

CITY MANAGER – Marlene D. Best  
CITY ATTORNEY – Shawn D. Hagerty  
CITY CLERK – Annette Fagan Ortiz



CITY COUNCIL

Mayor John W. Minto  
Vice Mayor Stephen Houlahan  
Council Member Ronn Hall  
Council Member Laura Koval  
Council Member Rob McNelis

STAFF:  
ASSISTANT TO THE CITY MANAGER  
Kathy Valverde  
COMMUNITY SERVICES DIRECTOR  
Bill Maertz  
DEVELOPMENT SERVICES DIRECTOR  
Melanie Kush  
FINANCE DIRECTOR/TREASURER  
Tim McDermott  
FIRE & LIFE SAFETY DIRECTOR/FIRE CHIEF  
John Garlow  
HUMAN RESOURCES DIRECTOR  
Jessie Bishop  
LAW ENFORCEMENT  
Captain Daniel Brislin

**City of Santee  
Regular Meeting Agenda  
Santee City Council**

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**Wednesday, May 22, 2019  
7:00 PM**

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

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**Regular City Council Meeting – 7:00 p.m.**

**ROLL CALL:** Mayor John W. Minto  
Vice Mayor Stephen Houlahan  
Council Members Ronn Hall, Laura Koval and Rob McNelis

**LEGISLATIVE INVOCATION:** Chris Jespersen, The Church of Jesus Christ of Latter-Day Saints

**PLEDGE OF ALLEGIANCE**

**PROCLAMATION:** National Public Works Week May 19 – 25, 2019

**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 at the start of the meeting. Speakers are limited to 3 minutes.

- (1) Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**
- (2) Approval of Meeting Minutes of the Santee City Council for the May 8, 2019 Regular Meeting. (City Clerk – Ortiz)**
- (3) Approval of Payment of Demands as presented. (Finance – McDermott)**

- (4) Approval of the expenditure of \$71,705.27 for April 2019 Legal Services and Related Costs. (Finance – McDermott)
- (5) Adoption of three Resolutions approving the Engineer’s Reports and declaring the City Council’s intention to levy assessments and setting a Public Hearing on July 24, 2019, for the Fiscal Year 2019-20 Santee Landscape Maintenance District annual levy of assessments. (Finance - McDermott)
- (6) Adoption of two Resolutions approving the Engineer’s Report and declaring the City Council’s intention to levy assessments and setting a Public Hearing on July 24, 2019, for the Fiscal Year 2019-20 Town Center Landscape Maintenance District annual levy of assessments. (Finance - McDermott)
- (7) Adoption of two Resolutions approving the Engineer’s Report and declaring the City Council’s intention to levy assessments and setting a Public Hearing on July 24, 2019, for the Fiscal Year 2019-20 Santee Roadway Lighting District annual levy of assessments. (Finance - McDermott)
- (8) Adoption of a Resolution awarding the Traffic Signal and Communication Systems Maintenance Contract in the amount of \$105,195.00, to Southwest Traffic Signal Service, Inc., for Fiscal Year 2019-20 and approving a categorical exemption pursuant to the guidelines of the California Environmental Quality Act. (Development Services – Kush)
- (9) Authorize the City Manager to execute a Professional Services Agreement with LeSar Development Consultants in the amount of \$29,955.00 for preparation of the 2020 – 2024 Consolidated Plan. (Development Services – Kush)
- (10) Authorize the purchase of nine Polera Audible Push Button Systems for an amount not to exceed \$47,621.19, from McCain, Inc., per County of Los Angeles Contract Number MA-1S-1840255-1. (Development Services – Kush)
- (11) Claim against the City by John Hourigan. (Risk Management – Bishop)
- (12) Adoption of a Resolution authorizing the purchase of Bulk Fuels on an as-needed basis from SC Commercial, LLC, per City of San Diego Cooperative Contract #10088315-18-K for the term of May 1, 2019 through April 30, 2024 in an amount not to exceed \$75,000.00 per fiscal year. (Fire – Garlow)
- (13) Adoption of a Resolution adopting a Debt Management Policy. (Finance – McDermott)

**PUBLIC HEARING:**

- (14) **Public Hearing to Introduce Ordinances restating, amending and recodifying Titles 1 – 12 of the Santee Municipal Code. (City Attorney – Hagerty)**

Recommendation:

Conduct first reading of twelve ordinances. Direct notice of the ordinances to be published with a ¼ page advertisement pursuant to Government Code Section 36933(c)(2).

- (15) **Public Hearing and Resolution Amending the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023. (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution amending the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023.

**CONTINUED BUSINESS:**

- (16) **Resolution authorizing the recording of notices of cessation of special tax lien for certain properties within Community Facilities District No. 2017-2 (Weston Municipal Services) and Community Facilities District No. 2017-1 (Weston Infrastructure), and Resolution authorizing and providing for the issuance of Special Tax Bonds of Community Facilities District No. 2017-1 (Weston Infrastructure), Approving the form of Fiscal Agent Agreement, Bond Purchase Agreement, Preliminary Official Statement and other documents related thereto and authorizing certain actions in connection with the issuance of such bonds. (Finance – McDermott)**

Recommendation:

Adopt two resolutions.

**NEW BUSINESS:**

- (17) **Resolution amending the Management Services Agreement of the City Clerk. (Human Resources – Bishop)**

Recommendation:

Adopt the Resolution approving the Second Amendment to the City Clerk's Management Services Agreement.

- (18) **Report summarizing the outcome of the March 26, 2019 City Council Planning Workshop. (City Manager – Best)**

Recommendation:

Receive report and provide direction needed.

**(19) Presentation of the proposed five-year Capital Improvement Program Budget for Fiscal Years 2019-20 through 2023-24. (City Manager/Finance – Best/McDermott)**

Recommendation:

Review and discuss the Proposed Five-Year Capital Improvement Program Budget for Fiscal Years 2019-20 through 2023-24 and provide direction to staff as necessary.

**NON-AGENDA PUBLIC COMMENT:**

*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.*

**CITY COUNCIL REPORTS:**

**CITY MANAGER REPORTS:**

**CITY ATTORNEY REPORTS:**

**CLOSED SESSION:**

**(20) CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

**(21) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

(Government Code Section 54956.9(d)(4))

Initiation of litigation (one case)

**ADJOURNMENT:**



May	02	SPARC	Civic Center Building 8A
May	08	Council Meeting	Council Chamber
May	13	Community Oriented Policing Committee	Council Chamber
May	22	Council Meeting	Council Chamber
Jun	06	SPARC	Civic Center Building 8A
Jun	10	Community Oriented Policing Committee	Council Chamber
Jun	12	Council Meeting	Council Chamber
Jun	26	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 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). 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.***

**AFFIDAVIT OF POSTING AGENDA**

State of California	}	
County of San Diego	} ss.	
City of Santee	}	

I, Annette Ortiz, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with the Brown Act and Santee Resolution 61-2003 on May 17, 2019, at 4:00 p.m.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

**PROC**

**MEETING DATE**            May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**            **PROCLAMATION: "NATIONAL PUBLIC WORKS WEEK"**  
**MAY 19-25, 2019**

**DIRECTOR/DEPARTMENT**            John W. Minto, Mayor

**SUMMARY**

The San Diego/Imperial Counties Chapter of the American Public Works Association will be celebrating National Public Works Week, May 19-25, 2019. The theme of the American Public Works Association's effort this year is "It Starts Here".

From providing clean water to disposing of solid waste, to building roads and bridges, or planning for and implementing mass transit, to removing snow on roadways or devising emergency management strategies to meet natural or manmade disasters, public works services determine a society's quality of life.

The City of Santee proudly salutes and thanks the tens of thousands of public works professionals who work tirelessly every day to strengthen the bond that keeps us all connected.

The attached proclamation has been prepared heralding National Public Works Week and will be accepted by Mike Poppe, Public Works Supervisor for the City of Santee.

**FINANCIAL STATEMENT**    N/A

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *MSB* Present proclamation.

**ATTACHMENTS (Listed Below)**

Proclamation.

# City of Santee, California

## Proclamation

**WHEREAS**, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Santee; and

**WHEREAS**, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees from state and local governments and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, it is in the public interest for the citizens, civic leaders and children in the city of Santee to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

**WHEREAS**, the year 2019 marks the 59<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

**NOW, THEREFORE**, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim May 19-25, 2019 as

### “NATIONAL PUBLIC WORKS WEEK”

in the City of Santee and urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

N WITNESS WHEREOF, I have hereunto set my hand this twenty-second day of May, two thousand nineteen, and have caused the Official Seal of the City of Santee to be affixed.



*John W. Minto*  
Mayor John W. Minto

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

**Item 1**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **APPROVAL OF READING BY TITLE ONLY AND WAIVER OF READING  
IN FULL OF ORDINANCES AND RESOLUTIONS ON THE AGENDA.**

**DIRECTOR/DEPARTMENT**      Annette Ortiz, MBA, CMC, City Clerk

**SUMMARY**

This item allows the City Council to approve Ordinances and Resolutions on the Consent Calendar without reading the item in full. Upon approval of this item, all Resolutions included in the motion shall be approved. Resolutions removed from the Consent Calendar and considered under separate action may also be approved without reading of the full text.

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

**ATTACHMENTS**

None



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

**Item 2**

**MEETING DATE**    May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**    **APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE MAY 8, 2019 REGULAR MEETING.**

**DIRECTOR/DEPARTMENT**    Annette Ortiz, MBA, CMC, City Clerk 

**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.

**ATTACHMENT**

May 8, 2019 Regular Meeting Minutes

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 8, 2019**

**DRAFT**

This Regular Meeting of the Santee City Council was called to order by Mayor John W Minto at 7:04 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Stephen Houlahan and Council Members Ronn Hall, Laura Koval and Rob McNelis – 5.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk Annette Ortiz.

The **INVOCATION** was given by Pastor Todd Tolson of Riverview Community Church and the **PLEDGE OF ALLEGIANCE** was led by Mayor John W. Minto.

**PROCLAMATION:** Sam Modica, Santee Santos

Mayor Minto presented a Proclamation from the City of Santee and a Certificate of Recognition from State Assemblyman Randy Voepel to Sam Modica. Andrew Hayes from State Senator Brian W. Jones' office presented a Certificate to Sam Modica.

**ADJOURNMENT IN MEMORY:** In Memory of Robert "Bob" Standring (Council Member Koval's Father)

Mayor Minto presented the Adjournment in Memory to Council Member Koval.

**CONSENT CALENDAR:**

Council Member Koval registered an abstention on Item 5.

**AGENDA CHANGES:**

Mayor Minto reordered Item 10 to be heard before Item 9.

- (1) **Approval of reading by title only and waiver of reading in full of Ordinances and Resolutions on the agenda.**
- (2) **Approval of Meeting Minutes of the Santee City Council for the April 24, 2019, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as presented. (Finance – McDermott)**
- (4) **Adoption of a Resolution approving the second amendment to the contract with West Coast Arborists Incorporated, increasing the FY 2018-19 contract amount from \$184,696 to \$227,298 for Urban Forestry Maintenance Services. (Community Services – Maertz) (Reso 029-2019)**

- (5) **Adoption of a Resolution accepting the Bus Stop Concrete Improvements Project (CIP2018-12) as complete. (Development Services – Kush) (Reso 030-2019) (Koval – Abstained)**

**ACTION:** Council Member Hall moved approval of the Consent Calendar and Agenda as amended.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5. Council Member Koval abstained on Item 5.

**NEW BUSINESS:**

- (6) **Authorize execution of the Fourth Amended San Diego Regional Stormwater Copermittee’s Memorandum of Understanding. (Development Services – Kush)**

The Development Services Director provided the staff report and responded to Council questions.

**ACTION:** Council Member McNelis moved approval of staff’s recommendation.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

Items 7 and 8 were heard concurrently.

- (7) **Resolution authorizing the City of Santee to participate in the California Statewide Communities Development Authority (CSCDA) Open Pace Program; consenting to the inclusion of properties within the City’s Jurisdiction in the Program; authorizing the CSCDA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the territory of the City of Santee; and authorizing related actions. (City Manager – Best) (Reso 031-2019)**
- (8) **Resolution authorizing the City of Santee to participate in the California Municipal Finance Authority (CMFA) Open Pace Program; consenting to the inclusion of properties within the City’s Jurisdiction in the Program; authorizing the CMFA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the territory of the City of Santee; and authorizing related actions. (City Manager – Best) (Reso 032-2019)**

The Assistant to the City Manager provided the staff report and responded to Council questions. Chris Peterson of PACE responded to Council questions.

**ACTION:** Vice Mayor Houlahan moved approval of the Resolution for Item 7.

Council Member Hall seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**ACTION:** Council Member Hall moved approval of the Resolution for Item 8.

Vice Mayor Houlahan seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**Item reordered:**

**CITY COUNCIL REPORTS:**

**(10) Recommendation of Appointment to the Gillespie Field Development Council. (Council – Mayor Minto)**

Mayor Minto recommended James Sly be appointed to the Gillespie Field Development Council.

**ACTION:** Vice Mayor Houlahan moved approval of Mayor Minto's recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval and McNelis – 5.

**NEW BUSINESS:**

**(9) Fanita Ranch Workshop. (Development Services – Kush)**

The City Manager introduced the item and the Principal Planner provided the staff report and responded to Council questions.

Jeff O'Connor, HomeFed Corporation, responded to Council questions.

**PUBLIC SPEAKERS:**

- Van Collinsworth
- Dan Bickford
- Karen Schoeder
- Mike Aiken
- Michelle Perchez
- Michael Ranson
- Janet Garvin
- Eric Lucie
- Evlyn Andrade-Heymsfield
- Lynda Marrokal
- Charlie Plavi
- Sandy Schielke
- Cody Billock
- Patrick Bunch
- Janet McLees
- Denise Lotta

- John Olsen
- Justin Schlaefli
- Theresa McCarthy

Jeff O'Connor, HomeFed Corporation, made brief comments regarding concerns raised during public comment.

Council Members responded to citizen comments and provided feedback.

#### **NON-AGENDA PUBLIC COMMENT:**

- (A) Karen Schroeder inquired whether the City can look into livestreaming Council Meetings; stated other cities use PEG fees to offer livestreaming services to the public for transparency.

#### **CITY COUNCIL REPORTS:**

**(10) Reordered to follow Item 8.**

Mayor Minto noted that the City Manager would speak about the trip to Washington D.C. regarding the Highway 52 Coalition.

Council Member Koval announced that the East County Chamber of Commerce has started the process to interview for their leadership program and encouraged everyone to get involved.

Vice Mayor Houlahan thanked staff and everyone involved in getting a scoreboard placed at West Hills Park for the little league teams.

Council Member Hall stated he attended the Mayor's prayer lunch on behalf of Mayor Minto since he was out of town; he urged everyone to attend the Concert at the Lakes happening on July 27<sup>th</sup>.

Mayor Minto stated he would be attending a press conference tomorrow in Santee regarding current events at SANDAG.

#### **CITY MANAGER REPORTS:**

The City Manager discussed the new bulletin board display put together by staff in the Council Chambers; she also spoke about the recent trip to Washington D.C. for the Highway 52 Coalition and the meetings attended with the Department of Transportation and local Federal Representatives.

#### **CITY ATTORNEY REPORTS:**

- (11) Follow up to Workshop on Comprehensive Municipal Code Update and Draft Revisions to Municipal Code. (City Attorney – Hagerty)**

The City Attorney introduced the item and the Assistant City Attorney provided the staff report and responded to Council questions.

**PUBLIC SPEAKERS:**

- Meredith Riffel, Santee Solutions Coalition
- Jean Duffy, Santee Solutions Coalition and Community Action Service Advocacy
- Carol Green, Smart Approaches to Marijuana (SAM)
- Lorenzo Higley, American Lung Association, provided handout to Council
- Dana Stevens, Community Action Service Advocacy

Council Members received the report and provided direction to staff regarding desired revisions to the Santee Municipal Code.

**CLOSED SESSION:**

**PUBLIC SPEAKERS:**

- Justin Schlaefli, spoke on Item 13

Council Members recessed at 10:55 p.m. and convened in Closed Session at 11:00 p.m.

**(12) CONFERENCE WITH LABOR NEGOTIATORS**

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

**(13) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

(Government Code Section 54957(b))

Title: City Clerk

Council Members reconvened in Open Session at 11:42 p.m. with all members present. Mayor Minto reported that for Item 12 direction was given to staff and for Item 13, a compensation package was reached and direction was given to staff to bring the item back at the next Council Meeting.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:57 p.m. in memory of Robert "Bob" Standing.

Date Approved:

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Annette Ortiz, MBA, CMC, City Clerk

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 3

MEETING DATE May 22, 2019

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 *msb*

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/26/2019	Accounts Payable	\$ 34,524.50
04/29/2019	Accounts Payable	95,836.01
04/30/2019	Accounts Payable	99,479.40
05/01/2019	Retiree Health	5,385.00
05/02/2019	Accounts Payable	168,747.24
05/09/2019	Payroll	351,754.36
05/09/2019	Accounts Payable	702,815.88
05/09/2019	Accounts Payable	<u>255,130.08</u>
	TOTAL	<u>\$1,713,672.47</u>

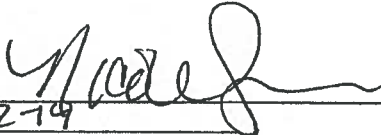
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.


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



Bank code : ubgen

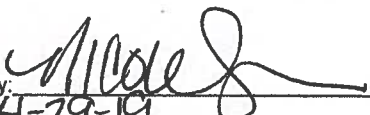
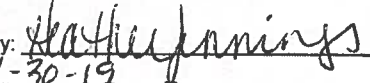
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
578	4/26/2019	10482 TRISTAR RISK MANAGEMENT	106935		PREFUND REQUEST	34,524.50
Total :						34,524.50
1 Vouchers for bank code : ubgen						Bank total : 34,524.50
1 Vouchers in this report						Total vouchers : 34,524.50

Prepared by:   
Date: 5-2-19

Approved by:   
Date: 5-7-19


Bank code : ubgen

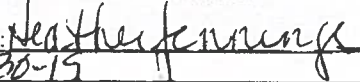
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
44410	4/29/2019	10955 DEPARTMENT OF THE TREASURY	PPE 04/17/19		FED WITHHOLD & MEDICARE	71,495.04
					Total :	71,495.04
44413	4/29/2019	10956 FRANCHISE TAX BOARD	PPE 04/17/19		CA STATE TAX WITHHELD	24,340.97
					Total :	24,340.97
2 Vouchers for bank code : ubgen						Bank total : 95,836.01
2 Vouchers in this report						Total vouchers : 95,836.01

Prepared by:   
Date: 4-29-19  
Approved by:   
Date: 4-30-19

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
4194	4/30/2019	10353 PERS	04 19 4		RETIREMENT PAYMENT	99,479.40	
						Total :	99,479.40
1 Vouchers for bank code : ubgen						Bank total :	99,479.40
1 Vouchers in this report						Total vouchers :	99,479.40

Prepared by:   
Date: 4-29-19

Approved by:   
Date: 4-30-19

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121260	5/2/2019	10168 ALBERT A WEBB ASSOCIATES	191117	52485	ROADWAY LIGHTING DIST	5,692.57
					<b>Total :</b>	<b>5,692.57</b>
121261	5/2/2019	10010 ALLIANT INSURANCE SERVICES INC	01/01/19-03/31/19		1ST QTR EVENT INS	1,565.00
					<b>Total :</b>	<b>1,565.00</b>
121262	5/2/2019	11419 ANALYTICAL CHEMISTS INC	39239	52157	EQUIPMENT TESTING	95.00
					<b>Total :</b>	<b>95.00</b>
121263	5/2/2019	11885 ARROW INTERNATIONAL	9501166222	52132	EMS SUPPLIES	3,072.08
					<b>Total :</b>	<b>3,072.08</b>
121264	5/2/2019	12951 BERRY, BONNIE F.	May 1, 2019		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
121265	5/2/2019	11144 CARBY, JOSH	042419		PARAMEDIC LICENSE RENEWAL	200.00
					<b>Total :</b>	<b>200.00</b>
121266	5/2/2019	11046 CAREER SURVIVAL GROUP	SANTEE 2019-1	52496	FIREFIGHTER TRAINING CLASS	3,300.00
					<b>Total :</b>	<b>3,300.00</b>
121267	5/2/2019	10299 CARQUEST AUTO PARTS	11102-480998 11102-481422	52280 52280	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	49.55 27.69
					<b>Total :</b>	<b>77.24</b>
121268	5/2/2019	10032 CINTAS CORPORATION #694	4019737185	52207	UNIFORM/PARTS CLEANER RNTL	64.65
					<b>Total :</b>	<b>64.65</b>
121269	5/2/2019	10050 CITY OF EL CAJON	HTFA000139		HFTA FEES - 4TH QUARTER	7,621.00
					<b>Total :</b>	<b>7,621.00</b>
121270	5/2/2019	10268 COOPER, JACKIE	May 1, 2019		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
121271	5/2/2019	12153 CORODATA RECORDS	RS4485780	52299	DOCUMENT RETRIEVAL/STORAGE	653.84
					<b>Total :</b>	<b>653.84</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121272	5/2/2019	11862 CORODATA SHREDDING INC	DN1223290	52241	SECURE DESTRUCTION SERVICES	37.87
					<b>Total :</b>	<b>37.87</b>
121273	5/2/2019	10839 COUNTY OF SAN DIEGO	DEH201-FTEO-002212		SUMMER CONCERTS	567.00
					<b>Total :</b>	<b>567.00</b>
121274	5/2/2019	10333 COX COMMUNICATIONS	063453006 066401501		9534 VIA ZAPADOR 10601 N MAGNOLIA AVE	197.54 34.66
					<b>Total :</b>	<b>232.20</b>
121275	5/2/2019	10608 CRISIS HOUSE	381	52368	CDBG SUBRECIPIENT	441.01
					<b>Total :</b>	<b>441.01</b>
121276	5/2/2019	11295 DOKKEN ENGINEERING	34677 34678 34689	52440 52440 52440	MISSION GORGE MEDIAN MAST PARK IMPROVEMENTS WOODSIDE ROUNDABOUT	4,424.00 4,626.20 38,277.26
					<b>Total :</b>	<b>47,327.46</b>
121277	5/2/2019	12970 DUDEK	20191663	52074	WALKER PRESERVE RESTORATIO	4,747.00
					<b>Total :</b>	<b>4,747.00</b>
121278	5/2/2019	10054 ELDERHELP OF SAN DIEGO	03312019	52371	CDBG SUBRECIPIENT	815.00
					<b>Total :</b>	<b>815.00</b>
121279	5/2/2019	10057 ESGIL CORPORATION	0054337-IN	52505	CASP TRAINING SERVICES	255.00
					<b>Total :</b>	<b>255.00</b>
121280	5/2/2019	10580 FASTENAL COMPANY	CAELC76591	52174	SHOP SUPPLIES	13.09
					<b>Total :</b>	<b>13.09</b>
121281	5/2/2019	12855 FIREWERX	2018.016	52468	WILDLAND HOSE PACKS	410.60
					<b>Total :</b>	<b>410.60</b>
121282	5/2/2019	12306 GRAY, BRANDON	04182019		PARAMEDIC LICENSE RENEWAL	200.00
					<b>Total :</b>	<b>200.00</b>
121283	5/2/2019	10120 KEARNY PEARSON FORD	1481108	52184	VEHICLE REPAIR PARTS	58.47

