed

**RECOMMENDATION** 

1. Approve a one year contract extension for the street light maintenance contract with CTE, Inc. in the amount of \$26,736.52 for FY 2014-15; and
2. Authorize the City Manager to execute the contract extension on behalf of the City, and
3. Authorize the Director of Development Services to execute change orders in an amount not to exceed \$5,300.00.

**ATTACHMENTS**

Resolution

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
EXTENDING THE STREET LIGHT MAINTENANCE CONTRACT WITH  
CLARK TELCOM AND ELECTRIC, INC. FOR FY 2014-15**

**WHEREAS**, the City Council of the City of Santee, California, has determined that the use of private companies to perform street light maintenance throughout the City is in the best interests of the citizens of Santee; and

**WHEREAS**, the current street light maintenance contract will expire on June 30, 2014; and

**WHEREAS**, the street light maintenance contract, originally awarded by the City Council in June 2013, may be extended on a year-to-year basis not to exceed four additional years upon mutual agreement between the City and Clark Telcom and Electric, Inc.; and

**WHEREAS**, this is the first of four extensions allowed under this contract; and,

**WHEREAS**, Clark Telcom and Electric, Inc. has performed the contract work of street light maintenance in a satisfactory manner in FY 2013-14; and

**WHEREAS**, Clark Telcom and Electric, Inc. has requested an increase of 1.7% to match the 2013 Consumer Price Index for San Diego County; and

**WHEREAS**, the contract extension amount for FY 2014-15 is \$26,736.52; and

**WHEREAS**, staff requests authorization to expend an amount not to exceed \$5,300.00 for unforeseen change orders; and

**WHEREAS**, funding for this contract is included in the FY 2014-15 Santee Roadway Lighting District (Zones A and B) budget.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the Council finds that the proposed use is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Class 1 Exemption).



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

6C

**MEETING DATE**     June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**     **RESOLUTION AUTHORIZING THE EXTENSION OF THE ROADWAY STRIPING AND MARKING MAINTENANCE CONTRACT FOR FY 2014-15**

**DIRECTOR/DEPARTMENT**     Pedro Orso-Delgado, Development Services 

**SUMMARY**

This item requests the City Council approve a one-year extension of the roadway striping and marking maintenance contract with Payco Specialties, Inc. for FY 2014-15.

The requested extension of the City's roadway striping and marking contract with Payco Specialties, Inc. would provide roadway striping and marking maintenance services for the upcoming fiscal year. This is the second of the four annual extensions allowed under the current contract, which was awarded by the City Council in June 2012. Each additional extension will be brought before Council for approval.

A contract with the option of annual extensions provides efficiencies of a multi-year contract with the option of terminating the contract for any issue. Staff believes the contract unit prices are still competitive in the current market and it is in the best interest of the City to extend the current contract rather than to go through the bid process.

In FY 2013-14 Payco Specialties, Inc. has performed roadway striping and marking maintenance services for the City of Santee in a satisfactory manner. The work included repainting roadway striping and markings citywide.

For this upcoming fiscal year, Payco Specialties, Inc. has requested a 1.7% increase above last year's unit prices. This increase is consistent with the increase in the 2013 Consumer Price Index for San Diego County. Staff recommends approval of this increase.

This item requests the City Council to authorize the City Manager to execute a 12-month extension of the roadway striping and marking maintenance contract in an amount not to exceed \$100,000.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT** 

The FY 2014-15 Gas Tax Fund budget includes \$100,000 for the maintenance of roadway striping and markings.

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION** 

- 1) Approve a one year contract extension for the roadway striping and marking maintenance contract with Payco Specialties, Inc. for FY2014-15 in an amount not to exceed \$100,000; and
- 2) Authorize the City Manager to execute the contract extension on behalf of the City.