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121283	5/2/2019	10120 10120 KEARNY PEARSON FORD	(Continued)			<b>Total : 58.47</b>
121284	5/2/2019	11864 KIRKLAND PRINTING & MAILING	698		BUILDING FORMS	182.10
						<b>Total : 182.10</b>
121285	5/2/2019	12948 KTU&A	30971	52070	SITE & ECONOMIC ANAYLSIS	1,931.25
						<b>Total : 1,931.25</b>
121286	5/2/2019	11629 KUSH, MELANIE	042319		MSCP SUB AREA MEETING	84.00
						<b>Total : 84.00</b>
121287	5/2/2019	10207 LOCKHART TRAINING	1885		INSTRUCTOR PAYMENT	403.65
						<b>Total : 403.65</b>
121288	5/2/2019	10078 LUTHERAN SOCIAL SVCS OF SO CAL	LSS2018/2019 Q3	52372	CDBG SUBRECIPIENT	815.00
						<b>Total : 815.00</b>
121289	5/2/2019	10079 MEDICO PROFESSIONAL	2369151	52188	MEDICAL LINEN SERVICE	20.02
			2369152	52188	MEDICAL LINEN SERVICE	8.16
						<b>Total : 28.18</b>
121290	5/2/2019	10238 MILLER, STEVE	042319(2)		CIP SUPPLIES	118.53
						<b>Total : 118.53</b>
121291	5/2/2019	10083 MUNICIPAL EMERGENCY SERVICES	IN1328781	52190	WEARING APPAREL	215.27
			IN1329245	52190	WEARING APPAREL	422.54
						<b>Total : 637.81</b>
121292	5/2/2019	12815 MUNICIPAL MANAGEMENT (MMASC)	03112019		MEMBERSHIP - J.FERNANDEZ	85.00
						<b>Total : 85.00</b>
121293	5/2/2019	10095 RASA	5266	52302	MAP CHECK	435.00
			5267	52302	MAP CHECK	290.00
			5268	52302	MAP CHECK	870.00
						<b>Total : 1,595.00</b>
121294	5/2/2019	12237 RAYON, KYLE	May 1, 2019		RETIREE HEALTH PAYMENT	91.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121294	5/2/2019	12237 12237 RAYON, KYLE	(Continued)			Total : 91.00
121295	5/2/2019	13045 SAN DIEGO COUNTY	1804	52209	GRANT ADMINISTRATION	3,052.90
						Total : 3,052.90
121296	5/2/2019	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS TRAFFIC SIGNALS ROW / MEDIANS LMD PARKS CITY HALL GROUP BILL	31,556.82 4,559.64 212.54 4,172.06 13,966.70 6,940.92
						Total : 61,408.68
121297	5/2/2019	13171 SC COMMERCIAL, LLC	CL13473	52412	FLEET CARD FUELING	1,900.99
						Total : 1,900.99
121298	5/2/2019	13171 SC COMMERCIAL, LLC	0656321-IN 0657060-IN 0658339-IN	52420 52420 52413	DELIVERED FUEL DELIVERED FUEL VEHICLE SUPPLIES	416.88 747.00 136.40
						Total : 1,300.28
121299	5/2/2019	13206 SHARP BUSINESS SYSTEMS	9001849235	52429	COPIER RENTAL - APRIL	251.13
						Total : 251.13
121300	5/2/2019	10923 SMITH, NELSON	04182019		PARAMEDIC LICENSE RENEWAL	200.00
						Total : 200.00
121301	5/2/2019	10217 STAPLES ADVANTAGE	3409994859 3410675033	52251 52238	OFFICE SUPPLIES OFFICE SUPPLIES - CSD	92.93 108.62
						Total : 201.55
121302	5/2/2019	13239 STEPHEN G WHITE MAI	18026 FINAL	52474	APPRAISAL SVCS CFD 2017-1	12,500.00
						Total : 12,500.00
121303	5/2/2019	10550 UNIFORMS PLUS INC	49724 49725 49726 49727	52210 52210 52210 52210	CLASS A UNIFORM CLASS A UNIFORM CLASS A UNIFORMS CLASS A UNIFORM	739.46 739.46 739.46 739.46

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121303	5/2/2019	10550 10550 UNIFORMS PLUS INC	(Continued)			Total : 2,957.84
121304	5/2/2019	10475 VERIZON WIRELESS	9827916833		WIFI SERVICE	646.17
						Total : 646.17
121305	5/2/2019	12930 WILLIAMS, ROCHELLE M.	May 1, 2019		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
121306	5/2/2019	12641 WITTORFF, VICKY DENISE	May 1, 2019		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00
121307	5/2/2019	10318 ZOLL MEDICAL CORPORATION	2849206	52205	EMS SUPPLIES	303.05
			2851733	52205	EMS SUPPLIES	303.05
						Total : 606.10
48 Vouchers for bank code : ubgen						Bank total : 168,747.24
48 Vouchers in this report						Total vouchers : 168,747.24

Prepared by: Yucan S  
Date: 5-2-19

Approved by: Heather Jennings  
Date: 5-2-19



Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121308	5/9/2019	13198 3-D ENTERPRISES, INC	5 5R	52409	MAST PARK IMPROVEMENTS RETENTION	568,999.46 -28,449.97 <b>Total : 540,549.49</b>
121309	5/9/2019	12701 AMERICAN RADIO INC	ST108055	52490	LIGHTING INSTALLATION-#V191	760.00 <b>Total : 760.00</b>
121310	5/9/2019	10021 BOUND TREE MEDICAL LLC	83164665 83166196 83168183 83168184 83168185 83169963 83171552 83174714 83176810 83176811 83178722 83178723 83178724 83178725	52163 52163 52163 52163 52163 52163 52163 52163 52163 52163 52163 52163 52163 52163	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	727.57 1,435.65 51.19 140.27 451.15 637.06 144.50 84.90 51.19 150.00 658.25 1,765.26 22.94 296.90 <b>Total : 6,616.83</b>
121311	5/9/2019	13130 BURNS, CHRIS	1220		SPRING LUNCHEON	100.00 <b>Total : 100.00</b>
121312	5/9/2019	10032 CINTAS CORPORATION #694	4018996278 4020160217	52207 52207	STATION SUPPLIES UNIFORM/PARTS CLEANER RNTL	50.95 79.65 <b>Total : 130.60</b>
121313	5/9/2019	10979 CITY OF LA MESA	20793		LIVESCAN FINGERPRINTING	120.00 <b>Total : 120.00</b>
121314	5/9/2019	13293 CORNWELL TOOLS	15070	52504	IMPACT WRENCH	969.70 <b>Total : 969.70</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121315	5/9/2019	10039 COUNTY MOTOR PARTS COMPANY INC	438441 438836	52133 52133	VEHICLE REPAIR PARTS SHOP SUPPLIES	34.04 121.11 <b>Total : 155.15</b>
121316	5/9/2019	10333 COX COMMUNICATIONS	112256001		9130 CARLTON OAKS DR	87.68 <b>Total : 87.68</b>
121317	5/9/2019	10142 CSA SAN DIEGO COUNTY	550	52369	CDBG SUBRECIPIENT	1,014.20 <b>Total : 1,014.20</b>
121318	5/9/2019	11168 CTE INC CLARK TELECOM AND	2075 2080	52263 52263	DIG ALERT MARK-OUTS STREET LIGHT REPAIRS	509.25 4,796.10 <b>Total : 5,305.35</b>
121319	5/9/2019	13129 DAVID TURCH AND ASSOCIATES	11-31	52341	HIGHWAY 52 COALITION	5,000.00 <b>Total : 5,000.00</b>
121320	5/9/2019	10251 FEDERAL EXPRESS	6-504-93350 6-512-67851 6-533-96248		SHIPPING CHARGES SHIPPING CHARGES SHIPPING CHARGES	93.98 58.72 58.86 <b>Total : 211.56</b>
121321	5/9/2019	10009 FIRE ETC	128452 128526	52176 52176	WILDLAND BOOTS SAFETY EQUIPMENT	274.76 743.48 <b>Total : 1,018.24</b>
121322	5/9/2019	10196 FIRE PREVENTION SERVICES INC	05022019		WEED ABATEMENT	3,249.07 <b>Total : 3,249.07</b>
121323	5/9/2019	12760 FOCUS PSYCHOLOGICAL	SANTEE2019-3 SANTEEJULY2018FEB201	52281 52281	COUNSELING SERVICES COUNSELING SERVICES	700.00 800.00 <b>Total : 1,500.00</b>
121324	5/9/2019	12638 GEORGE HILLS COMPANY, INC.	INV1015270	52411	LIABILITY CLAIMS ADMINISTRATIOI	1,439.25 <b>Total : 1,439.25</b>
121325	5/9/2019	10066 GLOBALSTAR USA LLC	1000000010228533		SATELLITE PHONE SERVICE	89.62

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121325	5/9/2019	10066 10066 GLOBALSTAR USA LLC	(Continued)			<b>Total : 89.62</b>
121326	5/9/2019	10490 HARRIS & ASSOCIATES INC	40867	51326	FANITA RANCH EIR	21,437.65
						<b>Total : 21,437.65</b>
121327	5/9/2019	10070 HAWTHORNE MACHINERY	PC000089423 PS000852319 PS020043384	52179 52179 52179	CR-VEHICLE PART RETURNED VEHICLE REPAIR PART VEHICLE REPAIR PART	-85.45 140.43 40.20
						<b>Total : 95.18</b>
121328	5/9/2019	11196 HD SUPPLY FACILITIES	9171165947 9171422411	52138 52138	STATION SUPPLIES STATION SUPPLIES	282.21 61.30
						<b>Total : 343.51</b>
121329	5/9/2019	10256 HOME DEPOT CREDIT SERVICES	6152266 7972045 8152237	52180 52180 52180	STATION SUPPLIES STATION SUPPLIES STATION SUPPLIES	116.31 42.93 49.42
						<b>Total : 208.66</b>
121330	5/9/2019	13258 K.C. EQUIPMENT, INC	17002-16 17002-16R	52492	BUS STOP IMPROVEMENTS RETENTION	33,544.00 1,677.20
						<b>Total : 35,221.20</b>
121331	5/9/2019	10120 KEARNY PEARSON FORD	1485524	52184	VEHICLE REPAIR PART	433.98
						<b>Total : 433.98</b>
121332	5/9/2019	12317 LEKOS ELECTRIC INC	CIP 2018-03		RETENTION RELEASE	5,242.70
						<b>Total : 5,242.70</b>
121333	5/9/2019	10230 LOUNSBERY FERGUSON ALTONA &	304-02841-00001-3		STORM WATER LITIGATION	1,680.00
						<b>Total : 1,680.00</b>
121334	5/9/2019	12718 LSA ASSOCIATES INC	165403	51879	SUSTAINABILITY PROJECT	2,042.50
						<b>Total : 2,042.50</b>
121335	5/9/2019	10079 MEDICO PROFESSIONAL	20011678 20011679	52188 52188	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.02 8.16

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121335	5/9/2019	10079 10079 MEDICO PROFESSIONAL	(Continued)			<b>Total : 28.18</b>
121336	5/9/2019	10238 MILLER, STEVE	90914604-001		PRECAST CONCRETE BOXES	119.71
						<b>Total : 119.71</b>
121337	5/9/2019	10507 MITEL LEASING	901900722		MONTHLY RENTAL 122670	1,878.80
			901900778		MONTHLY RENTAL 124690	312.66
			901900879		MONTHLY RENTAL 130737	276.33
			901900895		MONTHLY RENTAL 131413	266.16
						<b>Total : 2,733.95</b>
121338	5/9/2019	12451 MOBILE GRAPHICS & DESIGN	2019401	52234	BANNERS	450.00
						<b>Total : 450.00</b>
121339	5/9/2019	10306 MOTOROLA SOLUTIONS INC	16045793	52482	MOTOROLA APX 8000 PORTABLE F	35,330.40
			16047285	52499	RADIO ACCESSORIES	74.40
			16047573	52499	RADIO ACCESSORIES	348.17
						<b>Total : 35,752.97</b>
121340	5/9/2019	10308 O'REILLY AUTO PARTS	2968-267762	52148	VEHICLE REPAIR SUPPLIES	7.63
			2968-270232	52148	VEHICLE REPAIR PARTS	19.37
			2968-271689	52148	SHOP SUPPLIES	24.18
						<b>Total : 51.18</b>
121341	5/9/2019	10241 CASEY PRICE	043019		PETTY CASH REIMBURSEMENT	98.56
						<b>Total : 98.56</b>
121342	5/9/2019	12147 PRO-LINE INDUSTRIAL	104009	52248	INDUSTRIAL SUPPLIES	762.70
						<b>Total : 762.70</b>
121343	5/9/2019	11715 PURPLE TENNIS NATION	20191		INSTRUCTOR PAYMENT	672.00
						<b>Total : 672.00</b>
121344	5/9/2019	10097 ROMAINE ELECTRIC CORPORATION	12-045698	52139	VEHICLE SUPPLIES	636.05
						<b>Total : 636.05</b>
121345	5/9/2019	13153 ROTO-ROOTER PLUMBING &	SD254472	52367	PLUMBING REPAIRS	527.24
			SD254475	52367	PLUMBING REPAIRS	155.00

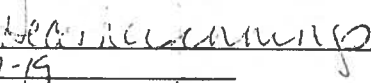
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121345	5/9/2019	13153 13153 ROTO-ROOTER PLUMBING &	(Continued)			<b>Total : 682.24</b>
121346	5/9/2019	10830 SAN DIEGO COMMUNITY COLLEGE	REVISED 17248	52493	ANNUAL FTES REGISTRATION	4,416.00
						<b>Total : 4,416.00</b>
121347	5/9/2019	10677 SANTEE CHAMBER OF COMMERCE	1477		BLUEGRASS	350.00
						<b>Total : 350.00</b>
121348	5/9/2019	10424 SANTEE FIREFIGHTERS	0001		UNIFORM PATCHES	4.00
			0002		UNIFORM PATCHES	12.00
						<b>Total : 16.00</b>
121349	5/9/2019	13171 SC COMMERCIAL, LLC	CL12958	52412	FLEET CARD FUELING	1,924.75
			CL14224	52412	FLEET CARD FUELING	1,740.31
			CL14356	52412	FLEET CARD FUELING	2,035.89
						<b>Total : 5,700.95</b>
121350	5/9/2019	13032 SCARBOROUGH STRATEGIC	041519	52224	MSCP SUBAREA PLAN CONSULT	2,821.25
						<b>Total : 2,821.25</b>
121351	5/9/2019	12938 SELECT ELECTRIC INC	3393-15	52272	TRAFFIC SIGNAL MAINTENANCE	5,384.85
						<b>Total : 5,384.85</b>
121352	5/9/2019	10314 SOUTH COAST EMERGENCY VEHICLE	493773	52150	VEHICLE REPAIR	440.00
						<b>Total : 440.00</b>
121353	5/9/2019	10534 STATE CONTROLLER'S OFFICE	FAUD-00001818	52344	FY 17/18 ANNUAL STREET REPORT	2,426.52
						<b>Total : 2,426.52</b>
121354	5/9/2019	10027 STATE OF CALIFORNIA	366291		FINGERPRINTING COSTS	64.00
						<b>Total : 64.00</b>
121355	5/9/2019	13205 TELEFLEX MEDICAL INCORPORATED	9501186391	52462	EMS SUPPLIES	875.25
						<b>Total : 875.25</b>
121356	5/9/2019	10133 UNDERGROUND SERVICE ALERT	18DSBFEE730	52274	STATE REGULATORY COSTS	96.33
			320190671	52274	DIG ALERT SERVICES	140.35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121356	5/9/2019	10133	10133 UNDERGROUND SERVICE ALERT	(Continued)		<b>Total : 236.68</b>
121357	5/9/2019	10555	UNITIS CONTRACTOR SUPPLIES	159147	52500 PERMA PATCH	2,666.82
						<b>Total : 2,666.82</b>
121358	5/9/2019	11194	USAFAC T INC	9041262	BACKGROUND CHECKS	18.52
				9042066	BACKGROUND CHECKS	28.92
						<b>Total : 47.44</b>
121359	5/9/2019	10232	XEROX CORPORATION	096533183	52275 COPY CHARGES & LEASE	205.97
				096596640	52145 COPIER CHARGES - STATION 4	154.49
						<b>Total : 360.46</b>
<b>52 Vouchers for bank code : ubgen</b>						<b>Bank total : 702,815.88</b>
<b>52 Vouchers in this report</b>						<b>Total vouchers : 702,815.88</b>

Prepared by:   
Date: 5-9-19

Approved by:   
Date: 5-9-19

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
121360	5/9/2019	10208 ANTHEM BLUE CROSS	May 2019		EMPLOYEE ASSISTANCE PROGRAM	268.62
					<b>Total :</b>	<b>268.62</b>
121361	5/9/2019	10334 CHLIC	2465688		HEALTH/DENTAL INSURANCE	188,016.82
					<b>Total :</b>	<b>188,016.82</b>
121362	5/9/2019	10844 FRANCHISE TAX BOARD	PPE 05/01/19		WITHHOLDING ORDER	25.00
					<b>Total :</b>	<b>25.00</b>
121363	5/9/2019	10785 RELIANCE STANDARD LIFE	May 2019		VOLUNTARY LIFE INSURANCE	645.98
					<b>Total :</b>	<b>645.98</b>
121364	5/9/2019	10424 SANTEE FIREFIGHTERS	PPE 05/01/19		DUES/PEC/BENEVOLENT/BC EXP	2,452.77
					<b>Total :</b>	<b>2,452.77</b>
121365	5/9/2019	10776 STATE OF CALIFORNIA	PPE 05/01/19		WITHHOLDING ORDER	308.30
					<b>Total :</b>	<b>308.30</b>
121366	5/9/2019	10001 US BANK	PPE 05/01/19		PARS RETIREMENT	982.54
					<b>Total :</b>	<b>982.54</b>
121367	5/9/2019	10959 VANTAGE TRANSFER AGENT/457	PPE 05/01/19		ICMA - 457	28,824.42
					<b>Total :</b>	<b>28,824.42</b>
121368	5/9/2019	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 05/01/19		RETIREE HSA	3,605.63
					<b>Total :</b>	<b>3,605.63</b>
<b>9 Vouchers for bank code : ubgen</b>						<b>Bank total : 225,130.08</b>
<b>9 Vouchers in this report</b>						<b>Total vouchers : 225,130.08</b>

Prepared by: Micole J  
 Date: 5-9-19  
 Approved by: Heather Jennings  
 Date: 5-9-19


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

Item 4

**MEETING DATE** May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$71,705.27 FOR APRIL 2019  
LEGAL SERVICES AND RELATED COSTS

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

**SUMMARY**

Legal services invoices proposed for payment for the month of April 2019 total \$71,705.27 as follows:

1) General Retainer Services	\$ 15,361.45
2) Labor & Employment	4,606.45
3) Litigation & Claims	5,547.59
4) Special Projects - General Fund	26,818.16
5) Special Projects – Other Funds	1,710.00
6) Third-Party Reimbursable Projects	17,661.62
Total	<u>\$ 71,705.27</u>

**FINANCIAL STATEMENT** 

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 492,000.00	
Revised Budget	\$ 612,000.00	
Prior Expenditures	(474,236.12)	
Current Request	(52,333.65)	\$ 85,430.23
Other Funds (excluding applicant initiated items):		
Adopted Budget	\$ 10,000.00	
Revised Budget	\$ 31,494.92	
Prior Expenditures	(8,284.92)	
Current Request	(1,710.00)	\$ 21,500.00

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** 

Approve the expenditure of \$71,705.27 for April 2019 legal services and related costs.

**ATTACHMENT (Listed Below)**

Legal Services Billing Summary



**LEGAL SERVICES BILLING SUMMARY**  
**FY 2018-19**

Category	Adopted Budget	Revised Budget	Spent Year to Date	Available Balance	Current Request Mo/Yr	Amount
<b>General Fund:</b>						
General / Retainer	\$ 186,000.00	\$ 186,000.00	\$ 139,038.04	\$ 46,961.96	Apr-19	\$ 15,361.45
Labor & Employment	50,000.00	59,000.00	42,448.18	16,551.82	Apr-19	4,606.45
Litigation & Claims	60,000.00	50,000.00	43,228.08	6,771.92	Apr-19	5,547.59
Special Projects	196,000.00	317,000.00	249,521.82	67,478.18	Apr-19	26,818.16
<b>Total</b>	<b>\$ 492,000.00</b>	<b>\$ 612,000.00</b>	<b>\$ 474,236.12</b>	<b>\$ 137,763.88</b>		<b>\$ 52,333.65</b>
<b>Other City Funds:</b>						
Special Projects	\$ -	\$ 21,494.92	\$ 8,262.42	\$ 13,232.50	Apr-19	\$ 1,710.00
MHFP Commission	10,000.00	10,000.00	22.50	9,977.50		-
<b>Total</b>	<b>\$ 10,000.00</b>	<b>\$ 31,494.92</b>	<b>\$ 8,284.92</b>	<b>\$ 23,210.00</b>		<b>\$ 1,710.00</b>
<b>Third-Party Reimbursable:</b>						
Sky Ranch	n/a	n/a	\$ 3,289.86	n/a	Apr-19	\$ 174.00
Weston	n/a	n/a	7,407.41	n/a	Apr-19	2,030.00
Weston CFDs	n/a	n/a	5,586.34	n/a		-
Home Fed Project	n/a	n/a	83,351.06	n/a	Apr-19	10,337.15
MSCP - Subarea Plan	n/a	n/a	17,479.00	n/a	Apr-19	2,444.01
Karl Strauss	n/a	n/a	2,298.54	n/a		-
Walker Trails	n/a	n/a	4,374.82	n/a		-
Davisson Multi-Family	n/a	n/a	350.00	n/a		-
Prospect Estates II	n/a	n/a	6,734.63	n/a	Apr-19	1,375.00
Graves Verizon Wireless Fac.	n/a	n/a	4,572.00	n/a		-
Costco Fuel Facility Relocation	n/a	n/a	7,022.74	n/a		-
Carribbean Way TM/DR Permit	n/a	n/a	957.85	n/a		-
Service Station on Cuyamaca	n/a	n/a	1,780.74	n/a		-
Garmo Gas Station Project	n/a	n/a	1,747.00	n/a		-
Cornerstone Communities	n/a	n/a	8,953.57	n/a		-
Gondola Skate Warehouse	n/a	n/a	285.00	n/a		-
8711 Atlas View	n/a	n/a	560.00	n/a		-
Parkside	n/a	n/a	2,550.00	n/a	Apr-19	1,301.46
Woodsprings Suites	n/a	n/a	1,190.00	n/a		-
<b>Total</b>			<b>\$ 160,490.56</b>			<b>\$ 17,661.62</b>

**LEGAL SERVICES BILLING SUMMARY**  
**FY 2018-19**

**Total Previously Spent to Date**  
**FY 2018-19**

<b>General Fund</b>	<b>\$ 474,236.12</b>
<b>Other City Funds</b>	<b>8,284.92</b>
<b>Applicant Deposits</b>	<b>160,490.56</b>
<b>Total</b>	<b>\$ 643,011.60</b>

**Total Proposed for Payment**

<b>General Fund</b>	<b>\$ 52,333.65</b>
<b>Other City Funds</b>	<b>1,710.00</b>
<b>Applicant Deposits</b>	<b>17,661.62</b>
<b>Total</b>	<b>\$ 71,705.27</b>

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

**Item 5**

**MEETING DATE**

May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTIONS APPROVING ENGINEER'S REPORTS, DECLARING INTENTION TO LEVY ASSESSMENTS AND SETTING FY 2019-20 PUBLIC HEARINGS FOR THE SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**DIRECTOR/DEPARTMENT**

Tim K. McDermott, Finance *TKM*

**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 steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

In addition to the Annual Levy of Assessments, the City is concurrently working on a Proposition 218 ballot process for the Santee Landscape Maintenance District Zone 1 - El Nopal Estates. The City of Santee has been asked by property owners to upgrade the condition of landscaping adjacent to the El Nopal Estates Community. The current assessment does not support the level of service needed to maintain the landscaping in the Zone. An increase to the Zone's assessment from \$50.18 to \$223.67 per year is proposed.

This item takes the necessary second step involving the approval of the proposed engineer's reports for the SMLD and El Nopal Estates, and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 24, 2019 City Council meeting. On July 24, 2019, the City will hold two public hearings – first, a public hearing for Zone 1 – El Nopal Estates, on the question of whether to increase the assessment within exclusively that zone. The second public hearing will relate to the annual levy for the remaining zones, which is not proposed to be increased.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2019-20. All zones will have the same assessments-except for the proposed increase for Zone 1 - El Nopal Estates- in FY 2019-20 as they had last fiscal year (seven of which are at the maximum amount allowed).

**FINANCIAL STATEMENT**

*TKM* A total of \$106,392 would be assessed on property owners within ten existing zones of SLMD in FY 2019-20 for the cost of maintenance and administration. If the assessment increase for Zone 1 – El Nopal Estates is approved by property owners, the total assessed on property owners would increase from \$106,392 to \$114,200.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION**

*MAR* Adopt three (3) Resolutions

**ATTACHMENTS (Listed Below)**

Assessment Summary, two (2) Engineer's Reports, and three (3) Resolutions.

**FY 2019-20 SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2019-20 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/19	FY 2019-20 TOTAL ASSESSMENT	FY 2019-20 ASSESSMENT RATE/UNIT	FY 2018-19 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES <sup>(1)</sup>	45	\$ 2,300.00	\$ 1,792.00	\$ 2,258.00	\$ 50.18	\$ 50.18	\$ 50.18
3	COUNTRY SCENES	14	\$ 1,800.00	\$ 3,727.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,770.00	\$ 1,785.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 62,300.00	\$ 83,997.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/ TIMBERLANE	34	\$ 1,410.00	\$ 1,694.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 8,930.00	\$ 26,854.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,300.00	\$ 7,479.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 2,520.00	\$ 9,152.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH <sup>(2)</sup>	20	\$ 5,940.00	\$ 25,820.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 379.22
18	ALLOS <sup>(2)</sup>	6	\$ 4,320.00	\$ 8,041.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 729.24

(1) An increase to the maximum approved assessment, from \$50.18 to \$223.67, is proposed for Zone 1 - El Nopal Estates. The increase to the maximum approved assessment will be determined through a separate mail ballot process in accordance with Proposition 218. This maximum approved assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U). The annual inflation adjustment will commence in Fiscal Year 2020-21.

(2) Zone 17 and Zone 18 reflect an allowable 2% increase in the maximum approved assessment for FY 2019-20.

SLMD-Attachment 1

TABLE 1

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING THE ENGINEER'S REPORTS FOR THE ANNUAL  
LEVY OF ASSESSMENTS FOR FY 2019-20 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**, there are proposed new improvements to the District's Zone 1 – El Nopal Estates including replacing existing landscaping and installing drought-tolerant landscaping, contingent on approval by a majority of property owners in accordance with Article XIII D, section 4 of the California Constitution, and Government Code section 53753; and

**WHEREAS**, the improvements in the remainder of the District's Zones are proposed to stay the same, and the assessments are not proposed to increase above previously authorized amounts; and

**WHEREAS**, two FY 2019-20 Assessment Engineer's Reports have been presented to this City Council as required by the Law and as previously directed by Resolution, including a report with respect to Zone 1 – El Nopal Estates (the "El Nopal Estates Report"), and a report with respect to the remainder of the District's Zones (the "LMD Report" and collectively, the "Reports"); and

**WHEREAS**, this City Council has examined and reviewed the Reports 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 Reports 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

**RESOLUTION NO.**

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 Zone or Zones within the District, as applicable; 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
- E. the assessment of the total amount of the costs 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 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Exhibit A: LMD Report  
Exhibit B: El Nopal Estates Report

**FY 2019-20 ENGINEER'S REPORT**  
**FOR THE**  
**SANTEE LANDSCAPE MAINTENANCE**  
**DISTRICT**



**CITY OF SANTEE**

**May 22, 2019**

**EXECUTIVE SUMMARY:  
SANTÉE LANDSCAPE MAINTENANCE DISTRICT  
FISCAL YEAR 2019-20**

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, 2019 through June 30, 2020; 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 2019-20 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 2019-20 Assessment</b>	<b>Per Unit Assessment</b>
1	El Nopal Estates	88-04	45	\$2,258.00 <sup>1</sup>	\$50.18 <sup>1</sup>
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>2</sup>	\$0 <sup>2</sup>
6	Prospect Point	89-05	9	\$0 <sup>2</sup>	\$0 <sup>2</sup>
7	Treviso	03-01	186	\$0 <sup>2</sup>	\$0 <sup>2</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>2</sup>	\$0 <sup>2</sup>
11	Padre Hills	89-04	35	\$0 <sup>3</sup>	\$0 <sup>3</sup>
12	The Heights	96-01	60	\$8,757.00	\$145.95
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>2</sup>	\$0 <sup>2</sup>
16	Prospect Glen	01-01	48	\$0 <sup>2</sup>	\$0 <sup>2</sup>
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0 <sup>2</sup>	\$0 <sup>2</sup>

**Notes**

1. An increase to the maximum approved assessment, from \$50.18 to \$223.67, is proposed for Zone 1 - El Nopal Estates. The increase to the maximum approved assessment will be determined through a separate mail ballot process in accordance with Proposition 218. This maximum approved assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U). The annual inflation adjustment will commence in Fiscal Year 2020-21.



2. Maintenance responsibilities assumed by homeowners' association or property owners.
3. 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.

**TABLE OF CONTENTS**

<b><u>ITEM</u></b>	<b><u>PAGE</u></b>
Executive Summary	i
Table of Contents	iii
Introduction	1
Description of District and Landscaped Facilities	4
Proposed District Budget	5
Basic Data and Findings	6
Assessment Methodology	7
Assessment Determination	9
Assessment Diagram Statement	10
Table 1. FY 2019-20 Maintenance Budget and Total Assessment Summary	11
Exhibits A-J. Assessment Diagrams of Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18	12-21

**ENGINEER'S REPORT  
CITY OF SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONES 1 THROUGH 19 FOR FISCAL YEAR 2019-2020**

**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, 2019 through June 30, 2020;
- 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 2019-20, 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 2019-20. 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 2019-20, 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 <sup>1</sup>	\$50.18 <sup>1</sup>
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	\$8,757.00	\$145.95
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	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0	\$0

**Notes**

1. An increase to the maximum approved assessment, from \$50.18 to \$223.67, is proposed for Zone 1 - El Nopal Estates. The increase to the maximum approved assessment will be determined through a separate mail ballot process in accordance with Proposition 218. This maximum approved assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U). The annual inflation adjustment will commence in Fiscal Year 2020-21.

**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 2018-19 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 378-460-021 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 2019-20.

- 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 Bilter 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 2019-20 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



<b>Zone</b>	<b>Name</b>	<b>Tract/Map #</b>	<b>Total Assessable Parcels</b>	<b>Zoning</b>
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 and 18 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 \$379.22 in Zone 17, \$729.24 in Zone 18. Please note that all proposed assessments for FY 2019-20 are at or below the approved maximum, fulfilling Article XIII D requirements.

**ASSESSMENT DETERMINATION**

**ASSESSMENT** Proposed FY 2019-20 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 Units = \$50.18 per Unit  
**Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year: \$50.18**

**Note:** An increase to the maximum approved assessment, from \$50.18 to \$223.67, is proposed for Zone 1 - El Nopal Estates. The increase to the maximum approved assessment will be determined through a separate mail ballot process in accordance with Proposition 218. This maximum approved assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U). The annual inflation adjustment will commence in Fiscal Year 2020-21.

**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 Units= \$147.64 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 Units = \$138.50 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 Units = \$495.00 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 Units = \$44.98 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: \$8,757.00

Assessment Formula: [60 parcels (1 unit/parcel)]; \$8,757.00/60 Units = \$145.95 Per Unit

**Zone 12 – The Heights Single-Family Parcel Cost Per Year: \$145.95**

**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 Units = \$75.00 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 Units = \$168.14 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: \$3,920.00

Assessment Formula: [6 parcels (1 unit/parcel)]; \$3,920.00/6 Units = \$653.34 Per Unit

**Zone 18 – Allos Single-Family Parcel Cost Per Year: \$653.34**

**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 2019-20 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*

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

License No.: C53347

License Expiration Date: June 30, 2021

Principal Civil Engineer, City of Santee



**FY 2019-20 SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

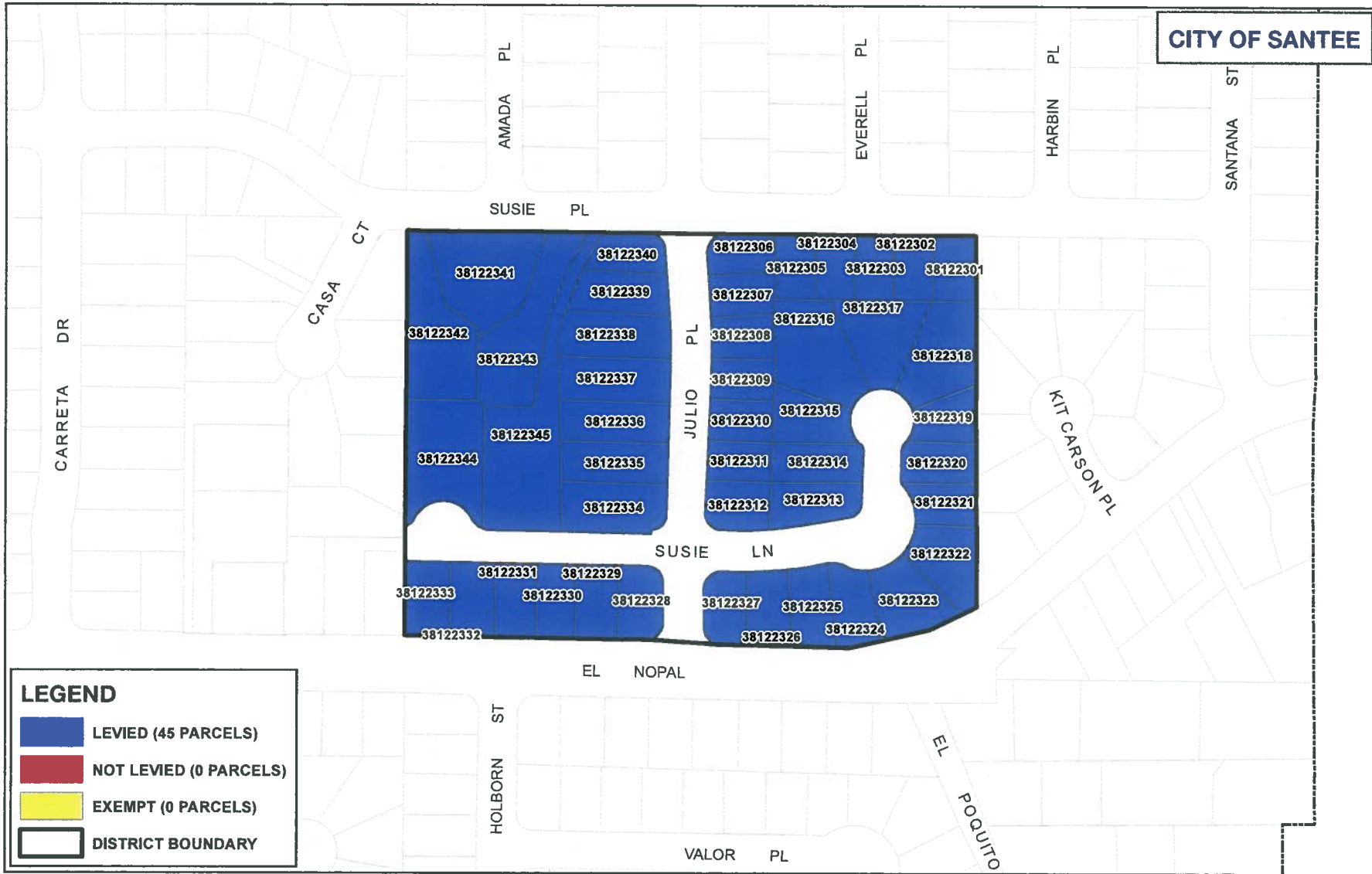
ZONE	ZONE NAME	NUMBER OF UNITS	FY 2019-20 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/19	FY 2019-20 TOTAL ASSESSMENT	FY 2019-20 ASSESSMENT RATE/UNIT	FY 2018-19 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES <sup>(1)</sup>	45	\$ 2,300.00	\$ 1,792.00	\$ 2,258.00	\$ 50.18	\$ 50.18	\$ 50.18
3	COUNTRY SCENES	14	\$ 1,800.00	\$ 3,727.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,770.00	\$ 1,785.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 62,300.00	\$ 83,997.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/ TIMBERLANE	34	\$ 1,410.00	\$ 1,694.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 8,930.00	\$ 26,854.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 3,300.00	\$ 7,479.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 2,520.00	\$ 9,152.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH <sup>(2)</sup>	20	\$ 5,940.00	\$ 25,820.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 379.22
18	ALLOS <sup>(2)</sup>	6	\$ 4,320.00	\$ 8,041.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 729.24

(1) An increase to the maximum approved assessment, from \$50.18 to \$223.67, is proposed for Zone 1 - El Nopal Estates. The increase to the maximum approved assessment will be determined through a separate mail ballot process in accordance with Proposition 218. This maximum approved assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U). The annual inflation adjustment will commence in Fiscal Year 2020-21.

(2) Zone 17 and Zone 18 reflect an allowable 2% increase in the maximum approved assessment for FY 2019-20.

SLMD-Attachment 1

TABLE 1

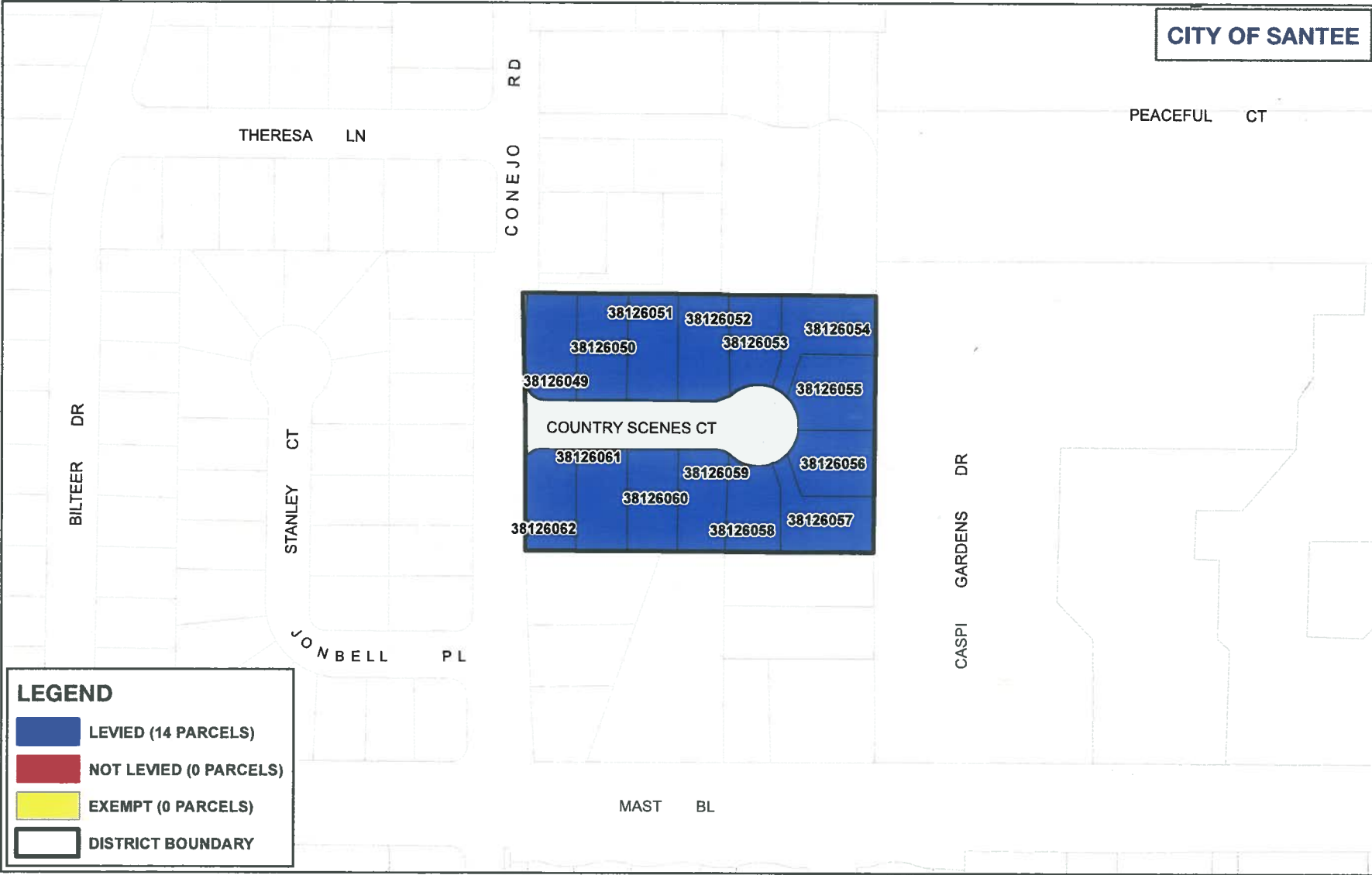


**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 1 - EL NOPAL ESTATES**



EXHIBIT A

CITY OF SANTEE



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 3 - COUNTRY SCENES**





**EXHIBIT B**



CITY OF SANTEE



**LEGEND**

-  LEVIED (10 PARCELS)
-  NOT LEVIED (0 PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 4 - CAMELOT HEIGHTS**

EXHIBIT C



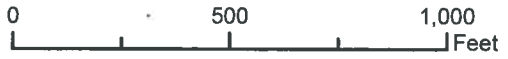




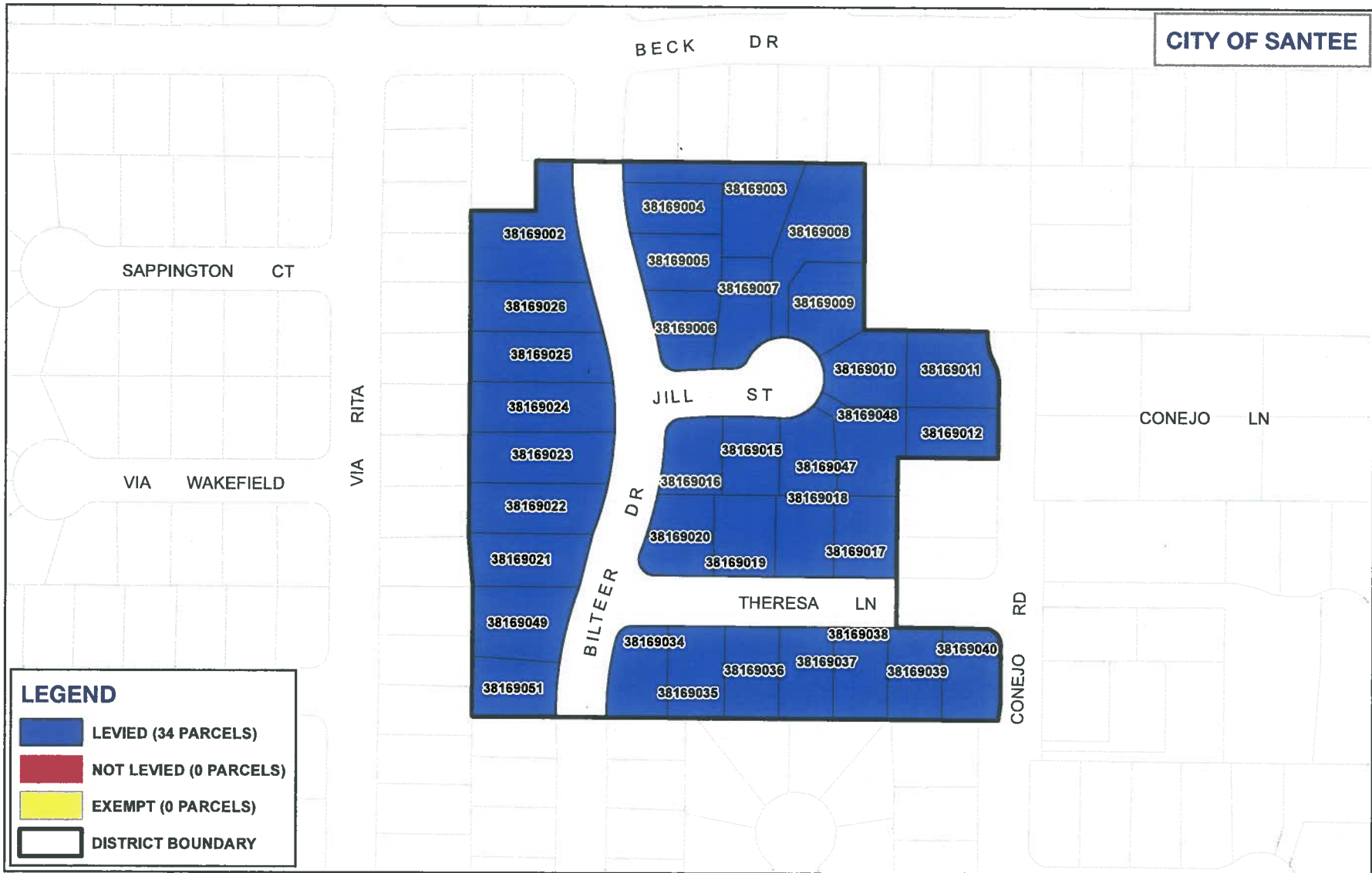
**LEGEND**

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- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

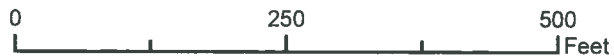
**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 8 - SILVER COUNTRY ESTATES**



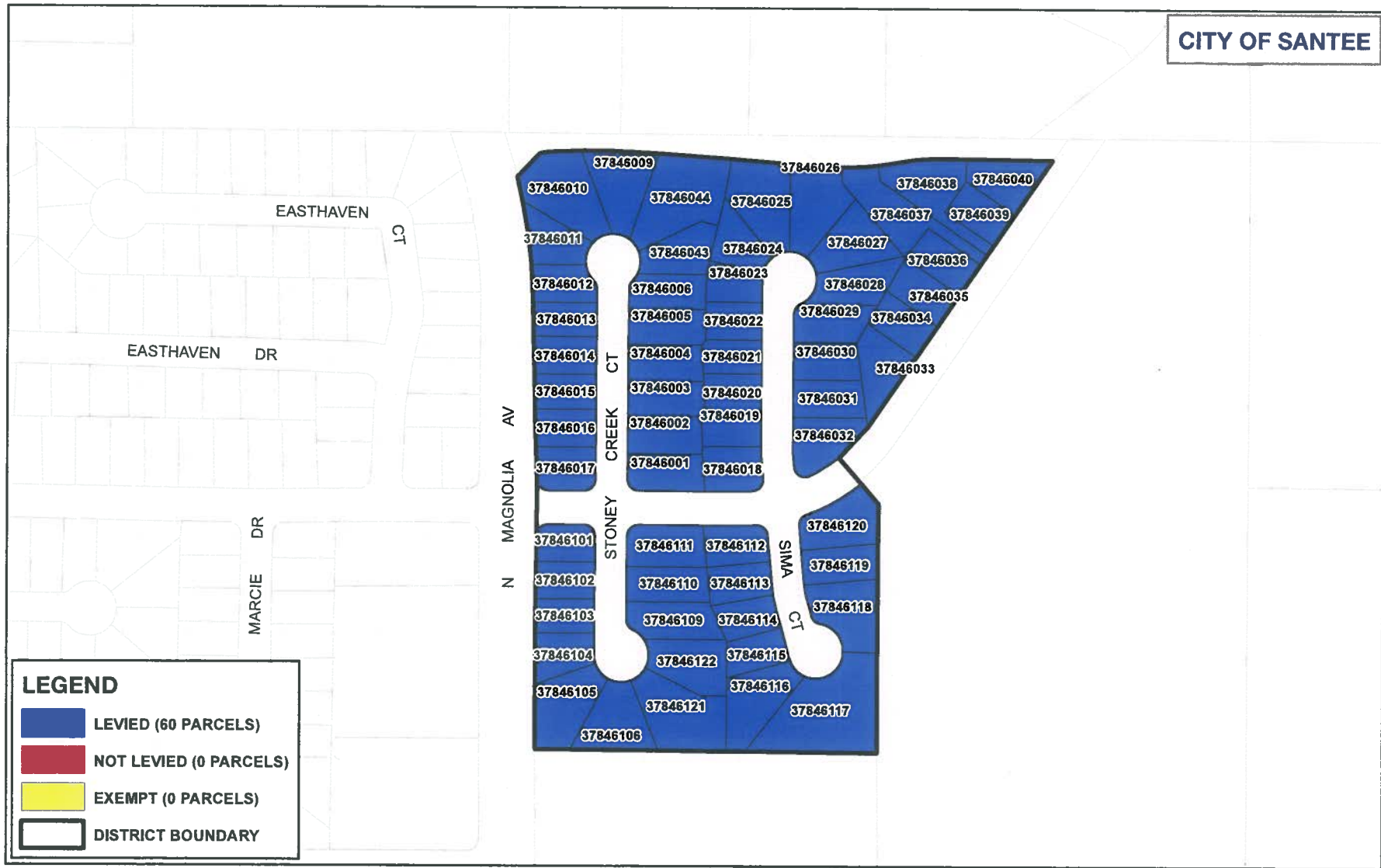
**EXHIBIT D**



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 9 - TIMBERLANE/MATTAZARO**



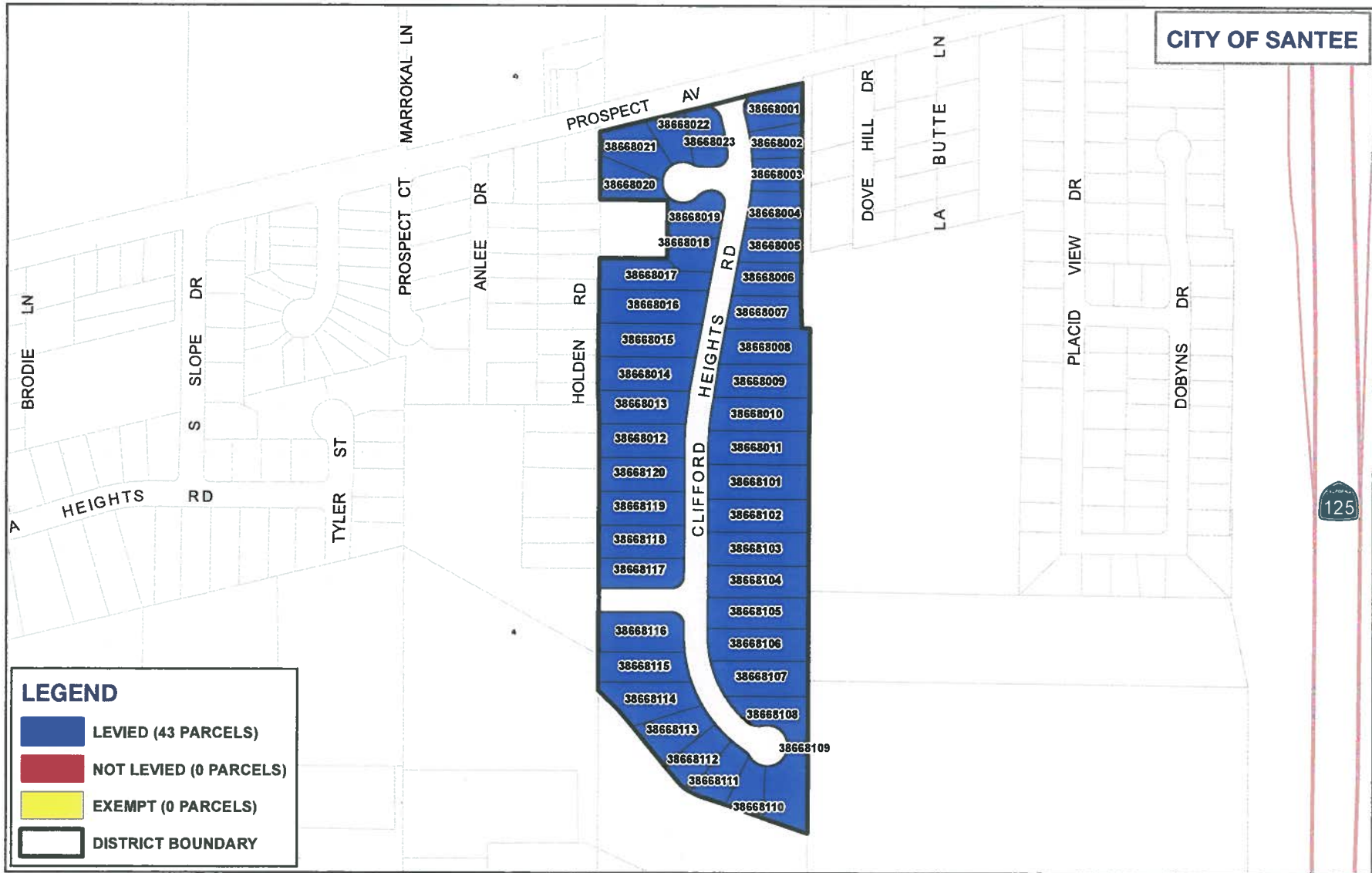
**EXHIBIT E**



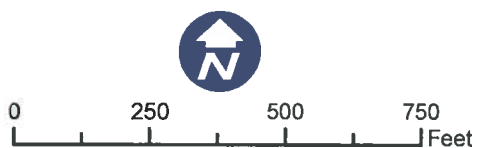
**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 12 - THE HEIGHTS**