**ATTACHMENTS**

Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
EXTENDING THE ROADWAY STRIPING AND MARKING MAINTENANCE CONTRACT  
WITH PAYCO SPECIALTIES, INC. FOR FY 2014-15**

**WHEREAS**, the City Council of the City of Santee, California, has determined that the use of private companies to perform roadway striping and marking maintenance throughout the City is in the best interest of the citizens of Santee; and

**WHEREAS**, the current roadway striping and marking maintenance contract will expire on June 30, 2014; and

**WHEREAS**, the roadway striping and marking maintenance contract, originally awarded by the City Council in June 2012, may be extended on a year-to-year basis not to exceed four additional years upon mutual agreement between the City and Payco Specialties, Inc.; and

**WHEREAS**, this is the second of four extensions allowed under this contract; and,

**WHEREAS**, Payco Specialties, Inc. has performed the contract work of roadway striping and marking maintenance in a satisfactory manner; and

**WHEREAS**, Payco Specialties, Inc. has requested an increase of 1.7% in unit prices to match the 2013 Consumer Price Index for San Diego County; and

**WHEREAS**, \$100,000 is included in the FY 2014-15 Gas Tax Fund budget for the roadway striping and marking maintenance.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the Council finds the proposed work is categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Class 1 Exemption).

**BE IT FURTHER RESOLVED** by the City Council of the City of Santee, California, that the City Manager is authorized to execute a 12-month extension of the contract in an amount not to exceed \$100,000.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

6D

**MEETING DATE** June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE** AUTHORIZE THE ACCEPTANCE AND EXPENDITURE OF A \$71,500 GRANT FROM SAN DIEGO GAS AND ELECTRIC (SDG&E) TO CREATE AN "ENERGY ACTION PLAN" AS A PART THE "SUSTAINABLE SANTEE ACTION PLAN" PROJECT AND AUTHORIZE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATKINS NORTH AMERICA, INC.

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services *MK*

**SUMMARY** On January 22, 2014 the City Council authorized the execution of a Professional Services Agreement with Atkins North America, Inc. ("Atkins") in the amount of \$106,400 to develop a "Sustainable Santee Action Plan" for the City of Santee per state guidelines. Among the sustainability goals is reduction in energy consumption. As such, the City applied to San Diego Gas & Electric (SDG&E) and was awarded a \$71,500 grant under their Emerging Cities Program to develop an "Energy Action Plan" (EAP). This plan would analyze greenhouse gas (GHG) emissions produced from energy used in homes, offices, and other businesses and identify energy-saving measures. The end product would become part of the "Sustainable Santee Action Plan." The EAP grant would fund some tasks that are being performed by Atkins under the "Sustainable Santee Action Plan", reimburse City staff time, and would also fund additional tasks/deliverables that would allow City staff and developers to monitor and analyze GHG emissions for specific development projects and track changes over time. Due to the overlap of work currently being performed by Atkins and the EAP it is more efficient to amend the existing agreement because Atkins is already performing approximately half of the work for the EAP, can build upon work already in progress on the "Sustainable Santee Action Plan," and the firm has demonstrated competence and the professional qualifications necessary to perform the scope of work.

**ENVIRONMENTAL REVIEW** This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with Section 15306, Class 6 of the CEQA Guidelines.

**FINANCIAL STATEMENT** Acceptance of the EAP grant will provide for the following:

Replace General Fund monies previously committed to the project	\$20,000
Reimburse City staff time (General Fund benefit)	11,500
Develop GHG monitoring and reporting tool	25,000
Other work for the EAP	<u>15,000</u>
Total Grant Amount	<u>\$71,500</u>

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATIONS**

1. Adopt the attached Resolution authorizing acceptance of the SDG&E grant; and
2. Authorize expenditure of the grant for an Energy Action Plan; and
3. Authorize an amendment to the Professional Services Agreement with Atkins North America, Inc. for a total not to exceed contract amount of \$146,400.