**EXHIBIT F**



**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 13 - PROSPECT HILLS**



**EXHIBIT G**

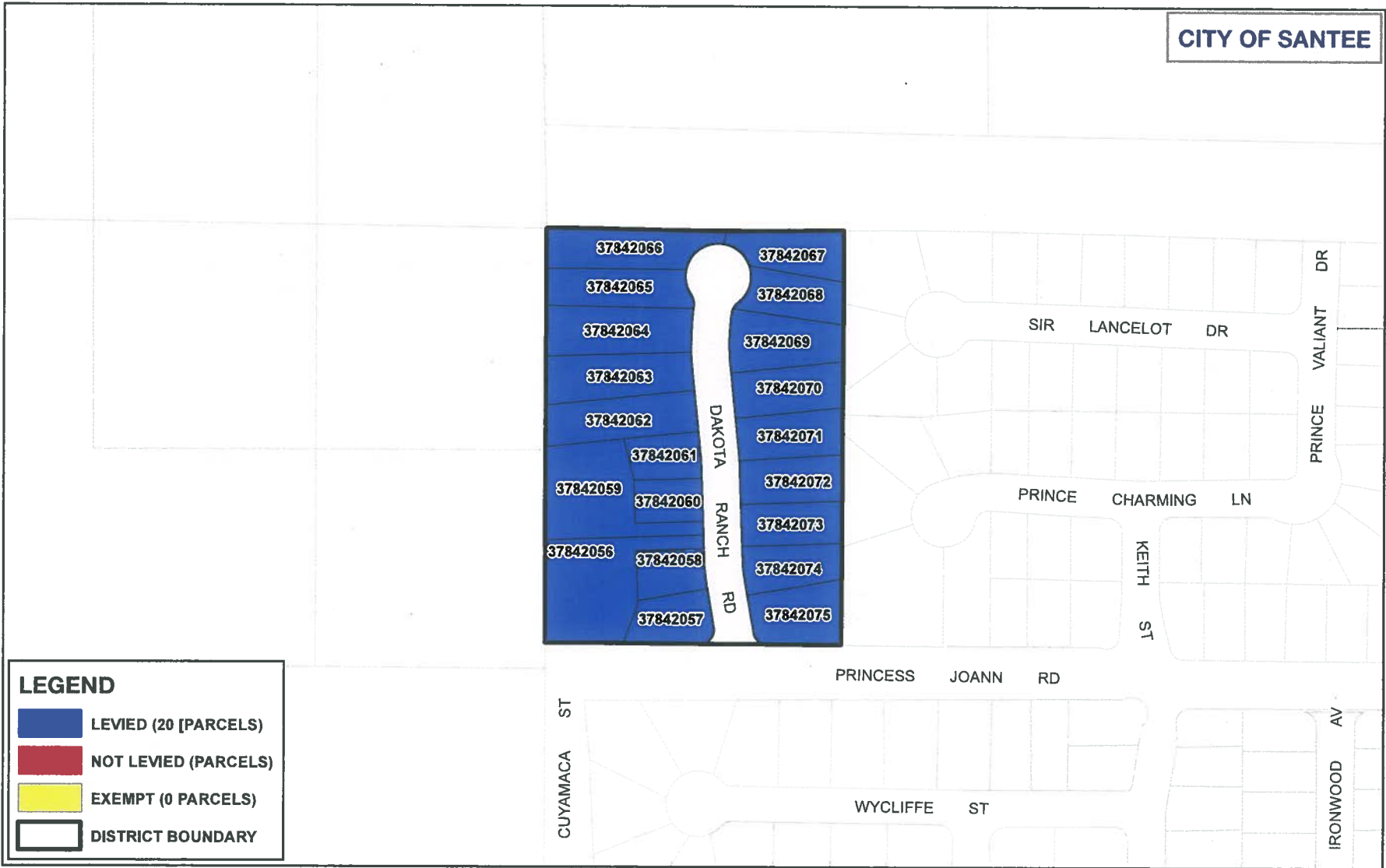


**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 14 - MITCHELL RANCH**



**EXHIBIT H**





**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 17 - DAKOTA RANCH**

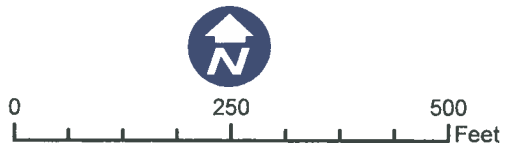






EXHIBIT I

CITY OF SANTEE



**LEGEND**

-  LEVIED (6 PARCELS)
-  NOT LEVIED (0 PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY



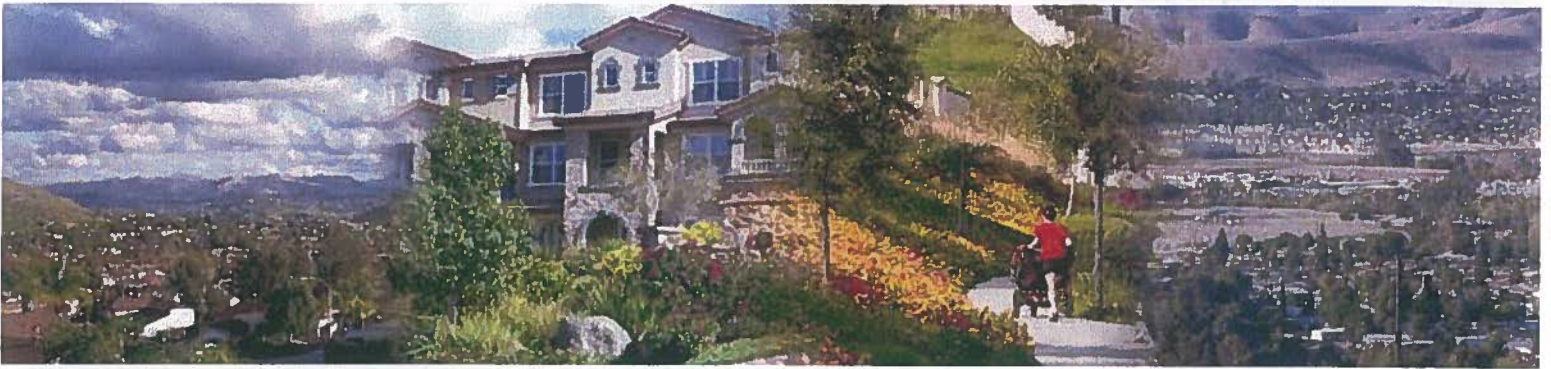
**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 18 - ALLOS**

**EXHIBIT J**





## *Proposition 218 Preliminary Engineer's Report*



City of Santee

Santee Landscape Maintenance District  
Zone 1 (El Nopal Estates)

Prepared for:



May 2019



## Table of Contents

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### Sections

Section i.	Engineer's Statement	i
Section 1.	Plans and Specifications	1
Section 2.	Cost Estimate	2
Section 3.	Assessment Diagram	3
Section 4.	Method of Assessment	4
Section 5.	Proposed Assessments	7

### Appendices

Appendix A.	Assessment Diagram
Appendix B.	Assessment Roll

**i. Engineer's Statement**

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AGENCY: CITY OF SANTEE  
PROJECT: SANTEE LANDSCAPE MAINTENANCE DISTRICT, ZONE 1 (EL NOPAL ESTATES)  
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," (the "Act") as amended, commencing with Section 22500 and Article XIII D of the California Constitution (Proposition 218), and which is in accordance with Resolution No. 022-2019 adopted by the City of Santee, City Council, San Diego County, California ordering preparation of the Engineer's Report for the Santee Landscape Maintenance District, Zone 1 (El Nopal Estates) (the "District"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2019, to June 30, 2020. City Council will conduct a noticed public hearing to consider public comments and written protests regarding the levy of the proposed increased assessments. Upon conclusion of the public hearing, property owner protest ballots received will be tabulated to determine whether majority protest exists. The Council will confirm the results of the balloting once the ballot tabulation is completed. If majority protest exists for the proposed increased District assessments, further proceedings to implement the proposed increased assessment for the District shall be abandoned at that time. However, Council may continue to levy and collect annual assessments for the improvements provided in the District at an assessment rate less than or equal to the previously approved maximum assessment rate adopted by the Council. If tabulation of the ballots indicate that majority protest does not exist for the proposed increased assessments, the Council may adopt this Report and confirm the increased assessments as presented herein. In such case, the levy information will be submitted to the San Diego County Auditor/Controller and included as assessments on the property tax roll for Fiscal Year 2019-2020.

**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** An ASSESSMENT DIAGRAM of the District. Said Diagram shall depict the exterior boundaries of the District. Reference is made to the San Diego County Assessor's Maps for a detailed description of the lines and dimensions of any lot or parcel. The lines and dimensions of each lot shall conform to those shown on the San Diego County Assessor's Maps for the Fiscal Year to which the Report applies.

**SECTION 4** The METHOD OF ASSESSMENT outlines the method of calculating each property's proportional special benefit necessary to calculate the property's annual assessment. The method of assessment is consistent with the previously adopted method of assessment for the District that

**i. Engineer's Statement**

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was approved by the property owners in a protest ballot proceeding conducted when the District was formed.

**SECTION 5**      The **PROPOSED ASSESSMENTS** for Zone 1 within Santee Landscape Maintenance District.

Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Santee, pursuant to the Act do hereby submit the following:

The City requested Webb Municipal Finance, LLC, to prepare and file an Engineer's Report for the District pursuant to Article XIIIID, Section 4 of the California Constitution, 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 referenced Fiscal Year, 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 thereby setting the proposed increased assessments.

Reference is hereby made to the San Diego County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council of the City of Santee. Please note that Albert A. Webb Associates provides engineering advice and related consulting services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report is, or should be interpreted to be, municipal advisory services or advice.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

ALBERT A. WEBB ASSOCIATES



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

**i. Engineer's Statement** \_\_\_\_\_

Final approval, confirmation, and levy of the increased annual assessment and all matters in the Engineer's Report were made on the \_\_\_\_\_ day of \_\_\_\_\_ 2019, 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 \_\_\_\_\_, 2019.

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

## 1. Plans and Specifications

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### Plans and Specifications

The plans and specifications for the improvements within the District are on file with the Community Services Department of the City of Santee and are part of this report to the same extent as if said documents were attached hereto. The general nature, location and extent of improvements are as follows:

Facilities or improvements including landscaping within public streets, rights-of-way, and easements, their appurtenances and the costs of installing, operating, and maintaining them. Improvements to be maintained include landscaping, sidewalks, and block retaining walls located on El Nopal Street and Julio Place. 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.

## 2. Cost Estimate

### Proposed District Budget

The Act provides that the total cost of installation, construction, maintenance and servicing of the improvements can be recovered by the District. Maintenance can 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, 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 landscape maintenance and the assessments to be levied for Fiscal Year 2019-20 under consideration for this Report have been provided by the City and are as follows for the District.

### Fiscal Year 2019-20 and Subsequent Fiscal Years Santee Landscape Maintenance District, Zone 1 Cost Estimate

Expenditure	Fiscal Year 2019-20 Estimated through June 30, 2020	Subsequent Fiscal Years <sup>(1)</sup>
Ground Repair/Maintenance	\$3,950.00	\$3,950.00
Water	\$2,400.00	\$2,400.00
Expert/Consulting	\$200.00	\$200.00
Advertising	\$20.00	\$20.00
Electricity & Gas	\$110.00	\$110.00
Internal Service Charges	\$500.00	\$500.00
Reserve Contribution	\$2,885.00	\$0.00
Drought Tolerant Landscaping Installation <sup>(2)</sup>	\$0.00	\$2,133.00
Engineer's Report <sup>(3)</sup>	\$0.00	\$752.00
<b>Total Expenditures</b>	<b>\$10,065.00</b>	<b>\$10,065.00</b>

<sup>(1)</sup> Expenditures for subsequent fiscal years are estimated in 2019 dollars and may increase in the future as a result of inflation or other factors. The maximum assessment will increase by the change in the San Diego Consumer Price Index to account for potential cost increases.

<sup>(2)</sup> Represents the estimated cost to replace the existing landscaping improvements with drought tolerant landscaping. Costs proposed to be collected over ten years at 2.75% interest.

<sup>(3)</sup> Represents the costs incurred in the preparation of the Proposition 218 Engineer's Report. Costs proposed to be collected over ten years at 2.75% interest.

### 3. Assessment Diagram

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#### Assessment Diagram

The Assessment Diagram for the District has 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 San Diego County Assessor's Office for the current year are incorporated by reference in Appendix A herein and made part of this Report. San Diego County Assessor's Parcel Numbers 381-223-01-00 through 381-223-45-00 are included within the boundaries of the District.

## 4. Method of Assessment

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### Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218, entitled “Right to Vote on Taxes Act,” which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

Proposition 218 defines “assessment” as “any levy or charge upon real property by an agency for a special benefit conferred upon the real property.” Cal. Const., art. XIID, §2(b). A special assessment, sometimes called a “benefit assessment,” is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees, and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments, and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee, or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

The law requires and the statutes provide that special assessments, as levied pursuant to the Act and Article XIID of the California Constitution must be based on the direct and special benefit which each property receives from the maintenance, servicing, and operation of public landscaping and appurtenant facilities. The statutes do not specify the method or formula that should be used to apportion the assessment in any special assessment district proceedings, with the exception that the Act requires assessments be apportioned according to the direct and special benefit received rather than according to the assessed value of the property. The City has retained the firm of Webb Municipal Finance, LLC, for the purpose of assisting the City in making an analysis of the facts in the District and recommending to the City the correct apportionment of the assessments.

In making the analysis, it was necessary to identify the benefits that the proposed maintenance of public landscaping and appurtenant facilities will render to the properties within the District and to determine that the property owners will receive a direct and special benefit distinguished from that of the general public.

In order to apportion the assessment in direct proportion with the special and direct benefits that each parcel will receive from the maintenance, servicing, and operation of public landscaping and appurtenant facilities, an in-depth analysis was made and several factors were used, as more fully explained hereinafter under “Special Benefit Determination and Method of Assessment”. Reference is made to the San Diego County Assessment Roll for a description of the lots and parcels, and said County Assessment Roll shall govern for all details concerning the description of such lots or parcels.

### Distinguishing General and Special Benefit

Proposition 218 added a set of procedures and requirements, which a local government must follow to levy an assessment. In addition to notice, hearing, and assessment ballot proceedings, Proposition 218 provides that “only special benefits are assessable” and requires a local government to “separate the general benefits from the special benefits conferred on a parcel.”

By its nature, most public improvements financed through an assessment district contain an element of public benefit. The test is: does there exist, with relation to the improvement, a special benefit to the property assessed? The law requires the portion of the cost of the improvement, which benefits the public generally, to be separated from that portion of the cost of the improvement, which specially benefits assessed properties. Proposition 218 provides the following definition of “special benefit”:

“Special benefit” means 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”.



## 4. Method of Assessment

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### Special Benefit Determination and Method of Assessment

Pursuant to the Act and Article XIID 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 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, rights-of-way, and other public property that do not benefit from the improvements.

The residential subdivision comprising the District has improvements directly associated with the exterior entrances and internal circulation elements of the subdivision. These improvements are features of the 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 the District's Tentative Map approval.

No improvements included within the District's maintenance responsibility are located outside the boundaries of the subdivision's Tentative Map or outside the limits of the improvements that fulfill the requirements of project approval. The improvements are either located within the subdivision or along the entrances and exits to the subdivision. Improvements were installed as part of the subdivision's construction. If the subdivision had not been built, the improvements associated with the subdivision would not have been installed nor subsequently provided. As a result, the existence of the improvements is a direct function of the construction of the subdivision, and the improvements only provide direct and special benefit to the subdivision. In addition, the new drought tolerant landscape improvements were chosen at the request of the property owners to be assessed the increased assessment. No general benefit is assigned because the improvements would not have been installed without the subdivision, no improvements are located outside the boundaries of the subdivision, and the property owners to be assessed requested the landscape improvements.

The approval of the subdivision's landscaping plan is part of the approval of the subdivision's Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is a critical portion. 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 and from the time of formation of the District. The method of assessment is based upon the Equivalent Benefit Unit (EBU) method of assessment apportionment which establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. For the purposes of this Report, an EBU is the quantum of benefit derived from the District improvements by a single family residential parcel. The single family residential parcel has been selected as the basic unit for calculation of assessments since it represents all of the parcels in the District. Thus, the "benchmark" property (the single family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit. The assessment for single-family lots within the District is therefore calculated by dividing the total District assessment costs by the total number of equivalent benefit units within the District to determine the annual assessment per equivalent benefit unit or single-family lot.

### Assessment Determination

The proposed FY 2019-20 maximum assessments are based on the methodology established at the time of formation and uses data from the subdivision's plans and assessor's information. Maintenance costs are developed by the City's Community Services Department as shown in Section 2 of the Report. As indicated above,

#### 4. Method of Assessment

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the total assessment per equivalent benefit unit is calculated as the total assessment costs divided by the total number of equivalent benefit units. One single-family parcel is equal to one benefit unit. Please see below for the calculation of the assessment per benefit unit.

$$\frac{\$10,065.00 \text{ Total Assessment Costs}}{45 \text{ Equivalent Benefit Units}} = \$233.67 \text{ Assessment per Equivalent Benefit Unit}$$

#### General Benefit

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

#### Justification for Proposed Increase of Assessments

Currently the maximum assessment per single-family parcel is \$50.18 per benefit unit with no automatic inflationary factor. As a result of increasing water and energy costs, increasing maintenance contract costs, and the lack of an annual escalating rate to mitigate inflation, the assessments levied by the District have been insufficient to properly maintain the landscape improvements in their original condition. Without additional funds, the landscape improvements will continue to die.

In order to provide sufficient revenues to compensate for these factors, an increase of \$173.49 in the assessment amount to a maximum of \$223.67 per benefit unit is necessary for Fiscal Year 2019-20. This maximum assessment will include, an annual inflationary adjustment factor based upon the percentage increase calculated for the period between January of the previous year and January of the current year in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U) to ensure that revenues in future fiscal years will be in line with expenditures and to replenish reserves for future capital improvements, if needed. The annual inflation adjustment will commence in Fiscal Year 2020-21.

#### Public Property

Article XIII D, which was added to the California Constitution by the passage of Proposition 218, mandates that "Parcels within a district that are owned or used by any agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit." Excepted from the assessment would be the area of all public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, and rights-of-way, and other public property as it has been determined their functionality and use does not benefit from the proposed maintenance of the landscaping within the District.

#### Annual Adjustment to Maximum Assessment

It is proposed that the methodology for determining the maximum annual assessment amount to be assessed on parcels within the District in future fiscal years will be revised to provide that such maximum annual assessments will be subject to being increased for each subsequent fiscal year, commencing with Fiscal Year 2020-2021, based on the percentage increase, if any, in the San Diego Consumer Price Index, All Items for all Urban Consumers (CPI-U).

## 5. Proposed Assessments

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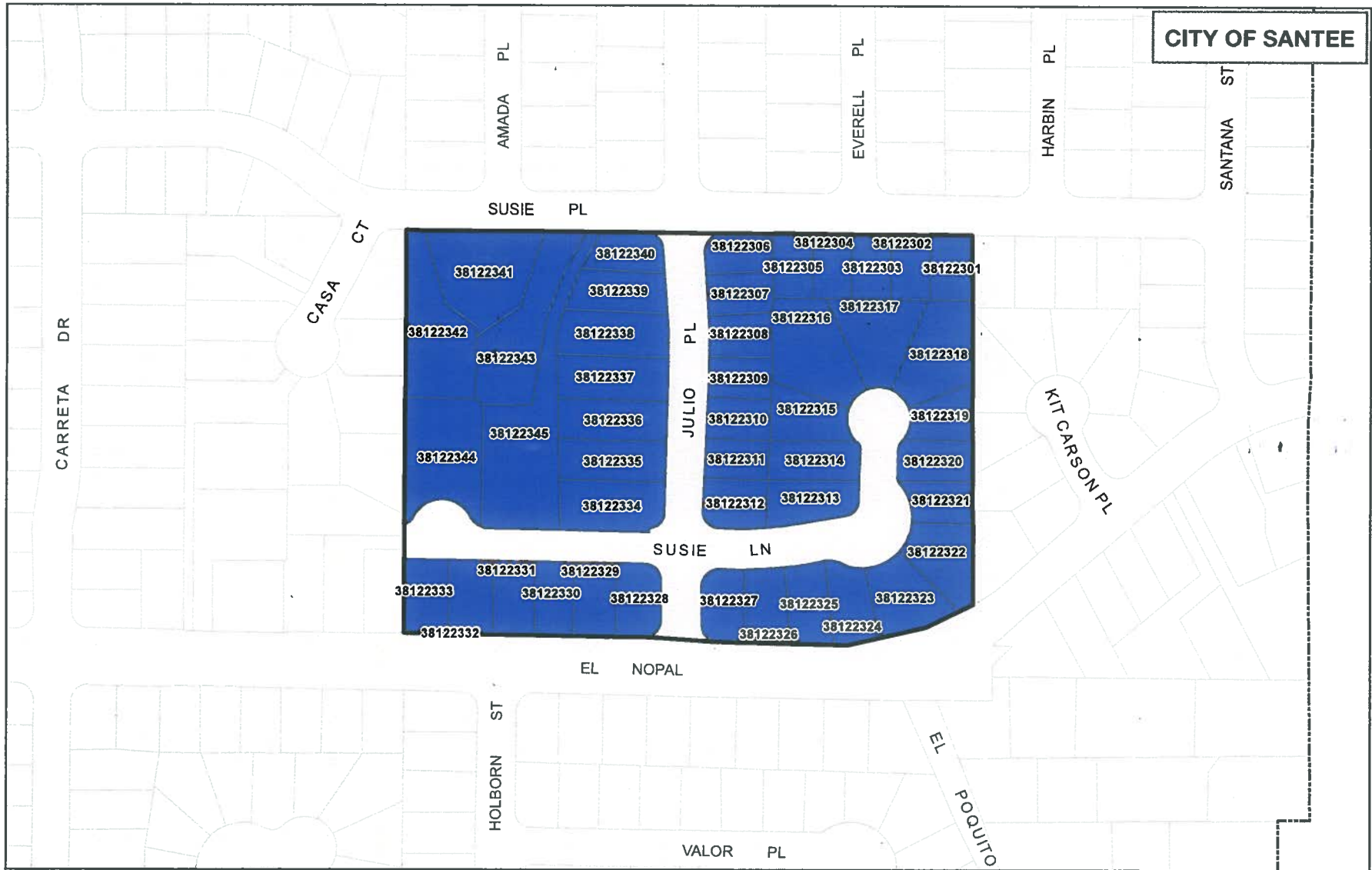
### Assessments

The assessments for the Fiscal Year 2019-20 apportioned to each parcel as shown on the latest equalized roll of the San Diego County Assessor's office are listed in Appendix B 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.

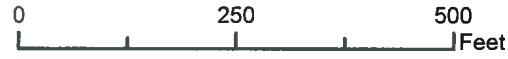
**APPENDIX A**  
**Assessment Diagram**

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LANDSCAPE MAINTENANCE DISTRICT - ZONE 1



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**APPENDIX B**  
**Assessment Roll**



City of Santee

609116 - SLMD Zone 01

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3812230100	\$223.67	3812230200	\$223.67	3812230300	\$223.67	3812230400	\$223.67
3812230500	\$223.67	3812230600	\$223.67	3812230700	\$223.67	3812230800	\$223.67
3812230900	\$223.67	3812231000	\$223.67	3812231100	\$223.67	3812231200	\$223.67
3812231300	\$223.67	3812231400	\$223.67	3812231500	\$223.67	3812231600	\$223.67
3812231700	\$223.67	3812231800	\$223.67	3812231900	\$223.67	3812232000	\$223.67
3812232100	\$223.67	3812232200	\$223.67	3812232300	\$223.67	3812232400	\$223.67
3812232500	\$223.67	3812232600	\$223.67	3812232700	\$223.67	3812232800	\$223.67
3812232900	\$223.67	3812233000	\$223.67	3812233100	\$223.67	3812233200	\$223.67
3812233300	\$223.67	3812233400	\$223.67	3812233500	\$223.67	3812233600	\$223.67
3812233700	\$223.67	3812233800	\$223.67	3812233900	\$223.67	3812234000	\$223.67
3812234100	\$223.67	3812234200	\$223.67	3812234300	\$223.67	3812234400	\$223.67
3812234500	\$223.67						
<b>Total</b>					<b>45</b>	<b>\$10,065.00</b>	

M U N I C I P A L  
**WEBB**  
F I N A N C E , L L C

**Corporate Headquarters**  
3750 McCray Street  
Riverside, CA 92506  
951.686.1070

**Murrieta Office**  
41870 Kalmia Street #160  
Murrieta, CA 92562  
951.686.1070



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR MAINTENANCE IN THE EXISTING SANTEE LANDSCAPE MAINTENANCE DISTRICT, ZONE 1 – EL NOPAL ESTATES, FOR FY 2019-20, PROPOSING CERTAIN CHANGES TO THE ASSESSMENT AND AUTHORIZED IMPROVEMENTS, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON**

**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 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 created certain zones therein, including Zone 1 – El Nopal Estates; and,

**WHEREAS**, on April 24, 2019, the District adopted a resolution initiating proceedings for the District's annual levy, and ordering the preparation of the Engineer's Report for the Fiscal Year 2019-20 annual levy of assessments; and

**WHEREAS**, there are proposed new improvements to the District's Zone 1 – El Nopal Estates including replacing existing landscaping and installing drought-tolerant landscaping, contingent on approval by a majority of property owners in accordance with Article XIII D, section 4 of the California Constitution, and Government Code section 53753; and

**WHEREAS**, at this time there has been presented and approved by this City Council, two Engineer's Reports (the "El Nopal Estates Report" and the "LMD Report" or, collectively, the "Reports") as required by law, and this City Council desires to move forth with the proceedings to make such changes to Zone 1 – El Nopal Estates described above, and for said annual levy;

**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 El Nopal Estates Report regarding the Fiscal Year 2019-20 annual levy for Zone 1 – El Nopal Estates of the District, which El Nopal Estates Report describes in full detail the existing and proposed improvements for Zone 1 – El Nopal Estates of the District, the boundaries of Zone 1 – El Nopal Estates, and the proposed assessments upon assessable lots and parcels of land within Zone 1 – El Nopal Estates, has been previously approved and is 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 annual assessment levy for the **SANTEE LANDSCAPE MAINTENANCE DISTRICT, ZONE 1 – EL NOPAL ESTATES**, as set forth and described in the El Nopal Estates 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

**RESOLUTION NO.**

of said maintenance of improvements as estimated in said El Nopal Estates Report. The District is located generally within the City of Santee, with the boundaries of Zone 1 – El Nopal Estates described in Exhibit A hereto and as more particularly described in the El Nopal Estates Report.

**SECTION 4.** The assessments levied and collected in Zone 1 – El Nopal Estates shall be for the maintenance of certain landscaping improvements, as set forth in the El Nopal Estates Report on file with the City Clerk, referenced and so incorporated herein. The El Nopal Estates Report further describes new improvements consisting of replacing existing landscaping and installing drought-tolerant landscaping in Zone 1 – El Nopal Estates, subject to approval by landowners in accordance with Article XIII D, section 4 of the California Constitution, and Government Code section 53753. The assessments for properties within Zone 1 – El Nopal Estates are proposed to increase from Fiscal Year 2018-19 above the maximum rates approved by the City Council.

**SECTION 5.** After the public hearing called pursuant to Section 9 below, 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 6.** 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 7.** Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of Zone 1 – El Nopal Estates, and this City Council makes the costs and expenses of said maintenance chargeable upon Zone 1 – El Nopal Estates of the District, of which Zone 1 – El Nopal Estates of the District this City Council hereby declares to be the Zone of the District specially benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said Zone 1 – El Nopal Estates shall include each and every parcel of land within the boundaries of said Zone 1 – El Nopal Estates, as said Zone is shown within the El Nopal Estates 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 and the Zone therein.

**SECTION 8.** 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 9.** NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR 7:00 P.M. ON JULY 24, 2019, DURING THE REGULAR MEETING OF THE SANTEE CITY COUNCIL, CITY HALL COUNCIL CHAMBERS, 10601 MAGNOLIA

**RESOLUTION NO.**

AVENUE, SANTEE, CALIFORNIA, REGARDING THE INCREASED ASSESSMENT FOR ZONE 1 – EL NOPAL ESTATES, THE EXTENT OF THE MAINTENANCE AND IMPROVEMENTS WITHIN ZONE 1 – EL NOPAL ESTATES, AND ANY OTHER MATTERS CONTAINED WITHIN THIS RESOLUTION RELATING TO ZONE 1 – EL NOPAL ESTATES. 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 10.** That the Finance Department is directed to take all actions necessary to provide notice of the public hearing set in Section 9 above in accordance with Streets and Highways Code section 22626(b), Government Code section 53753, and Article XIII D, section 4 of the California Constitution the owners of all parcels within Zone 1 – El Nopal Estates.

**SECTION 11.** That this Resolution shall take effect immediately upon its adoption.

**SECTION 12.** For information relating to the proceedings, protest procedure, and documentation and/or information of a procedural or technical nature, contact: Finance Department, City of Santee, 10601 Magnolia Avenue, Santee, CA 92071, (619) 258-4100 ext. 144.

**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETE ORTIZ, MBA, CMC, CITY CLERK**

Exhibit A: Boundary of Zone 1 – El Nopal Estates

CITY OF SANTEE



**LEGEND**

- LEVIED (45 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 1 - EL NOPAL ESTATES**



**EXHIBIT A**



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR MAINTENANCE IN THE EXISTING SANTEE LANDSCAPE MAINTENANCE DISTRICT, IMPROVEMENT ZONES 3, 4, 8, 9, 12, 13, 14, 17 AND 18, FOR FY 2019-20, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON**

**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 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"), including Zones 3, 4, 8, 9, 12, 13, 14, 17, and 18 (the "Zones"); and,

**WHEREAS**, on April 24, 2019, the District adopted a resolution initiating proceedings for the District's annual levy, and ordering the preparation of the Engineer's Report for the Fiscal Year 2019-20 annual levy of assessments; and

**WHEREAS**, there are proposed new improvements to the District's Zone 1 – El Nopal Estates including replacing existing landscaping and installing drought-tolerant landscaping, contingent on approval by a majority of property owners in accordance with Article XIII D, section 4 of the California Constitution, and Government Code section 53753; and

**WHEREAS**, with the exception of the changes described in the preceding Recital, no changes are proposed to the District or any Zone therein; and

**WHEREAS**, at this time there has been presented and approved by this City Council, two Engineer's Reports (the "El Nopal Estates Report" and the "LMD Report" or, collectively, the "Reports") as required by law, and this City Council desires to move forth with the proceedings for the annual levy for the Zones;

**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 LMD Report regarding the Fiscal Year 2019-20 annual levy for the Zones of the District, which LMD Report describes in full detail the improvements for each Zone of the District, the boundaries of the District and each Zone therein, and the proposed assessments upon assessable lots and parcels of land within each Zone of the District, has been previously approved and is 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 annual assessment levy for the **SANTEE LANDSCAPE MAINTENANCE DISTRICT, ZONES 3, 4, 8, 9, 12, 13, 14, 17 AND 18**, as set forth and described in the LMD 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

**RESOLUTION NO.**

of said maintenance of improvements as estimated in said LMD Report. The District is located generally within the City of Santee, with the boundaries of each Zone particularly described in the LMD Report.

**SECTION 4.** The assessments levied and collected shall be for the maintenance of certain landscaping improvements in the Zones, as set forth in the LMD Report on file with the City Clerk, referenced and so incorporated herein. The assessments for the Zones are not proposed to increase above amounts imposed for Fiscal Year 2018-19.

**SECTION 5.** After the public hearing called pursuant to Section 9 below, 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 6.** 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 7.** Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the Zones, and this City Council makes the costs and expenses of said maintenance chargeable upon a Zone, of which Zones this City Council hereby declares to be the Zones specially benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said Zones shall include each and every parcel of land within the boundaries of said Zones, as said Zones are shown within the LMD 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 and the Zones therein.

**SECTION 8.** 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 9.** NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR 7:00 P.M. ON JULY 24, 2019, DURING THE REGULAR MEETING OF THE SANTEE CITY COUNCIL, CITY HALL COUNCIL CHAMBERS, 10601 MAGNOLIA AVENUE, SANTEE, CALIFORNIA, REGARDING THE ANNUAL LEVY FOR THE DISTRICT, THE EXTENT OF THE MAINTENANCE AND IMPROVEMENTS WITHIN THE DISTRICT, 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.

**RESOLUTION NO.**

**SECTION 10.** That the Finance Department is directed to take all actions necessary to provide notice of the public hearing described in Section 9 above, in accordance with Streets and Highways Code section 22626(a).

**SECTION 11.** That this Resolution shall take effect immediately upon its adoption.

**SECTION 12.** For information relating to the proceedings, protest procedure, and documentation and/or information of a procedural or technical nature, contact: Finance Department, City of Santee, 10601 Magnolia Avenue, Santee, CA 92071, (619) 258-4100 ext. 144.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETE ORTIZ, MBA, CMC, CLERK**



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

**Item 6**

**MEETING DATE**                      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**        **RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2019-20 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**DIRECTOR/DEPARTMENT**                      Tim K. McDermott, Finance *TKM*

**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 steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 24, 2019 City Council meeting.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2019-20. There will be no change in the assessment for Zones A, B, C and D, as they are at the maximum assessment.

**FINANCIAL STATEMENT** *TKM*                      A total of \$321,773 is proposed to be assessed on property owners within Zones A through D of the TCLMD in FY 2019-20 for the cost of maintenance and administration.

**CITY ATTORNEY REVIEW**                       N/A                       Completed

**RECOMMENDATION** *MSP*                      Adopt two Resolutions: 1) Approving the engineer's report, and 2) Declaring intention to levy assessments and setting a public hearing for July 24, 2019.

**ATTACHMENTS** (Listed Below)

- 1) Assessment Summary
- 2) Resolution Approving Engineer's Report for Annual Levy of Assessment (Engineer's Report)
- 3) 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 2019-20 ASSESSMENTS VS. FY 2018-19 ASSESSMENTS  
AND APPROVED MAXIMUM ASSESSMENT**

Zone	Title	Benefit Unit Used	FY 2019-20 Maintenance & Administration	Reserves 7/1/2019	FY 18-19 Levy Per Benefit Unit	FY 19-20 Levy Per Benefit Unit	FY 19-20 Total Levy	Maximum Total Levy
A	Town Center Parkway	Acre	\$187,380.00	\$167,788.00	\$1,627.00/ \$2,973.00 (1)	<b>\$1,627.00/ \$2,973.00 (1)</b>	<b>\$141,816.82</b>	\$141,816.82
B	The Lakes	SFH (2)	\$6,610.00	\$27,380.00	\$84.48	<b>\$84.48</b>	<b>\$7,518.72</b>	\$7,518.72
C	San Remo	SFH (2)	\$8,140.00	\$28,095.00	\$218.22	<b>\$218.22</b>	<b>\$7,855.92</b>	\$7,855.92
D	Mission Creek - Commercial	Acre	N/A	N/A	\$5,481.35	<b>\$5,481.35</b>	<b>\$46,749.08</b>	\$46,749.08
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	<b>\$286.00</b>	<b>\$117,832.00</b>	\$117,832.00
	Mission Creek - All Uses	N/A	\$189,210.00	\$90,682.00	N/A	<b>N/A</b>	<b>\$164,581.08</b>	\$164,581.08

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.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF  
ASSESSMENTS FOR FY 2019-20 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 2019-20 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;

**RESOLUTION NO.**

- 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;
- 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 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Exhibit A: Engineer's Report



*Fiscal Year 2019-20 Preliminary Engineer's Report*



City of Santee

Santee Town Center  
Landscape Maintenance District

Prepared for:



May 2019

## Table of Contents

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### Sections

Section i.	Engineer's Statement	i
Section 1.	Plans and Specifications	1
Section 2.	Cost Estimate	6
Section 3.	Assessment Diagrams	8
Section 4.	Method of Assessment	9
Section 5.	Proposed Assessments	17

### Appendices

- Appendix A. Preliminary Assessment Roll
- Appendix B. Assessment Diagrams

**i. Engineer's Statement**

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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. \_\_\_\_ 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, 2019, to June 30, 2020. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

- 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 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.
  
- SECTION 5** The PROPOSED ASSESSMENTS for each Zone within Santee Town Center Landscape Maintenance District.

**i. Engineer's Statement** \_\_\_\_\_

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Santee, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.)(the "1972 Act) do hereby submit the following:

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2019.



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 \_\_\_\_\_ 2019, 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 \_\_\_\_\_, 2019.

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



## 1. Plans and Specifications

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WHEREAS, on April 24, 2019, a 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 2019-20 Town Center Landscape Maintenance District Annual Levy of Assessments was ordered;

WHEREAS, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report directed Webb Municipal Finance, LLC, 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 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;

WHEREAS, on May 22, 2019, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Town Center Landscape Maintenance District and provide notice of the public hearing;

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 2019-20 <sup>1</sup>
<b>Zone A-Town Center</b>	
Total Assessments for Fiscal Year 2019-20	\$141,820
Interest	\$2,500
City of Santee Contribution	\$28,200
Reserve Fund Contribution	\$14,860
<b>Total Expenditures/Proposed Budget</b>	<b>\$187,380</b>
<b>Zone B-The Lakes</b>	
Total Assessments for Fiscal Year 2019-20	\$7,520
Interest	\$400
Reserve Fund Contribution	(\$1,310)
<b>Total Expenditures/Proposed Budget</b>	<b>\$6,610</b>
<b>Zone C-San Remo</b>	
Total Assessments for Fiscal Year 2019-20	\$7,860
Interest	\$400
Reserve Fund Contribution	(\$120)
<b>Total Expenditures/Proposed Budget</b>	<b>\$8,140</b>

## 1. Plans and Specifications

Description	Budgeted for Fiscal Year 2019-20 <sup>1</sup>
<b>Zone D-Mission Creek</b>	
Total Assessments for Fiscal Year 2019-20	\$164,580
Interest	\$1,000
Reserve Fund Contribution	\$23,630
<b>Total Expenditures/Proposed Budget</b>	<b>\$189,210</b>
<b>Total Proposed Budget for Fiscal Year 2019-20</b>	<b>\$391,340</b>

<sup>1</sup> No Assessment for Zones E-H will be levied for Fiscal Year 2019-20 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 Bilter 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.

## 1. Plans and Specifications

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**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.

## 1. Plans and Specifications

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### 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.

## 1. Plans and Specifications

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### **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.

## 2. Cost Estimate

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 2019-20 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 2019-20 Estimated Through June 30, 2020
<b>Revenues:</b>	
Assessments	\$141,820
Interest	\$2,500
City of Santee Contribution	\$28,200
Reserve Fund Contribution	\$14,860
<b>Total Revenues</b>	<b>\$187,380</b>
<b>Expenditures</b>	
Administration	\$3,000
Advertising	\$210
Electricity & Gas - Grounds	\$33,400
Water & Sewer - Grounds	\$44,500
Repair/Maintenance - Grounds	\$103,900
Irrigation Materials	\$1,000
Internal Service Charges	\$1,370
<b>Total Expenditures/Proposed Budget</b>	<b>\$187,380</b>

### Zone B – The Lakes Budget

Description	Fiscal Year 2019-20 Estimated Through June 30, 2020
<b>Revenues:</b>	
Assessments	\$7,520
Interest	\$400
Reserve Fund Contribution	(\$1,310)
<b>Total Revenues</b>	<b>\$6,610</b>
<b>Expenditures</b>	
Administration	\$160
Advertising	\$20
Water & Sewer - Grounds	\$4,000
Repair/Maintenance - Grounds	\$1,970
Internal Service Charges	\$460
<b>Total Expenditures/Proposed Budget</b>	<b>\$6,610</b>

## 2. Cost Estimate

### Zone C – San Remo Budget

Description	Fiscal Year 2019-20 Estimated Through June 30, 2020
<b>Revenues:</b>	
Assessments	\$7,860
Interest	\$400
Reserve Fund Contribution	(\$120)
<b>Total Revenues</b>	<b>\$8,140</b>
<b>Expenditures</b>	
Administration	\$170
Advertising	\$20
Water & Sewer - Grounds	\$3,000
Repair/Maintenance - Grounds	\$4,490
Internal Service Charges	\$460
<b>Total Expenditures/Proposed Budget</b>	<b>\$8,140</b>

### Zone D – Mission Creek Budget

Description	Fiscal Year 2019-20 Estimated Through June 30, 2020
<b>Revenues:</b>	
Assessments	\$164,580
Interest	\$1,000
Reserve Fund Contribution	\$23,630
<b>Total Revenues</b>	<b>\$189,210</b>
<b>Expenditures</b>	
Administration	\$3,480
Advertising	\$240
Electricity & Gas - Grounds	\$29,000
Water & Sewer - Grounds	\$73,500
Repair/Maintenance - Grounds	\$80,590
Irrigation Materials	\$1,030
Internal Service Charges	\$1,370
<b>Total Expenditures/Proposed Budget</b>	<b>\$189,210</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 2019-20 as the property owners' association has maintained the improvements to a level satisfactory to the City.

### 3. Assessment Diagrams

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#### **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.



## 4. Method of Assessment

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### Proposition 218 Compliance

On November 5, 1996, California voters approved Proposition 218 entitled "Right to Vote on Taxes Act" which added Article XIID to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts. Proposition 218 also requires that with certain specified exception, which are described below, all existing assessment districts must be ratified by the property owners within the District using the new procedures.

Some of these exceptions include:

- 1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for streets.
- 2) Any assessments levied pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment was initially imposed.

However, even if assessments are initially exempt from Proposition 218, if the assessments are increased in the future, the City will need to comply with the provisions of Proposition 218 for that portion of the increased assessment formula (e.g., CPI increase).

Proposition 218 does not define this term "streets", however, based on the opinions of the public agency officials, attorneys, assessment engineers and Senate Bill 919, it has been determined that streets include all public improvements located within the street right-of-way. This would include median and parkway landscaping, traffic signals, safety lighting and street lighting.

Proposition 218 defines "assessment" as "any levy or charge upon real property by an agency for a special benefit conferred upon the real property." Cal. Const., art. XIID, §2(b). A special assessment, sometimes called a "benefit assessment," is a charge generally levied upon parcels of real property to pay for benefits the parcels receive from local improvements. Special assessments are levied according to statutory authority granted by the Legislature or, in some instances, local charters. Distinguishing among taxes, fees and assessments can be difficult and often depends on the context in which the distinction is made. For example, taxes, assessments and property-related fees all may be imposed on property. The key feature that distinguishes an assessment from a tax, fee or charge is the existence of a special benefit to real property. Without identifying a special benefit, there can be no assessment.

## 4. Method of Assessment

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### 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 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.

The actual assessment and the amount of the assessment for the Fiscal Year 2019-20 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.

## 4. Method of Assessment

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### 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 apportionment for 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

## 4. Method of Assessment

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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

#### 4. Method of Assessment

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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 apportionment for 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 per acre has been

#### 4. Method of Assessment

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established for the 71.1% portion and \$1,627 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 per EDU has been established for the Residential Subzone and \$5,480 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 2019-20 will be \$5,405.47 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 2019-20 will be \$3,844.50 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 2019-20 will be \$151.47 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 2019-20 will be \$9,017.70 per acre for Commercial property and \$485.82 per unit for Residential property.

#### Annual Assessment Rates

##### ZONE A – TOWN CENTER

Cost x Percentage of Square Footage/ Parcel	
Costco Portion	\$1,627 per Acre
Remaining Portion	\$2,973 per Acre
<b>Proposed Levy Amount</b>	<b>\$141,816.82</b>

##### ZONE B – THE LAKES

Calculated Fiscal Year 2019-20 Assessment per Parcel	\$84.48
Total Assessable Parcels	89
<b>Proposed Levy Amount</b>	<b>\$7,518.72</b>

##### ZONE C – SAN REMO

Calculated Fiscal Year 2019-20 Assessment per Parcel	\$218.22
Total Assessable Parcels	36
<b>Proposed Levy Amount</b>	<b>\$7,855.92</b>

#### 4. Method of Assessment

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##### 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 EDUs = \$165.20/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 EDUs = \$443.84/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 EDUs = \$120.80/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 2019-20 will be increased by 2% to \$5,405.47/adjusted acre. No assessment will be levied for the Fiscal Year 2019-20 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 2019-20 will be increased by 2% to \$3,844.50/acre. No assessment will be levied for the Fiscal Year 2019-20 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 2019-20 will be increased by 2% to \$151.47 per EDU. No assessment will be levied for the Fiscal Year 2019-20 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

#### 4. Method of Assessment

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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 2019-20 will be increased by 3.71% (which represents the increase in the Consumer Price Index - all Urban Consumers for the San Diego Area) to \$9,017.70 per acre for Commercial property and \$485.82 per unit for Residential property. No assessment will be levied for the Fiscal Year 2019-20 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.



## 5. Proposed Assessments

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The actual assessment and the amount of the assessment for the Fiscal Year 2019-20 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.