**ATTACHMENTS**

Staff Report

Resolution

## STAFF REPORT –

**AUTHORIZE THE ACCEPTANCE AND EXPENDITURE OF A \$71,500 GRANT FROM SAN DIEGO GAS AND ELECTRIC (SDG&E) TO CREATE AN “ENERGY ACTION PLAN” AS A PART THE “SUSTAINABLE SANTEE ACTION PLAN” PROJECT AND AUTHORIZE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATKINS NORTH AMERICA, INC.**

**CITY COUNCIL MEETING, JUNE 11, 2014**

### **A. BACKGROUND**

Pursuant to State laws and regulations, the City of Santee initiated the development of a “Sustainable Santee Action Plan” that would encourage development and activities that reduce water and energy usage, reduce reliance on motor vehicles, and create more livable communities. In January 2014, the City Council authorized the execution of a Professional Services Agreement with Atkins North America, Inc. (“Atkins”) for technical services to assist in the development of the “Sustainable Santee Action Plan.” The Professional Services Agreement approved an amount not to exceed \$106,400. To help offset the cost of creating this plan, staff submitted an application to San Diego Gas & Electric (SDG&E) under their Emerging Cities program. The City was awarded \$71,500 under this program. Activities under this grant must be completed by December 31, 2014.

The SDG&E Emerging Cities program is part of their Local Government Partnership Program to assist with a variety of energy efficiency programs including implementation of climate action plan measures to reduce greenhouse gas (GHG) emissions. Any measures approved under this program must directly relate to SDG&E energy savings.

The grant will provide funding to help develop an “Energy Action Plan” (EAP) which would in turn become part of the “Sustainable Santee Action Plan.” An EAP was envisioned because the SDG&E grant only funds activities directly related to facilitating energy use reductions and would not cover the cost of developing a complete sustainability plan. The EAP is designed to analyze energy usage and provide recommendations on programs that can reduce future usage. This analysis and data is also a portion of the planned “Sustainable Santee Action Plan.” Therefore, grant funding replaces General Funds on several portions of the “Sustainable Santee Action Plan.”

In addition, the grant will fund a greenhouse gas (GHG) emission analysis and monitoring tool. This tool could be used by staff in tracking development projects and community-wide efforts for reducing GHG emissions. This tool would also provide staff a way to track GHG emissions over time, allowing Santee to demonstrate that implementation of the “Sustainable Santee Action Plan” in achieving GHG reduction goals consistent with the requirements of CEQA Guidelines Section 15183.5 and would put Santee in a position to respond to future City-wide GHG emission reporting requirements.

## **B. GRANT BREAKDOWN AND BENEFITS**

The \$71,500 SDG&E grant for the EAP will be allocated as follows:

- 1) **Replace an estimated \$20,000 in General Fund money committed.** Originally, the City committed \$106,400 of General Funds for consultant services for this project. Because many EAP tasks overlap with tasks required for the "Sustainable Santee Action Plan," grant funding would replace General Funds in accomplishing these tasks. For example, the collection and analysis of energy usage data is common to both plans and would be funded through the EAP grant.
- 2) **Reimburse approximately \$11,500 in City staff time spent on the project.**
- 3) **Provide approximately \$25,000 to develop a GHG monitoring and reporting tool.** The grant money would provide funding to develop a tool that would help developers and the City staff analyze individual projects for compliance with the California Environmental Quality Act (CEQA). The funding will also be used for staff training. This will allow the City to track progress towards achieving GHG emission reduction goals. In addition, the tool along with the project screening tables would provide developers with some certainty with regard to GHG emissions when proposing new projects within the City of Santee.
- 4) **Provide approximately \$15,000 for other work.** An additional \$15,000 of this grant would be spent for inventories, protocols, EAP reporting tools, draft and final reports which are part of the EAP but may not be directly applicable to the "Sustainable Santee Action Plan."