**APPENDIX A**

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**Preliminary Assessment Roll**



City of Santee

609114 - LMD Zone A (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810410100	\$2,051.36	3810410200	\$3,329.76	3810410300	\$2,824.34	3810410400	\$2,854.08
3810410500	\$2,170.28	3810410700	\$624.32	3810410900	\$1,010.82	3810411200	\$1,486.50
3810411300	\$1,159.46	3810411400	\$25,924.56	3810411500	\$7,016.28	3810411900	\$22,778.00
3810412000	\$1,010.82	3810412300	\$19,740.72	3810412400	\$6,005.46	3810412500	\$1,724.34
3810412600	\$921.62	3810412700	\$3,508.14	3810412800	\$6,183.84	3810412900	\$1,783.80
3810413000	\$1,902.72	3810413100	\$2,556.78	3810413200	\$5,321.66	3810413300	\$4,221.66
3810413400	\$743.24	3810413500	\$1,843.26	3810413600	\$2,051.36	3810413700	\$4,102.74
3810413800	\$1,278.38	3810413900	\$3,686.52				
<b>Total</b>					<b>30</b>	<b>\$141,816.82</b>	

City of Santee

609115 - LMD Zone B (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3810321301	\$84.48	3810321302	\$84.48	3810321303	\$84.48	3810321304	\$84.48
3810321305	\$84.48	3810321306	\$84.48	3810321307	\$84.48	3810321308	\$84.48
3810321309	\$84.48	3810321310	\$84.48	3810321311	\$84.48	3810321312	\$84.48
3810321313	\$84.48	3810321314	\$84.48	3810321315	\$84.48	3810321316	\$84.48
3810321317	\$84.48	3810321318	\$84.48	3810321319	\$84.48	3810321320	\$84.48
3810321321	\$84.48	3810321322	\$84.48	3810321323	\$84.48	3810321324	\$84.48
3810321325	\$84.48	3810321326	\$84.48	3810321327	\$84.48	3810321328	\$84.48
3810321329	\$84.48	3810321330	\$84.48	3810321331	\$84.48	3810321332	\$84.48
3810321333	\$84.48	3810321334	\$84.48	3810321335	\$84.48	3810321336	\$84.48
3810321337	\$84.48	3810321338	\$84.48	3810321339	\$84.48	3810321340	\$84.48
3810321341	\$84.48	3810321342	\$84.48	3810321343	\$84.48	3810321344	\$84.48
3810321345	\$84.48	3810321346	\$84.48	3810321347	\$84.48	3810321348	\$84.48
3810321349	\$84.48	3810321350	\$84.48	3810321351	\$84.48	3810321352	\$84.48
3810321353	\$84.48	3810321354	\$84.48	3810321355	\$84.48	3810321356	\$84.48
3810321357	\$84.48	3810321358	\$84.48	3810321359	\$84.48	3810321360	\$84.48
3810321361	\$84.48	3810321362	\$84.48	3810321363	\$84.48	3810321364	\$84.48
3810321365	\$84.48	3810321366	\$84.48	3810321367	\$84.48	3810321368	\$84.48
3810321369	\$84.48	3810321370	\$84.48	3810321371	\$84.48	3810321372	\$84.48
3810321373	\$84.48	3810321374	\$84.48	3810321375	\$84.48	3810321376	\$84.48
3810321377	\$84.48	3810321378	\$84.48	3810321379	\$84.48	3810321380	\$84.48
3810321381	\$84.48	3810321382	\$84.48	3810321383	\$84.48	3810321384	\$84.48
3810321385	\$84.48	3810321386	\$84.48	3810321387	\$84.48	3810321388	\$84.48
3810321389	\$84.48						

Total

89

\$7,518.72

City of Santee

609122 - LMD Zone C (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3813110400	\$218.22	3813110600	\$218.22	3813110800	\$218.22	3813110900	\$218.22
3813111000	\$218.22	3813111100	\$218.22	3813111200	\$218.22	3813111300	\$218.22
3813111400	\$218.22	3813111500	\$218.22	3813111600	\$218.22	3813111700	\$218.22
3813111800	\$218.22	3813111900	\$218.22	3813112000	\$218.22	3813112100	\$218.22
3813112200	\$218.22	3813112300	\$218.22	3813112400	\$218.22	3813112500	\$218.22
3813112600	\$218.22	3813112700	\$218.22	3813112800	\$218.22	3813112900	\$218.22
3813113000	\$218.22	3813113100	\$218.22	3813113200	\$218.22	3813113300	\$218.22
3813113400	\$218.22	3813113500	\$218.22	3813113600	\$218.22	3813113800	\$218.22
3813114000	\$218.22	3813114200	\$218.22	3813114400	\$218.22	3813114600	\$218.22
<b>Total</b>					<b>36</b>	<b>\$7,855.92</b>	

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811301	\$286.00	3816811302	\$286.00	3816811303	\$286.00	3816811304	\$286.00
3816811305	\$286.00	3816811306	\$286.00	3816811307	\$286.00	3816811308	\$286.00
3816811309	\$286.00	3816811310	\$286.00	3816811311	\$286.00	3816811312	\$286.00
3816811313	\$286.00	3816811314	\$286.00	3816811315	\$286.00	3816811316	\$286.00
3816811317	\$286.00	3816811318	\$286.00	3816811319	\$286.00	3816811320	\$286.00
3816811321	\$286.00	3816811322	\$286.00	3816811323	\$286.00	3816811324	\$286.00
3816811325	\$286.00	3816811326	\$286.00	3816811327	\$286.00	3816811328	\$286.00
3816811329	\$286.00	3816811330	\$286.00	3816811331	\$286.00	3816811332	\$286.00
3816811333	\$286.00	3816811334	\$286.00	3816811335	\$286.00	3816811336	\$286.00
3816811337	\$286.00	3816811338	\$286.00	3816811339	\$286.00	3816811340	\$286.00
3816811341	\$286.00	3816811342	\$286.00	3816811343	\$286.00	3816811344	\$286.00
3816811345	\$286.00	3816811346	\$286.00	3816811347	\$286.00	3816811348	\$286.00
3816811349	\$286.00	3816811350	\$286.00	3816811351	\$286.00	3816811352	\$286.00
3816811353	\$286.00	3816811354	\$286.00	3816811355	\$286.00	3816811356	\$286.00
3816811357	\$286.00	3816811358	\$286.00	3816811359	\$286.00	3816811360	\$286.00
3816811361	\$286.00	3816811362	\$286.00	3816811363	\$286.00	3816811364	\$286.00
3816811365	\$286.00	3816811366	\$286.00	3816811367	\$286.00	3816811368	\$286.00
3816811369	\$286.00	3816811370	\$286.00	3816811371	\$286.00	3816811372	\$286.00
3816811373	\$286.00	3816811374	\$286.00	3816811375	\$286.00	3816811376	\$286.00
3816811377	\$286.00	3816811378	\$286.00	3816811379	\$286.00	3816811380	\$286.00
3816811381	\$286.00	3816811382	\$286.00	3816811383	\$286.00	3816811384	\$286.00
3816811385	\$286.00	3816811386	\$286.00	3816811387	\$286.00	3816811388	\$286.00
3816811389	\$286.00	3816811390	\$286.00	3816811701	\$286.00	3816811702	\$286.00
3816811703	\$286.00	3816811704	\$286.00	3816811705	\$286.00	3816811706	\$286.00
3816811707	\$286.00	3816811708	\$286.00	3816811709	\$286.00	3816811710	\$286.00
3816811711	\$286.00	3816811712	\$286.00	3816811713	\$286.00	3816811714	\$286.00
3816811715	\$286.00	3816811716	\$286.00	3816811717	\$286.00	3816811718	\$286.00
3816811719	\$286.00	3816811720	\$286.00	3816811721	\$286.00	3816811722	\$286.00
3816811723	\$286.00	3816811724	\$286.00	3816811725	\$286.00	3816811726	\$286.00
3816811727	\$286.00	3816811728	\$286.00	3816811729	\$286.00	3816811730	\$286.00
3816811731	\$286.00	3816811732	\$286.00	3816811733	\$286.00	3816811734	\$286.00
3816811735	\$286.00	3816811736	\$286.00	3816811737	\$286.00	3816811738	\$286.00
3816811739	\$286.00	3816811740	\$286.00	3816811741	\$286.00	3816811742	\$286.00
3816811743	\$286.00	3816811744	\$286.00	3816811745	\$286.00	3816811746	\$286.00
3816811747	\$286.00	3816811748	\$286.00	3816811749	\$286.00	3816811750	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3816811751	\$286.00	3816811752	\$286.00	3816811753	\$286.00	3816811754	\$286.00
3816811755	\$286.00	3816811901	\$286.00	3816811902	\$286.00	3816811903	\$286.00
3816811904	\$286.00	3816811905	\$286.00	3816811906	\$286.00	3816811907	\$286.00
3816811908	\$286.00	3816811909	\$286.00	3816811910	\$286.00	3816811911	\$286.00
3816811912	\$286.00	3816811913	\$286.00	3816811914	\$286.00	3816811915	\$286.00
3816811916	\$286.00	3816811917	\$286.00	3816811918	\$286.00	3816811919	\$286.00
3816811920	\$286.00	3816811921	\$286.00	3816811922	\$286.00	3816811923	\$286.00
3816811924	\$286.00	3816811925	\$286.00	3816811926	\$286.00	3816811927	\$286.00
3816811928	\$286.00	3816811929	\$286.00	3816811930	\$286.00	3816811931	\$286.00
3816811932	\$286.00	3816811933	\$286.00	3816811934	\$286.00	3816811935	\$286.00
3816811936	\$286.00	3816811937	\$286.00	3816811938	\$286.00	3816811939	\$286.00
3816811940	\$286.00	3816811941	\$286.00	3816811942	\$286.00	3816811943	\$286.00
3816811944	\$286.00	3816811945	\$286.00	3816811946	\$286.00	3816811947	\$286.00
3816811948	\$286.00	3816811949	\$286.00	3816811950	\$286.00	3816811951	\$286.00
3816811952	\$286.00	3816811953	\$286.00	3816812001	\$286.00	3816812002	\$286.00
3816812003	\$286.00	3816812004	\$286.00	3816812005	\$286.00	3816812006	\$286.00
3816812007	\$286.00	3816812008	\$286.00	3816812009	\$286.00	3816812010	\$286.00
3816812011	\$286.00	3816812012	\$286.00	3816812013	\$286.00	3816812014	\$286.00
3816812015	\$286.00	3816812016	\$286.00	3816812017	\$286.00	3816812018	\$286.00
3816812019	\$286.00	3816812020	\$286.00	3816812021	\$286.00	3816812022	\$286.00
3816812023	\$286.00	3816812024	\$286.00	3816812025	\$286.00	3816812026	\$286.00
3816812027	\$286.00	3816812028	\$286.00	3816812029	\$286.00	3816812030	\$286.00
3816812031	\$286.00	3816812032	\$286.00	3816812033	\$286.00	3816822100	\$30,688.00
3816822201	\$573.16	3816822202	\$573.16	3816822203	\$573.16	3816822204	\$573.16
3816822205	\$573.16	3816822206	\$573.16	3816822207	\$573.16	3816822208	\$573.16
3816822209	\$573.16	3816822210	\$573.16	3816822211	\$573.16	3816822212	\$573.16
3816822213	\$573.16	3816822214	\$573.16	3816822215	\$573.16	3816822300	\$4,383.98
3816822400	\$394.52	3816822500	\$2,685.18	3817000100	\$286.00	3817000200	\$286.00
3817000300	\$286.00	3817000400	\$286.00	3817000500	\$286.00	3817000600	\$286.00
3817000700	\$286.00	3817000800	\$286.00	3817000900	\$286.00	3817001000	\$286.00
3817001100	\$286.00	3817001200	\$286.00	3817001300	\$286.00	3817001400	\$286.00
3817001500	\$286.00	3817001600	\$286.00	3817001700	\$286.00	3817001800	\$286.00
3817001900	\$286.00	3817002000	\$286.00	3817002100	\$286.00	3817002200	\$286.00
3817002300	\$286.00	3817002400	\$286.00	3817002500	\$286.00	3817002600	\$286.00
3817002700	\$286.00	3817002800	\$286.00	3817002900	\$286.00	3817003000	\$286.00

City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817003100	\$286.00	3817003200	\$286.00	3817003300	\$286.00	3817003400	\$286.00
3817003500	\$286.00	3817003600	\$286.00	3817003700	\$286.00	3817003800	\$286.00
3817003900	\$286.00	3817004000	\$286.00	3817004100	\$286.00	3817004200	\$286.00
3817004300	\$286.00	3817004400	\$286.00	3817004500	\$286.00	3817004600	\$286.00
3817004700	\$286.00	3817010100	\$286.00	3817010200	\$286.00	3817010300	\$286.00
3817010400	\$286.00	3817010500	\$286.00	3817010600	\$286.00	3817010700	\$286.00
3817010800	\$286.00	3817010900	\$286.00	3817011000	\$286.00	3817011100	\$286.00
3817011200	\$286.00	3817011300	\$286.00	3817011400	\$286.00	3817011500	\$286.00
3817011600	\$286.00	3817011700	\$286.00	3817011800	\$286.00	3817011900	\$286.00
3817012000	\$286.00	3817012100	\$286.00	3817012200	\$286.00	3817012300	\$286.00
3817012400	\$286.00	3817012500	\$286.00	3817012600	\$286.00	3817012700	\$286.00
3817012800	\$286.00	3817012900	\$286.00	3817013000	\$286.00	3817013100	\$286.00
3817013200	\$286.00	3817013300	\$286.00	3817013400	\$286.00	3817013500	\$286.00
3817013600	\$286.00	3817013700	\$286.00	3817013800	\$286.00	3817013900	\$286.00
3817014000	\$286.00	3817014100	\$286.00	3817014200	\$286.00	3817014300	\$286.00
3817014400	\$286.00	3817014500	\$286.00	3817014600	\$286.00	3817014700	\$286.00
3817014800	\$286.00	3817014900	\$286.00	3817015000	\$286.00	3817015100	\$286.00
3817015200	\$286.00	3817015300	\$286.00	3817015400	\$286.00	3817015500	\$286.00
3817015600	\$286.00	3817015700	\$286.00	3817015800	\$286.00	3817015900	\$286.00
3817020100	\$286.00	3817020200	\$286.00	3817020300	\$286.00	3817020400	\$286.00
3817020500	\$286.00	3817020600	\$286.00	3817020700	\$286.00	3817020800	\$286.00
3817020900	\$286.00	3817021000	\$286.00	3817021100	\$286.00	3817021200	\$286.00
3817021300	\$286.00	3817021400	\$286.00	3817021500	\$286.00	3817021600	\$286.00
3817021700	\$286.00	3817021800	\$286.00	3817021900	\$286.00	3817022000	\$286.00
3817022100	\$286.00	3817022200	\$286.00	3817022300	\$286.00	3817022400	\$286.00
3817022500	\$286.00	3817022600	\$286.00	3817022700	\$286.00	3817022800	\$286.00
3817022900	\$286.00	3817023000	\$286.00	3817023100	\$286.00	3817023200	\$286.00
3817023300	\$286.00	3817023400	\$286.00	3817023500	\$286.00	3817023600	\$286.00
3817023700	\$286.00	3817023800	\$286.00	3817023900	\$286.00	3817024000	\$286.00
3817024100	\$286.00	3817024200	\$286.00	3817024300	\$286.00	3817024400	\$286.00
3817024500	\$286.00	3817024600	\$286.00	3817024700	\$286.00	3817024800	\$286.00
3817024900	\$286.00	3817025000	\$286.00	3817025100	\$286.00	3817025200	\$286.00
3817025300	\$286.00	3817025400	\$286.00	3817025500	\$286.00	3817025600	\$286.00
3817025700	\$286.00	3817025800	\$286.00	3817025900	\$286.00	3817026000	\$286.00
3817026100	\$286.00	3817026200	\$286.00	3817026300	\$286.00	3817026400	\$286.00



City of Santee

609123 - LMD Zone D (Town Center)

APN	Levy	APN	Levy	APN	Levy	APN	Levy
3817026500	\$286.00	3817026600	\$286.00	3817026700	\$286.00	3817027300	\$286.00
3817027400	\$286.00	3817027500	\$286.00	3817027600	\$286.00	3817027700	\$286.00
3817027800	\$286.00	3817027900	\$286.00	3817028000	\$286.00		
<b>Total</b>					<b>431</b>	<b>\$164,581.08</b>	

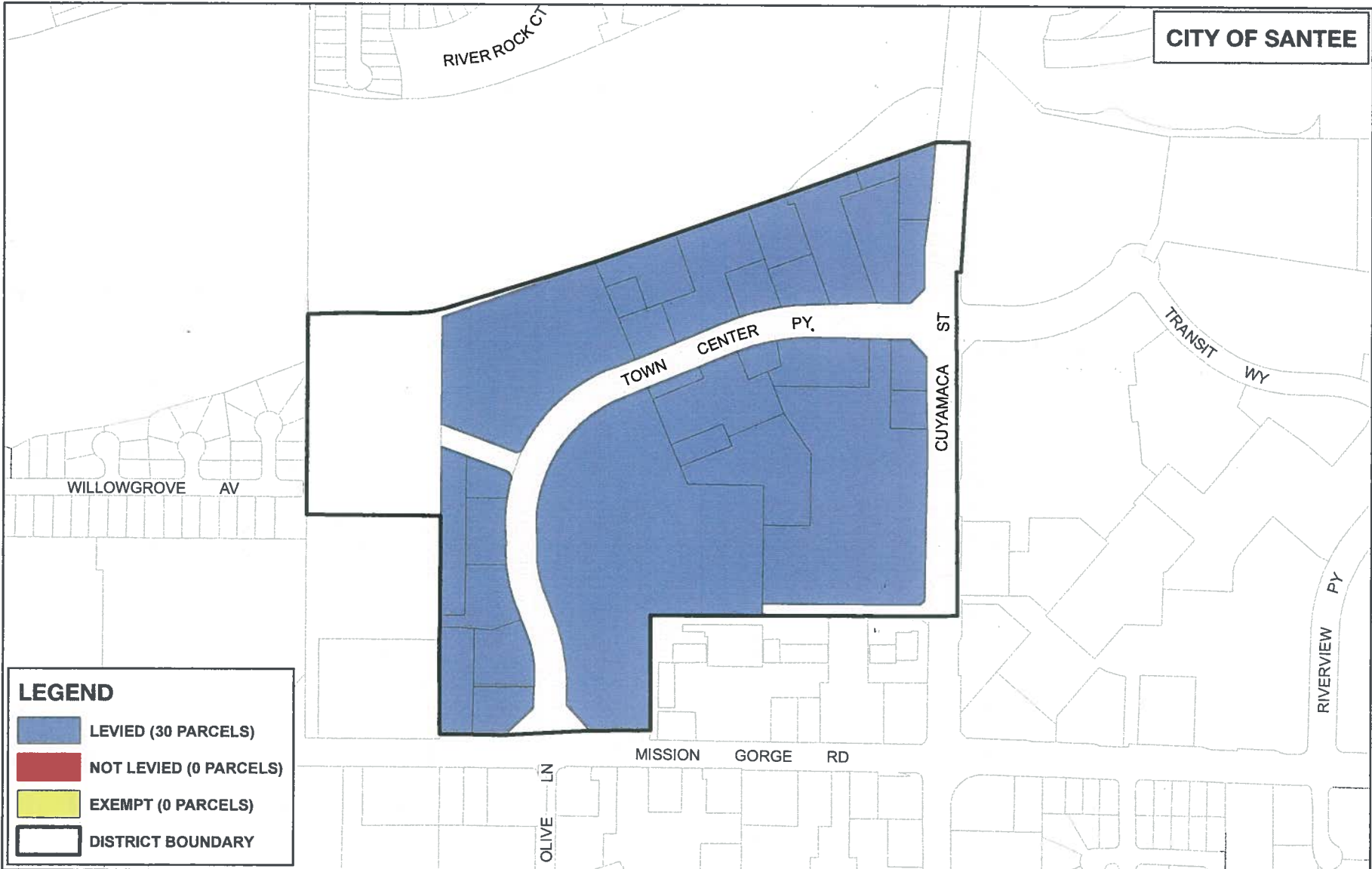
**APPENDIX B**

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**Assessment Diagrams**



CITY OF SANTEE



**LEGEND**

- LEVIED (30 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

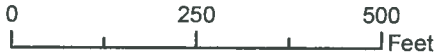
**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE A - TOWN CENTER**



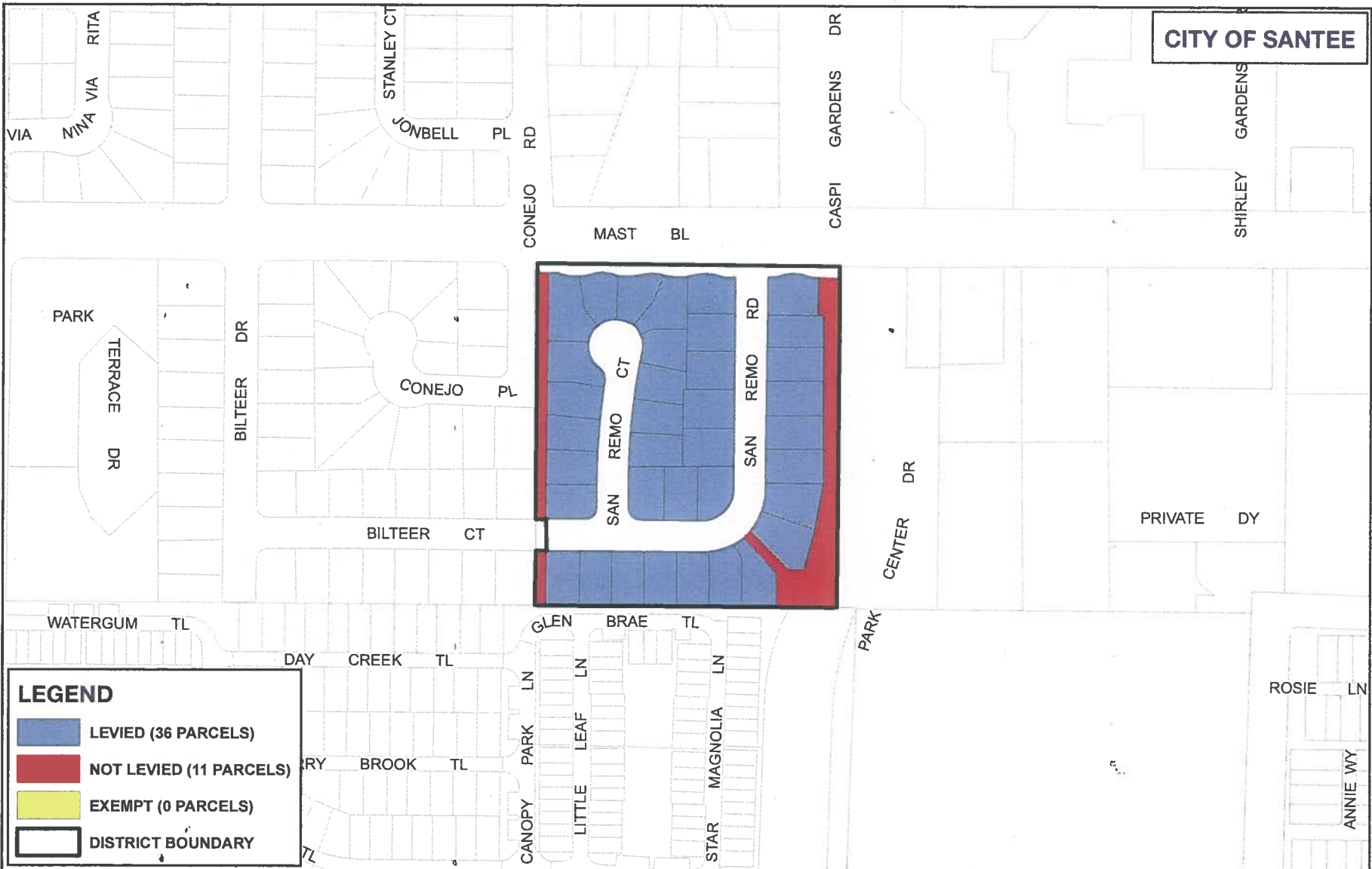
CITY OF SANTEE



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



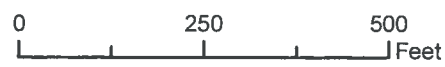
CITY OF SANTEE



**LEGEND**

- LEVIED (36 PARCELS)
- NOT LEVIED (11 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE C - SAN REMO**