## **C. PROFESSIONAL SERVICES AGREEMENT**

Due to the overlap of work being performed by Atkins to prepare the "Sustainable Santee Action Plan" and the "Energy Action Plan" (EAP) it is more efficient to amend the existing Professional Services Agreement with Atkins because 1) Atkins is already performing approximately half of the work for the EAP; 2) Atkins can build upon work already in progress on the "Sustainable Santee Action Plan,"; 3) Atkins has demonstrated competence and the professional qualifications necessary to perform the scope of work as required pursuant to Section 3.24.140 of the City of Santee Municipal Code; and 4) there will be a cost savings to the General Fund resulting from the completion of mutual tasks under an amended Professional Services Agreement.

An amendment to the Professional Services Agreement with Atkins will be required as follows:

Existing Professional Services Agreement:	\$106,400
GHG monitoring and reporting tool:	\$ 25,000
Other work for the EAP:	<u>\$ 15,000</u>
<b>Total amended agreement</b>	<b>\$146,400</b>

**D. STAFF RECOMMENDATION**

1. Adopt the attached Resolution authorizing acceptance of the SDG&E grant;
2. Authorize expenditure of the grant money for an "Energy Action Plan";
3. Authorize an amendment to the Professional Services Agreement with Atkins North America, Inc. for a total not to exceed contract amount of \$146,400.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF A \$71,500 GRANT FROM SAN DIEGO GAS AND ELECTRIC (SDG&E) TO CREATE AN “ENERGY ACTION PLAN” AS A PART THE “SUSTAINABLE SANTEE ACTION PLAN” PROJECT AND AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ATKINS NORTH AMERICA, INC.**

**WHEREAS**, the Governor’s Executive Order S-3-05 in 2005 established greenhouse gas (GHG) emission reduction targets; and

**WHEREAS**, State Assembly Bill 32 (AB 32) in 2006 required the State to adopt regulations and policies that would limit the GHG emissions in the year 2020 to a level experienced in 1990; and

**WHEREAS**, State Senate Bill 97 (SB 97) in 2007 required the State Office of Planning and Research to incorporate GHG emission reduction into the California Environmental Quality Act (CEQA); and

**WHEREAS**, subsequent changes to the California Environmental Quality Act (CEQA) Guidelines require lead agencies to analyze whether projects covered by CEQA would generate significant levels of GHG emissions either directly or indirectly; and whether the project conflicts with plans, policies, or regulations adopted for the purpose of reducing the emissions of GHG; and

**WHEREAS**, the City has undertaken actions to develop a “Sustainable Santee Action Plan” to address GHG emission mandates and promote energy and water efficiencies while remaining economically competitive in the region; and

**WHEREAS**, on January 22, 2014 the City Council authorized the execution of a Professional Services Agreement with Atkins North America, Inc. (“Atkins”) for technical services to assist in the development of the “Sustainable Santee Action Plan” for an amount not to exceed \$106,400; and

**WHEREAS**, Atkins and the City entered into a Professional Services Agreement on February 12, 2014 in an amount not to exceed \$106,400; and

**WHEREAS**, in March 2014 City staff applied for, and was awarded a \$71,500 grant from San Diego Gas & Electric (SDG&E) under their Emerging Cities Program to fund an “Energy Action Plan” (EAP) which would become part of the “Sustainable Santee Action Plan”; and

**WHEREAS**, Section 3.24.140 of the Santee Municipal Code requires that professional services be engaged on the basis of demonstrated competence and professional qualification to ensure that services are provided at a fair and reasonable price to the City; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, due to the overlap of work being performed by Atkins to prepare the “Sustainable Santee Action Plan” and the “Energy Action Plan” (EAP), it is more efficient to amend the existing Professional Services Agreement with Atkins because 1) Atkins is already performing approximately half of the work for the EAP; 2) Atkins can build upon work already in progress on the “Sustainable Santee Action Plan,”; 3) Atkins has demonstrated competence and the professional qualifications necessary to perform the scope of work as required pursuant to Section 3.24.140 of the City of Santee Municipal Code; and 4) there will be a cost savings to the General Fund resulting from the completion of mutual tasks under an amended Professional Services Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California, authorizes the City Manager to 1) to accept a \$71,500 grant from SDG&E; 2) expend this grant in developing an “Energy Action Plan”; and 3) amend the Professional Services Agreement with Atkins North America, Inc. for additional work not to exceed the contract amount of \$146,400.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