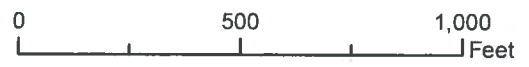


CITY OF SANTEE

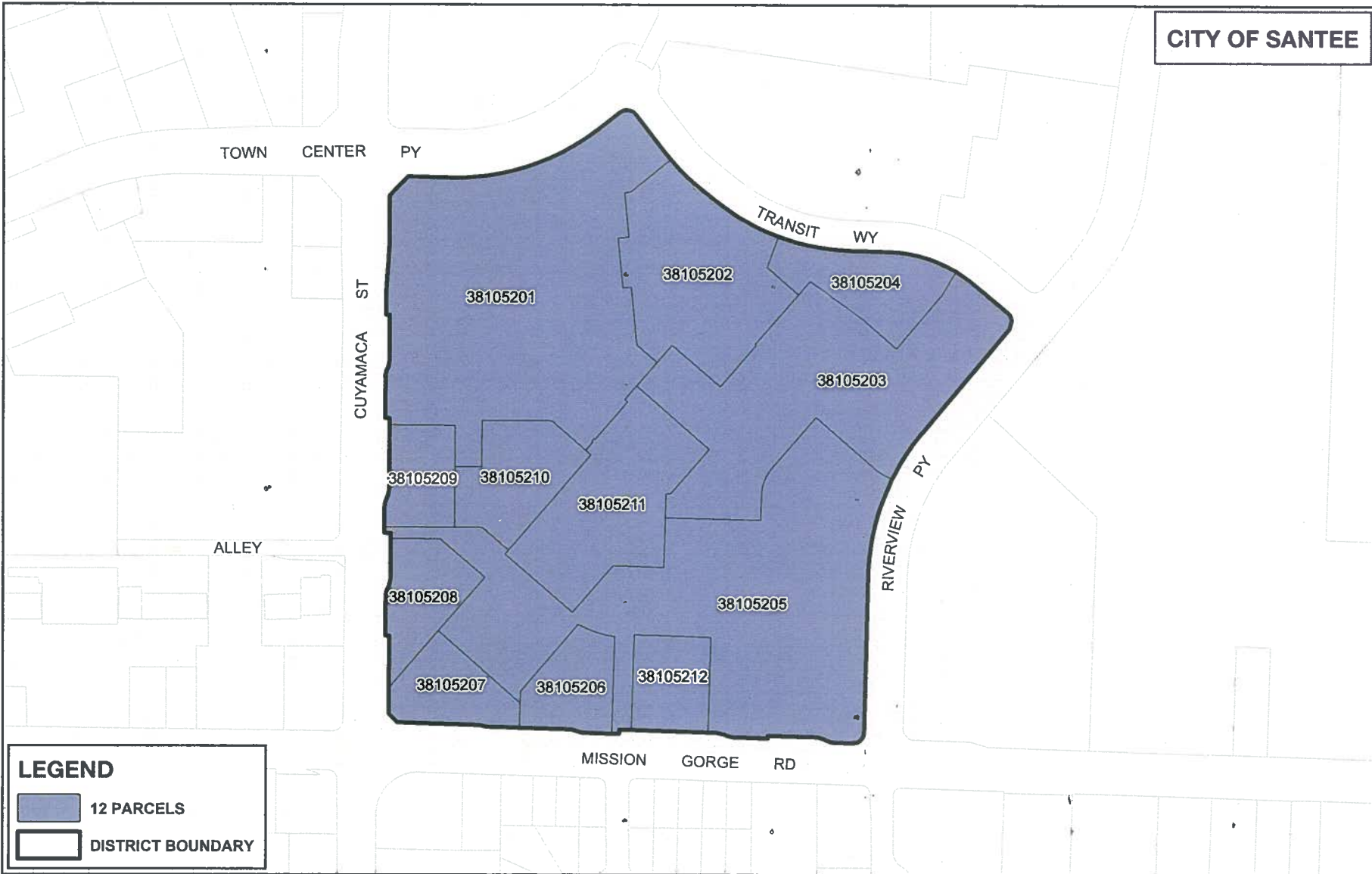
**LEGEND**

- LEVIED (431 PARCELS)
- NOT LEVIED (0 PARCELS)
- EXEMPT (0 PARCELS)
- DISTRICT BOUNDARY

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



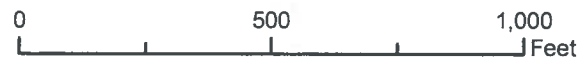
CITY OF SANTEE



**LEGEND**

- 12 PARCELS
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE E - TROLLEY SQUARE**



ALBERT A.  
**WEBB**  
ASSOCIATES

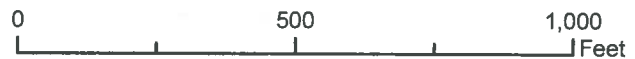
CITY OF SANTEE



**LEGEND**

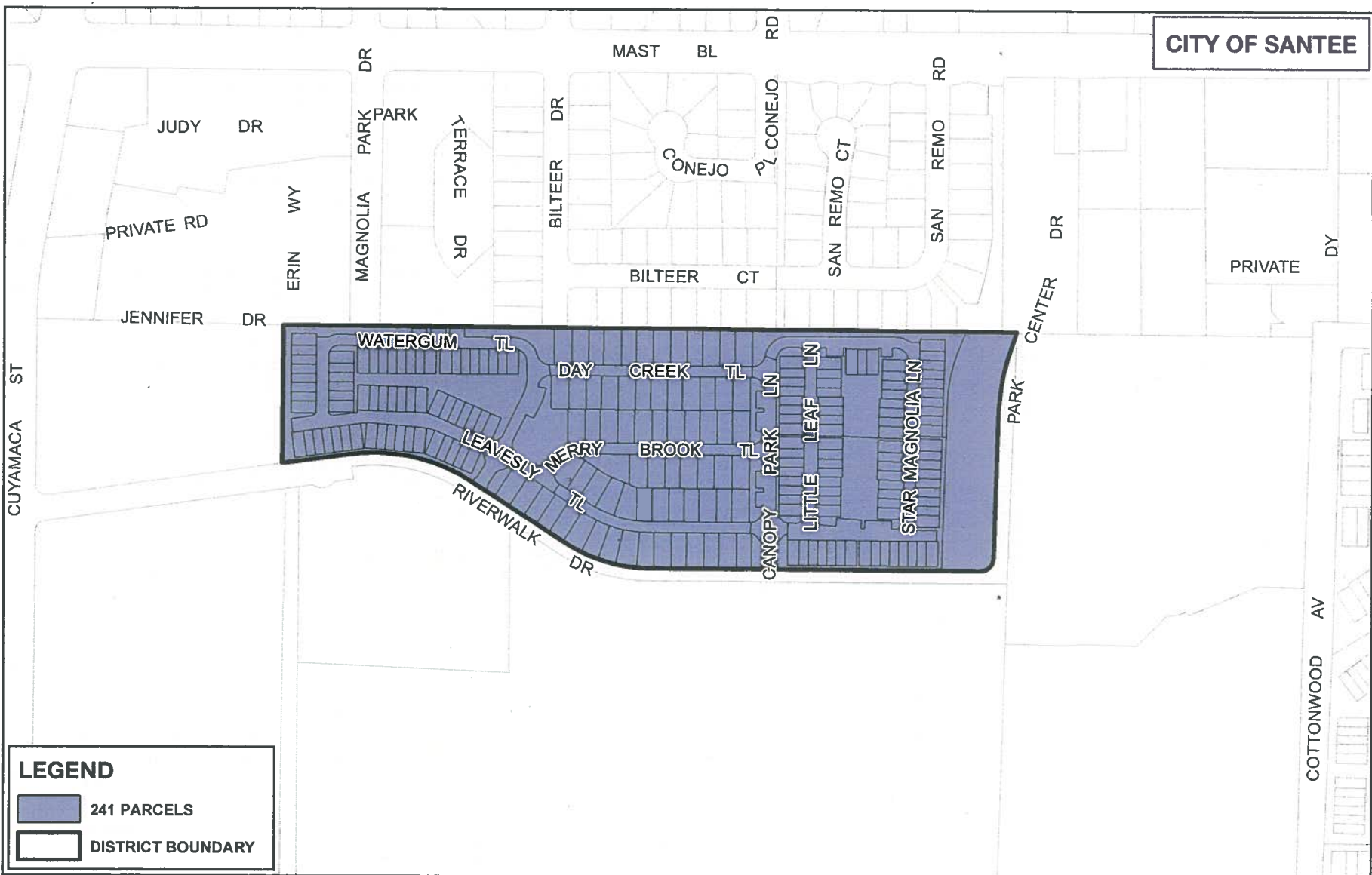
-  1 PARCEL
-  DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE F - HARTFORD PROPERTY**

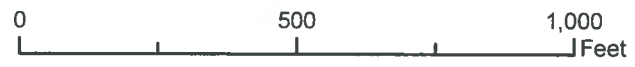




CITY OF SANTEE

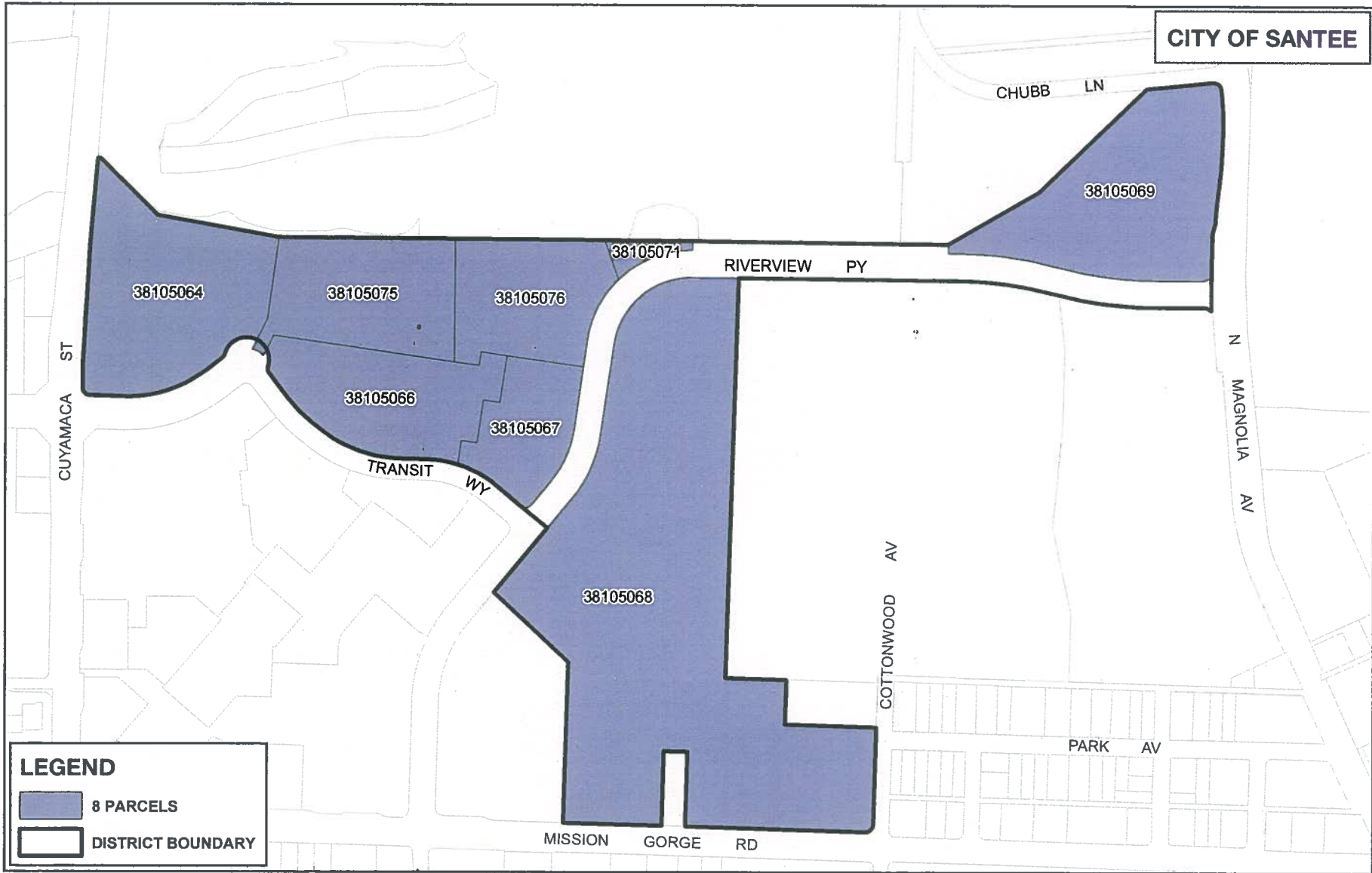


**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE G - RIVERWALK**



ALBERT A.  
**WEBB**  
ASSOCIATES

CITY OF SANTEE



**LEGEND**

- 8 PARCELS
- DISTRICT BOUNDARY

**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE H - RIVERVIEW**



0 500 1,000 1,500 Feet

ALBERT A.  
**WEBB**  
ASSOCIATES

M U N I C I P A L

**WEBB**

F I N A N C E , L L C

**Corporate Headquarters**

3750 McCray Street  
Riverside, CA 92506  
951.686.1070

**Murrieta Office**

41870 Kalmia Street #160  
Murrieta, CA 92562  
951.686.1070

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE  
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 2019-20  
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; and

**WHEREAS**, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for Fiscal Year 2019-20 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.

**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 2019-20 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

**SECTION 3.** The public interest and convenience requires, and it is the intention of this City Council to order, the Fiscal Year 2019-20 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 2019-20 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 Zone D, as they are at the maximum assessment.

**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 24, 2019 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.

**RESOLUTION NO.**

**SECTION 12.** 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 13.** 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 22<sup>nd</sup> day of May, 2019 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**JOHN W. MINTO, MAYOR**

**ATTEST:**

---

**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

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

**Item 7**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTIONS APPROVING THE ENGINEER'S REPORT AND DECLARING THE CITY COUNCIL'S INTENTION TO LEVY ASSESSMENTS AND SETTING A PUBLIC HEARING FOR THE FY 2019-20 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, 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 special 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 six new lights will be added within SRLD in FY 2019-20.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvements to the District. Second, the City Council must take formal action to approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally, the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 24, 2019 City Council meeting.

The proposed assessment in Zone B will remain \$14.06 per household/benefit unit for FY 2019-20. There will continue to be no assessment in Zone A.

**FINANCIAL STATEMENT** *tm*    SRLD's FY 2019-20 operating budget totals \$508,590. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$314,570 and Zone B assessments of \$343,112. The anticipated increase in Zone A reserves during FY 2019-20 will be used to fund a Capital Improvement reserve for future City-wide luminaire replacement and the installation of new lights.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MAB*    Adopt two Resolutions: 1) Approving the engineer's report and 2) Declaring intention to levy assessments and setting a public hearing for July 24, 2019.

**ATTACHMENTS (Listed Below)**

- 1) Resolution Approving Engineer's Report for Annual Levy of Assessment (Engineer's Report)
- 2) Resolution Declaring Intent to Provide Annual Levy and Collection of Assessment, and Setting a Time and Place for a Public Hearing Thereon
- 3) Map

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 2019-20  
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 D, section 4 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 2019-20 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 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

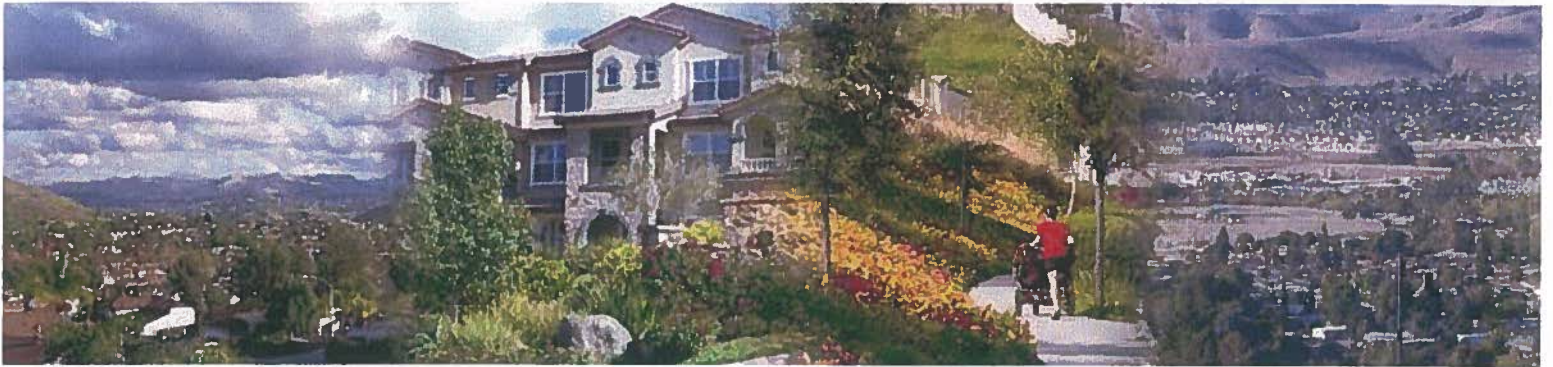
**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Exhibit A: Engineer's Report



*Fiscal Year 2019-20 Preliminary Engineer's Report*



City of Santee

Santee Roadway Lighting District

Prepared for:



May 2019

## Table of Contents

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### Sections

Section i.	Engineer's Statement	i
Section 1.	Plans and Specifications	1
Section 2.	Cost Estimate	3
Section 3.	Assessment Diagram	4
Section 4.	Method of Assessment	5
Section 5.	Proposed Assessments	8

### Appendices

- Appendix A. Preliminary Assessment Roll
- Appendix B. Land Use Factors

**i. Engineer's Statement**

---

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. \_\_\_\_\_ 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, 2019 to June 30, 2020. Please note that Albert A. Webb Associates provides engineering advice and related consulting engineering services. Albert A. Webb Associates is not a registered municipal advisor and does not participate in municipal advisory activities, and nothing in this Engineer's Report for the District is, or should be interpreted to be, municipal advisory services or advice.

- 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 APPORTIONMENT** 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 of the District.
- SECTION 5** **PROPOSED ASSESSMENTS** contains the total costs and expense of the proposed improvements for Fiscal Year 2019-20 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.

i. Engineer's Statement

---

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of Santee, pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.)(the "1972 Act) do hereby submit the following:

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2019.



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 \_\_\_\_\_ 2019, by adoption of Resolution No. \_\_\_\_\_ By City Council.

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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 \_\_\_\_\_, 2019.

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CITY CLERK  
CITY OF SANTEE  
STATE OF CALIFORNIA

**i. Engineer's Statement**

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**WHEREAS**, on April 24, 2019, a 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 2019-20 Santee Roadway Lighting District Annual Levy of Assessments was adopted;

**WHEREAS**, the Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report directed Webb Municipal Finance, LLC, 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;

**WHEREAS**, on May 22, 2019, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, having adopted its Resolution of Intention for the Annual Levy of Assessments declaring its intention to levy assessments for the Santee Roadway Lighting District and provide notice of the public hearing;

**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**

Zone	Fiscal Year 2019-20
Zone A	\$0
Zone B	\$343,112
<b>Total</b>	<b>\$343,112</b>

## 1. Plans and Specifications

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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 special benefit ("Zone A"); and one zone of benefit containing all the street lights of special 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 special 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 special 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 special 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. Prior to the passage of Proposition 218, citizens voted to establish the maximum assessment at \$16.00 per benefit unit.

The areas in Zones A and B that contain the existing street lighting system consists of lights owned by both San Diego Gas and Electric Company and the District. There are a total of 3,334 lights in the Santee Roadway Lighting District with 1,172 owned by San Diego Gas and Electric Company, and 2,162 owned by the City.

### 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 special 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 portion of the lights in Zone A is financed from ad valorem tax revenues estimated at \$314,570. The special benefit portion of lights in Zone B is financed from a benefit assessment of \$343,112. As in prior years, for Fiscal Year 2019-20 no benefit assessment will be levied for the general benefit portion of Zone A street lighting.

## 1. Plans and Specifications

---

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 2019-20. 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.



## 2. Cost Estimate

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>	Fiscal Year 2019-20 Total
<b>Estimated Revenue</b>			
Property Tax	\$314,570	\$0	\$314,570
Assessment	\$0	\$343,112	\$343,112
Interest	\$20,000	\$9,000	\$29,000
<b>Total Estimated Revenue</b>	<b>\$334,570</b>	<b>\$352,112</b>	<b>\$686,682</b>
<b>Estimated Expenditures</b>			
Gas and Electricity	\$109,000	\$299,600	\$408,600
Repairs and Maintenance	\$40,000	\$30,000	\$70,000
Administration	\$0	\$6,550	\$6,550
Advertising	\$0	\$480	\$480
Debt Service Principal	\$0	\$2,960	\$2,960
Internal Services Charges	\$15,000	\$5,000	\$20,000
<b>Total Estimated Expenditures</b>	<b>\$164,000</b>	<b>\$344,590</b>	<b>\$508,590</b>
Increase (decrease) in Reserves	\$170,570	\$7,522	\$178,092
Beginning of Year Reserves	\$1,172,352	\$582,970	\$1,755,322
<b>Total End of Year Reserves</b>	<b>\$1,342,922</b>	<b>\$590,492</b>	<b>\$1,933,414</b>
End of Year Operation Reserves <sup>(2)</sup>	\$164,000	\$344,590	\$508,590
End of Year Capital Improvements Reserves <sup>(3)</sup>	\$1,178,922	\$245,902	\$1,424,824
<b>Total End of Year Reserve Allocation</b>	<b>\$1,342,922</b>	<b>\$590,492</b>	<b>\$1,933,414</b>

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

<sup>(2)</sup> The City maintains Operating 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.

<sup>(3)</sup> The City additionally maintains Capital Improvements reserves that are to be used for a future City-wide luminaire replacement program as well as for the installation of new lights.

### 3. Assessment Diagram

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#### 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.

## 4. Method of Assessment

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### 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:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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 2019-20 are not subject to Article XIII D, Section 4.

## 4. Method of Assessment

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### 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 special 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 A for the assigned land use factors.

Previously, the streetlights were split into Zones with streetlights being designated as either general benefit or special benefit. However, the majority of streetlights provide both general and special 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 special 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 special 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

#### 4. Method of Assessment

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##### Special and General Benefit for Each Roadway Classification

Road Classification	% Special 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 \$343,112 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 2019) 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.

## 5. Proposed Assessments

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The actual assessment and the amount of the assessment for the Fiscal Year 2019-20 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.

**APPENDIX A**

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**Preliminary Assessment Roll**



**APPENDIX A**

**Fiscal Year 2019-20 Preliminary Assessment Roll  
Roadway Lighting District  
(Under Separate Cover)**



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**APPENDIX B**  
**Land Use Factors**



## CITY OF SANTEE

### BENEFIT UNITS / LAND USE CODES

BENEFIT UNITS	LAND USE CODE	DESCRIPTION	BENEFIT UNITS	LAND USE 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



**Corporate Headquarters**  
3750 McCray Street  
Riverside, CA 92506  
951.686.1070

**Murrieta Office**  
41870 Kalmia Street #160  
Murrieta, CA 92562  
951.686.1070

**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 2019-20  
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 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**, 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 special benefit to the assessed properties located in various areas throughout the City; and

**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.

**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 of certain improvements for Fiscal Year 2019-20 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

## 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 six new lights will be added within the District in Fiscal Year 2019-20.

**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 - 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 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.

**RESOLUTION NO.**

**SECTION 11.** Notice is hereby given that a public hearing is scheduled for 7 p.m. on July 24, 2019 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 12.** 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 13.** 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 22<sup>nd</sup> day of May, 2019 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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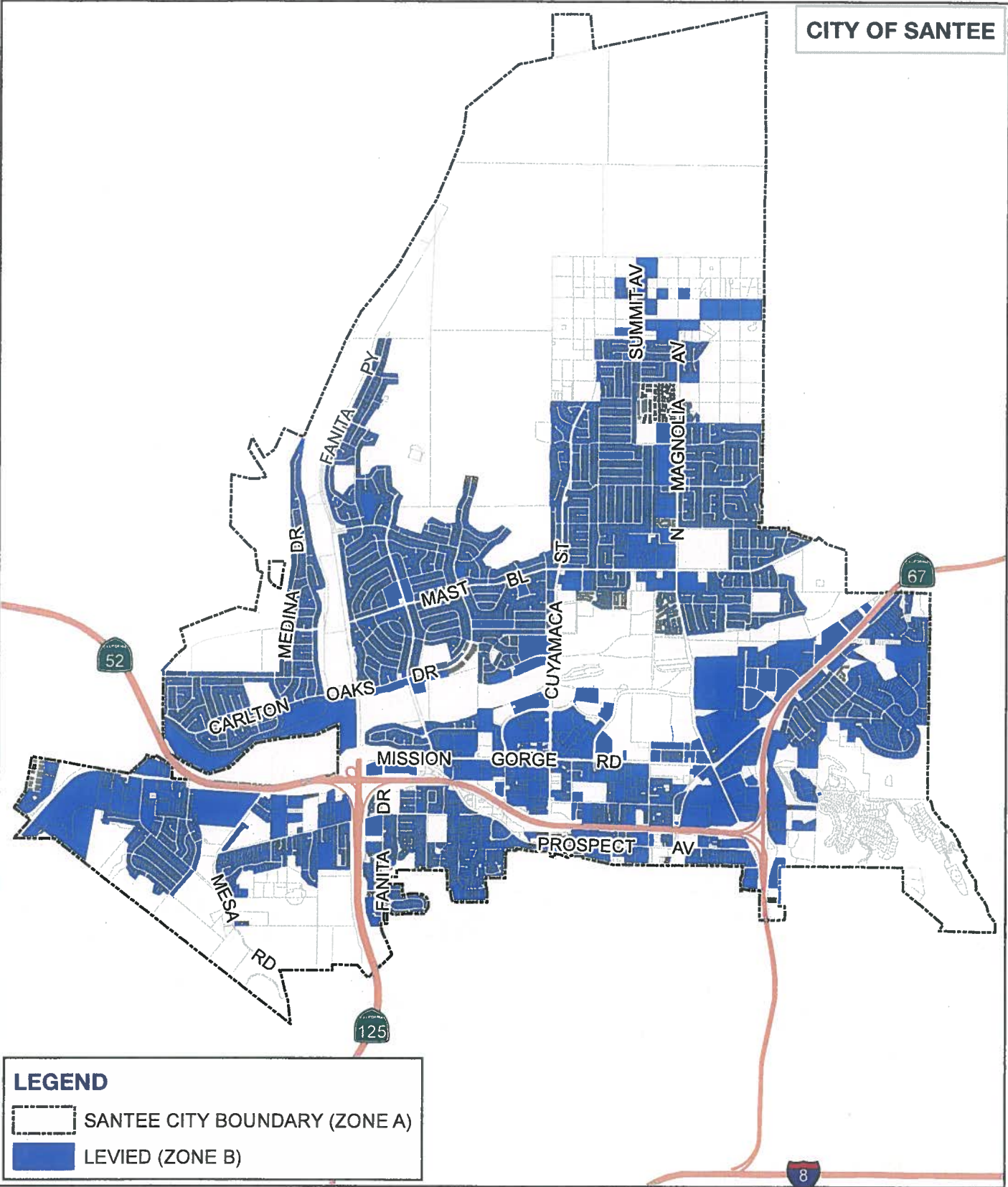
**JOHN W. MINTO, MAYOR**

**ATTEST:**



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**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

CITY OF SANTEE



LEGEND

-  SANTEE CITY BOUNDARY (ZONE A)
-  LEVIED (ZONE B)

SANTEE ROADWAY LIGHTING DISTRICT

Levy Audit Map - Fiscal Year 2019-20



Zone B - Includes approximately 79% of all parcels throughout the City



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

**Item 8**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE TRAFFIC SIGNAL AND COMMUNICATION SYSTEMS MAINTENANCE CONTRACT TO SOUTHWEST TRAFFIC SIGNAL SERVICE, INC. FOR FISCAL YEAR 2019-20 AND APPROVING A CATEGORICAL EXEMPTION PURSUANT TO THE GUIDELINES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

**SUMMARY**      This item recommends the award of the Traffic Signal and Communication Systems Maintenance Contract ("Contract") for FY 2019-20 to Southwest Traffic Signal Service, Inc. Santee is part of a four-city consortium which jointly bid the Contract for economy of scale savings. The cities of El Cajon, La Mesa, Lemon Grove, and Santee jointly prepared bid specifications for the Contract, as well as, related construction services and emergency repairs. The City of El Cajon was the lead agency.