6E

**MEETING DATE**      June 11, 2014

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION AUTHORIZING AWARD OF THE CONTRACT FOR URBAN FORESTRY MANAGEMENT SERVICES TO WEST COAST ARBORISTS, INCORPORATED PER RFP 14/15-40001**

**DIRECTOR/DEPARTMENT**      Bill Maertz, Community Services Director 

**SUMMARY**      The current contract for urban forestry management services will expire on June 30, 2014. In compliance with the City's purchasing ordinance for professional services, Santee Municipal Code 3.24.140, and the City's professional services selection practices, the Finance Department administered a formal request for proposal (RFP) process for Urban Forestry Management per RFP 14/15-40001. On April 30, 2014 six firms attended the mandatory pre-proposal meeting. Staff responded to extensive questions from attendees through the issuance of an addendum on May 19, 2014. As the initial deadline for proposals was May 12, 2014, staff extended the deadline to submit proposals to May 28, 2014. On May 28, 2014, one proposal was received. After a thorough review of the proposal, staff recommends selection of West Coast Arborists Incorporated for award of the contract based on the firm's extensive experience and technical expertise, implementation methodology and strategic plan, electronic management tools and proposed costs.

Staff recommends authorizing the City Manager to execute a professional services contract with West Coast Arborists Incorporated for an amount not to exceed \$97,000.00. The term of the initial contract shall be July 1, 2014 through June 30, 2015 (FY 14-15) with three (3) subsequent 12-month options to renew, if approved each year by the City Council. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year. Staff also requests City Council authorization for the City Manager to approve change orders up to 10% of the current contract amount.

**FINANCIAL STATEMENT** 

Funding for this contract is provided from various accounts in the Community Services Department's adopted FY 2014-15 operating budget.

**ENVIRONMENTAL REVIEW**

This is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION**      Adopt Resolution: 

1. Authorizing award of the contract for urban forestry management services to West Coast Arborists, Incorporated and authorizing the City Manager to execute a professional services contract per RFP 14/15-40001 for an amount not to exceed \$97,000.00; and
2. Authorizing the City Manager to approve change orders up to 10% of the current contract amount.

**ATTACHMENTS**

Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, TO  
AWARD THE CONTRACT FOR URBAN FORESTRY MANAGEMENT SERVICES TO  
WEST COAST ARBORISTS INCORPORATED PER RFP 14/15-40001**

**WHEREAS**, on the 28<sup>th</sup> day of May 2014, one proposal was received for Urban Forestry Management Services, RFP 14/15-40001; and

**WHEREAS**, staff recommends selection of West Coast Arborists Incorporated for award of the contract based on the firm's extensive experience and technical expertise, implementation methodology and strategic plan, electronic management tools and proposed costs; and

**WHEREAS**, staff recommends authorizing the City Manager to execute a professional services contract with West Coast Arborists Incorporated for an amount not to exceed \$97,000.00 for FY 2014-15; and

**WHEREAS**, staff recommends authorizing the City Manager to approve change orders up to 10% of the current contract amount; and

**WHEREAS**, This is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** Award the contract for Urban Forestry Management Services to West Coast Arborists Incorporated, RFP 14/15-40001, for an amount not to exceed \$97,000.00 for FY 2014-15.

**SECTION 2.** Authorize the City Manager to execute the professional services contract on behalf of the City and approve change orders up to 10% of the current contract amount.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11<sup>th</sup> day of June 2014, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

**RANDY VOEPEL, MAYOR**

**ATTEST:**

**PATSY BELL, CMC, CITY CLERK**