A request for contract bids was publicly advertised in February 2019. The bids were opened on March 21, 2019. Select Electric, Inc. submitted the lowest bid, however it was deemed non-responsive for failure to have a minimum of three (3) International Municipal Signal Association (IMSA) level 2 or 3 certified traffic signal technicians on their staff at the time of the bid opening as required in the bid documents. Select Electric only submitted two (2) IMSA certifications from their staff. Therefore, Southwest Traffic Signal Services, Inc. was deemed the lowest responsive and responsible bid with a total bid in the amount of \$442,395.00 for the four-city consortium. Based on Southwest Traffic Signal Service, Inc.'s bid, the City of Santee's portion of the four-city contractual work for traffic signals and communication system maintenance is estimated to be \$105,195.00 for FY 2019-20.

Staff recommends finding the bid submitted by Select Electric, Inc. as non-responsive and rejecting the bid. Staff further recommends finding Southwest Traffic Signal Service, Inc. to be the lowest responsive and responsible bidder and awarding the contract in the amount of \$105,195.00 and authorizing the City Manager to sign up to four contract extensions. Staff also requests authorization to allow the Director of Development Services to execute change orders up to \$10,500.00 for unforeseen emergency repair work for FY 2019-20 and each annual contract extension, subject to CPI increases.

**ENVIRONMENTAL REVIEW** This item is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT** The proposed FY 2019-20 Gas Tax Fund budget includes \$140,000.00 for the maintenance of traffic signals and communication systems, unforeseen emergency work such as traffic signal knockdowns, and replacement of traffic signal equipment. The contract and change order amounts are within the proposed budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

Adopt the attached Resolution:

1. Rejecting the non-responsive bid submitted by Select Electric, Inc.; and
2. Awarding the Traffic Signal and Communication Systems Maintenance Contract to Southwest Traffic Signal Service, Inc. in the amount of \$105,195.00 for FY 2019-20; and
3. Authorizing the City Manager to sign the contract on behalf of the City for FY 2019-20 and up to four annual contract extensions with an annual increase up to the San Diego Area Consumer Price Index (CPI) percentage; and
4. Authorizing the Director of Development Services to execute change orders up to \$10,500.00 for FY 2019-20 and for each annual contract extension with increases for CPI; and
5. Approving a Categorical Exemption pursuant to the California Environmental Quality Act.

**ATTACHMENTS**

Resolution

Bid Results



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
AWARDING THE TRAFFIC SIGNAL AND COMMUNICATION SYSTEMS  
MAINTENANCE CONTRACT TO SOUTHWEST TRAFFIC SIGNAL SERVICE, INC.  
FOR FISCAL YEAR 2019-20 AND APPROVING A CATEGORICAL EXEMPTION  
PURSUANT TO THE GUIDELINES OF THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the Traffic Signal and Communication Systems Maintenance Contract is categorically exempt from environmental review pursuant to Section 15301-Class 1, of the Guidelines to the California Environmental Quality Act, which provides an exemption for repair, operation and maintenance of existing public structures; and

**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**, bids for the contract for Traffic Signal and Communication Systems Maintenance for the four-city consortium of El Cajon, La Mesa, Lemon Grove, and Santee were publicly opened on March 21, 2019; and

**WHEREAS**, the bid submitted by Select Electric, Inc. was found to be non-responsive for failure to meet the minimum staffing requirement; and

**WHEREAS**, Southwest Traffic Signal Service, Inc. was the lowest responsible and responsive bidder; and

**WHEREAS**, the City of Santee's portion of the four-city contractual work is estimated to be \$105,195.00 for FY 2019-20; and

**WHEREAS**, the contract for FY 2019-20 will begin on July 1, 2019 and end on June 30, 2020; and

**WHEREAS**, \$140,000.00 is included in the proposed FY 2019-20 Santee Gas Tax Fund budget for the contract work; and

**WHEREAS**, staff recommends awarding the contract to Southwest Traffic Signal Service, Inc., totaling \$105,195.00; and

**WHEREAS**, staff requests authorization for the Director of Development Services to execute change orders up to \$10,500.00 for unforeseen additional work that could include emergency and construction-related work involving signal knockdowns, equipment replacement, and rewiring; and

**WHEREAS**, the Traffic Signal and Communications Systems Maintenance Contract may be extended on a year-to-year basis, not to exceed four additional years, upon mutual agreement between the City and the Contractor; and

**WHEREAS**, Staff requests authorization for the City Manager to sign up to four additional annual contract extensions and for the Director of Development Services to approve change orders with annual increases up to the San Diego Area Consumer Price Index (CPI) percentage; and

**WHEREAS**, it is anticipated that there will be sufficient Gas Tax funds in future budgets for the contract extensions.

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

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

**SECTION 1:** This project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 – Class 1 of the State CEQA Guidelines. Staff is directed to file a Notice of Exemption as provided by law.

**SECTION 2:** The Traffic Signal and Communication Systems Maintenance Contract is awarded to Southwest Traffic Signal Service, Inc. as the lowest responsive and responsible bidder in the amount of \$105,195.00 for FY 2019-20 and the City Manager is authorized to execute the Contract Agreement on behalf of the City.

**SECTION 3:** The City Manager is authorized to execute up to four annual contract extensions with an annual increase up to the San Diego Area Consumer Price Index (CPI) percentage.

**SECTION 4:** The Director of Development Services is authorized to approve change orders in an amount not to exceed \$10,500.00 for unforeseen items and additional work in FY 2019-20 and for each annual contract extension with increases based on the CPI increase of the contract extension.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 22nd day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

**BID SUMMARY**  
**ANNUAL TRAFFIC SIGNAL AND COMMUNICATION SYSTEMS**  
**MAINTENANCE CONTRACT**  
**BIDS OPENED ON MARCH 21, 2019**

1) Select Electric, Inc.	\$ 420,550.00*
2) Southwest Signal Services, Inc.	\$ 442,395.00
3) Siemens Industry, Inc.	\$ 448,260.00

**Engineer's Estimate:** \$ 464,000.00

Note: The bid submitted by Select Electric, Inc. is deemed non-responsive for failure to have a minimum of three (3) International Municipal Signal Association (IMSA) level 2 or 3 certified traffic signal technicians on their staff at the time of the bid opening as required in the bid documents. Select Electric only submitted two (2) IMSA certifications for their staff. Therefore, the bid submitted by Southwest Traffic Signal Services, Inc. was deemed the lowest responsive and responsible bid.

Santee's portion: \$ 105,195.00

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

**Item 9**

**MEETING DATE** May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** AUTHORIZE THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LESAR DEVELOPMENT CONSULTANTS FOR PREPARATION OF THE 2020 – 2024 CONSOLIDATED PLAN

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

**SUMMARY**

This item requests the City Council authorize the City Manager to execute a professional services agreement with LeSar Development Consultants for the preparation of the 2020–2024 Consolidated Plan.

In order to receive federal Community Planning and Development grant funding, including Community Development Block Grant (CDBG) funds, jurisdictions are required to prepare and adopt a Consolidated Plan documenting community needs and priorities over a three- or five-year planning period. The main objective of the Consolidated Plan is to develop a comprehensive strategy for the use of federal grant funding that addresses the City's housing and community development needs. The City's current Consolidated Plan will expire on June 30, 2020.

The preparation of a multi-year Consolidated Plan is governed by complex and wide-ranging statutory requirements. These include development of a citizen participation plan, conducting community/stakeholder focus group meetings, developing a community profile and housing market analysis, performing a community development needs assessment, and identifying housing issues faced by special needs populations.

LeSar Development Consultants was selected through the County of San Diego's Request for Quotation (RFQ) process for the County of San Diego Consortium 2020-2024 Consolidated Plan. This RFQ process provided other HOME Consortium members, including the City of Santee, the opportunity to "piggy-back" on the selection process. This item requests the City Council to authorize the City Manager to execute the professional services agreement with LeSar Development Consultants in an amount not to exceed \$29,955.

**ENVIRONMENTAL REVIEW** Not applicable.

**FINANCIAL STATEMENT** *for* The cost of the proposed contract is \$29,955 which will be funded from CDBG program administration grant funds.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MSB*

1. Approve a professional services agreement with LeSar Development Consultants in the amount of \$29,955 for the preparation of the Five-Year Consolidated Plan for 2020-2024; and
2. Authorize the City Manager to execute the agreement.

**ATTACHMENTS**

Professional Services Agreement with LeSar Development Consultants

**AGREEMENT FOR PROFESSIONAL SERVICES  
BETWEEN THE CITY OF SANTEE  
AND  
LESAR DEVELOPMENT CONSULTANTS**

This Agreement for Professional Services ("Agreement") is made and entered into this 22<sup>nd</sup> day of May, 2019, by and between the City of Santee, a California charter city ("City") and LeSar Development Consultants, a California corporation ("Consultant").

**RECITALS**

- A. City is a charter city and is in need of professional services for the following project: 2020-2024 Consolidated Plan Preparation ("the Project").
- B. Consultant is duly licensed and/or has the necessary qualifications to provide such services for the Project.
- C. The parties' desire by this Agreement to establish the terms for the City to retain Consultant to provide the services described herein.

**AGREEMENT**

**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

- 1. **Services**  
Consultant shall provide the City with the services described in the Consultant's Proposal attached hereto as Exhibit 'A' and hereby made a part of this Agreement; provided, however, that the contents of this Agreement shall supersede any provision in Exhibit 'A' that is inconsistent herewith.
- 2. **Compensation**
  - a. Subject to paragraphs 2(b) - (d) below, City shall pay for the services provided by Consultant in accordance with the Schedule of Charges set forth in Exhibit 'B' attached hereto and hereby made a part of this Agreement; provided, however that the contents of this Agreement shall supersede any provision in Exhibit 'B' that is inconsistent herewith.
  - b. In no event shall the total amount paid for services rendered by Consultant pursuant to this Agreement exceed the sum of \$29,955. This Agreement is subject to and contingent on budgetary appropriations being approved by the City Council for each fiscal year during the term of this Agreement. If such appropriations are not approved, the Agreement will be immediately terminated without penalty to the City.
  - c. Each month Consultant shall furnish City with an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by categories, including labor, travel, materials, equipment, supplies, sub-consultant charges and miscellaneous expenses. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in

compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in paragraph 2(d). In the event any charges or expenses are disputed, the original invoice shall be returned by City to Consultant for correction and resubmission.

- d. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, City will use its best efforts to cause Consultant to be paid within thirty (30) days of receipt of Consultant's invoice; provided however, that untimely invoices may be subject to nonpayment if funding has not been appropriated or budgeted for payment of the invoice due to Consultant's untimely submission. Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in the work performed by Consultant.

**3. Additional Work**

Consultant shall not be compensated for any services outside of the Scope of Services, except as provided in this paragraph. If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, a change in scope of the work shall be processed by the City in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall be prepared by the City and executed by both parties before performance of such services or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

**4. Maintenance of Records**

Books, documents, papers, accounting records, and other evidence pertaining to work done and costs incurred pursuant to this Agreement shall be maintained by Consultant and made available for inspection, audit and copying by the City at all reasonable times during the term of this Agreement and for four (4) years from the date of final payment under the Agreement.

**5. Ownership and Use of Work**

All documents and materials prepared pursuant to this Agreement shall be considered the property of City, and will be turned over to City upon demand, but in any event upon completion of the work. City reserves the right to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other documents and materials prepared under this Agreement without the permission of Consultant. All documents and materials shall be delivered in a reproducible form. As used herein, "documents and materials" include, but are not limited to, any original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, and computer files prepared or developed pursuant to this Agreement.

**6. Findings Confidential**

Any reports, information, data or materials given to or prepared or assembled by Consultant under this Agreement are confidential and shall not be made available to any individual or organization by Consultant without prior written approval of City.

7. **Conflict of Interest**

Consultant hereby expressly covenants that no interest presently exists, nor shall any interest, direct or indirect, be acquired during the term of this Agreement that would conflict in any manner with the performance of services pursuant to this Agreement.

8. **Term of Agreement and Time of Performance**

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Activity Schedule shown in Exhibit 'C' attached hereto and made a part hereof; provided, however, that the contents of this Agreement shall supersede any provisions in Exhibit 'C' that is inconsistent herewith. Work shall commence upon receipt of a written Notice to Proceed from the City. The Notice to Proceed shall set forth the date of commencement of the work. Unless a different date is set forth in the Activity Schedule, the term of this Agreement shall be for a period of one (1) year from the date of execution of this Agreement unless terminated sooner pursuant to the provisions of this Agreement or the Work is complete. Such term may be extended upon written agreement of both City and Consultant.

9. **Delays in Performance**

Neither the City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions, floods, earthquakes, fire, epidemics, war, riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances, sabotage or judicial restraint.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

10. **Compliance with Law**

- a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government. If Consultant's failure to comply with applicable laws, ordinances, codes and regulations results in a claim for damage or liability to City, Consultant shall be responsible for indemnifying and holding the City harmless as provided in this Agreement.
- b. Consultant shall assist the City, as requested, in obtaining and maintaining all permits, if any, required of Consultant by Federal, State and local regulatory agencies.

11. **Standard of Care**

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

**12. Assignment and Subconsultants**

Consultant shall not assign, delegate, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. A consent to one assignment shall not be deemed to be consent to any subsequent assignment. Nothing contained herein shall prevent Consultant from employing independent associates and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

**13. Independent Consultant**

Consultant is retained as an independent Consultant and is not an agent or employee of the City. No employee or agent of Consultant shall by this Agreement become an agent or employee of the City. The work to be performed shall be in accordance with the work described in Exhibit 'A', subject to such directions and amendments from the City as herein provided. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

**14. Integration**

This Agreement represents the entire understanding of the City and Consultant as to those matters contained herein, and supersedes and cancels any prior oral or written understanding, promises or representations with respect to those matters covered hereunder. To the extent that any provision or clause contained in an attachment to this Agreement conflicts with a provision or clause in the Agreement, the provision or clause in this Agreement shall control. This Agreement may not be modified or altered except in writing signed by both parties hereto. This is an integrated Agreement.

**15. Insurance****a. Commercial General Liability**

- (i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.
- (ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:
  - (1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 0001)
- (iii) Commercial General Liability Insurance must include coverage for the following:
  - (1) Bodily Injury (including death) and Property Damage
  - (2) Personal Injury/Advertising Injury
  - (3) Premises/Operations Liability
  - (4) Products/Completed Operations Liability
  - (5) Aggregate Limits that Apply per Project
  - (6) Explosion, Collapse and Underground (UCX) exclusion deleted
  - (7) Contractual Liability with respect to this Contract
  - (8) Broad Form Property Damage
  - (9) Independent Consultants Coverage
  - (10) Sexual Misconduct Coverage, with no applicable sublimit



- (iv) All such policies shall name the City of Santee, its City Council and each member thereof, its officers, employees, and agents as Additional Insureds under the policy.
  - (v) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City. All deductibles and self-insured retentions must be declared to the City prior to commencing work under this Agreement.
- b. Automobile Liability
- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Automobile Liability Insurance for bodily injury (including death) and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.
  - (ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 0001 (ed. 6/92) covering automobile liability, Code 1 (any auto).
  - (iii) The automobile liability program may utilize deductibles, but not a self-insured retention, subject to written approval by the City.
- c. Workers' Compensation/Employer's Liability
- (i) At all times during the performance of the work under this Agreement the Consultant shall maintain Workers' Compensation in compliance with applicable statutory requirements and Employer's Liability Coverage in amounts indicated herein.
  - (ii) Such insurance shall include an insurer's Waiver of Subrogation in favor of the City and will be in a form and with insurance companies acceptable to the City.
  - (iii) If insurance is maintained, the workers' compensation and employer's liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City.
  - (iv) Before beginning work, the Consultant shall furnish to the City satisfactory proof that he/she has taken out for the period covered by the work under this Agreement, full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof. Consultant shall require all subconsultants to obtain and maintain, for the period covered by the work under this Agreement, worker's compensation of the same type and limits as specified in this Section.
- d. Professional Liability (Errors and Omissions)
- (i) At all times during the performance of the work under this Agreement and for 60 months following the date of Project completion and acceptance by the City, the Consultant shall maintain Professional Liability insurance, in a form and with insurance companies acceptable to the City and in an amount indicated herein; provided, however, that if the work under this Agreement involves teaching,

coaching, or childcare, Consultant shall provide Educators Legal Liability (“ELL”) insurance in lieu of Professional Liability insurance.

e. Pollution/Asbestos Legal Liability

(i) At all times during the performance of the work under this Agreement and for sixty (60) months following the date of Project completion, the Consultant shall maintain Pollution Legal Liability insurance and/or Asbestos Legal Liability insurance and/or Errors and Omissions (if the Project involves environmental hazards) in an amount indicated herein.

(ii) The Consultant, along with all employees, agents and subcontractors who have a reasonable probability of coming into contact with hazardous materials, shall be adequately trained to comply with and shall comply with all laws and regulations relating to the care and protection of the environment in the performance of the work performed by the Consultant or any portion thereof.

f. Cyber Liability.

At all times during the performance of the work under this Agreement and for sixty (60) months following the date of Project completion, the Consultant shall carry and maintain, at its own expense, including any City-approved deductibles or retentions, Cyber Liability insurance in an amount stated herein. The Cyber Liability policy must include security and privacy liability, media liability, business interruption and extra expense, and cyber extortion liability, as specified by the City. Such coverage is required if Consultant provides products and/or services related to information technology and electronic data processing (including hardware and software) to the City or as otherwise required by the City.

g. Minimum Policy Limits Required.

(i) The following insurance limits are required for the Agreement:

Combined Single Limit

Commercial General Liability	\$2,000,000 per occurrence/\$4,000,000 aggregate for bodily injury (including death), personal injury and property damage
Automobile Liability	\$1,000,000 per occurrence for bodily injury (including death) and property damage
Employer's Liability	\$1,000,000 per accident for bodily injury or disease
Professional Liability / ELL	\$1,000,000 per claim and aggregate (errors and omissions)
Pollution/Asbestos Liability	\$1,000,000 per occurrence or claim/\$2,000,000 aggregate (if Project involves environmental hazards)
Cyber Liability Insurance	\$1,000,000 per occurrence/\$2,000,000 aggregate (if Project involves electronic data processing or development of hardware or software)

If Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available

insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

h. Evidence Required.

- (i) Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 2010 (or insurer's equivalent) signed by the insurer's representative, Certificate of Insurance (most recent version of Acord 25 Form or equivalent), and Additional Insured Endorsement verifying compliance with the requirements. All evidence of insurance shall be signed by a properly authorized officer, agent or qualified representative of the insurer and shall certify the names of the insured, any additional primary insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

i. Policy Provisions Required.

- (i) The City of Santee, its City Council and each member thereof, its officers, employees, and agents shall be named as an additional insured on the Commercial General Liability policy, and, if the Project involves environmental hazards, on the Pollution/Asbestos Liability policy using form 2010 1185 or equivalent. Any subconsultant, subcontractor or similar entity performing work on the Project must add the City as an additional insured using CG form 20 38, or broader coverage. Blanket endorsements may be accepted at City's discretion. All policies shall contain or shall be endorsed to contain a provision that advanced written notice of any cancellation, including cancellation for non-payment of premium, shall be provided to the City. Statements that the carrier "will endeavor" and "that failure to mail such notice shall impose no obligation and liability upon the company, its agents or representatives," will not be acceptable on endorsements. At the City's sole discretion, the requirement to endorse policies to provide advanced written notice of cancellation to the City may be waived upon the Contractor's agreement that it shall provide the City with copies of any notices of cancellation immediately upon receipt.
- (ii) General Liability, Automobile Liability, and if required, Pollution Liability insurance policies shall contain a provision stating that the Consultant'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.

j. Qualifying Insurers.

- (i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

Insurance carriers shall be qualified to do business in California and maintain an agent for process within the State. Such insurance carrier shall have not less than an 'A' policyholder's rating and a financial rating of not less than "Class VII" according to the latest Best Key Rating Guide. Due to market fluctuations in the Workers Compensation sector, the City reserves the right and at its sole discretion to review and accept the Consultant's proposed Workers compensation insurance.

k. Additional Insurance Provisions

- (i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.
- (ii) If at any time during the life of the Agreement, the Consultant fails to maintain in full force any insurance required by the Agreement documents the City may terminate the Agreement or may elect to withhold compensation in an amount sufficient to purchase insurance to replace any expired or insufficient coverage.
- (iii) The Consultant shall include all subconsultants as insureds under its policies or shall furnish separate certificates and endorsements for each subconsultant. All coverage for subconsultants shall be subject to all of the requirements stated herein.
- (iv) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.
- (v) Neither the City, nor its City Council, nor any member of thereof, nor any of the directors, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of the Contract.

16. Indemnification

To the fullest extent permitted by law, Consultant agrees to indemnify, defend (with independent counsel approved by the City) and hold harmless the City and its officers, employees and elected and appointed officials, and volunteers (each, an "Indemnified Party") from and against any and all liabilities (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type, expressly including but not limited to those arising from bodily injury (including death) or property damage, arising out of or resulting from any act or omission to act of the Consultant, Consultant's agents, officers, employees, subconsultants, or independent consultants hired by Consultant under this Agreement. The Consultant's obligations apply regardless of whether or not a liability is caused or contributed to by the negligence (including passive negligence) or other act or omission of an Indemnified Party. The acceptance or approval of the Consultant's work by an Indemnified Party shall not relieve or reduce the Consultant's indemnification obligation. Consultant shall pay and satisfy any judgment, award or decree that may be rendered against the City, its officials, officers, agents, employees or representatives. The provisions of this Section shall survive completion of the work under this Agreement or the termination of this Agreement and are not limited by the provisions relating to insurance.

If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**17. Confidentiality**

Contractor shall keep confidential all information, in whatever form, produced, prepared, observed or received by Contractor to the extent that such information is confidential by law or otherwise required by this Agreement.

**18. Laws, Venue, and Attorneys' Fees**

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Diego, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

**19. Termination or Abandonment**

- a. City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Consultant. In the event such notice is given, Consultant shall cease immediately all work in progress.
- b. Consultant may terminate this Agreement at any time upon thirty (30) days written notice of termination to City.
- c. If either Consultant or City fails to perform any material obligation under this Agreement, then, in addition to any other remedies, City or Consultant may terminate this Agreement immediately upon written notice.
- d. Upon termination of this Agreement, all property belonging to City which is in Consultant's possession shall be returned to City. Consultant shall furnish City with a final invoice for work performed by Consultant. City shall have no obligation to pay Consultant for work performed after termination of this Agreement.

**20. Organization**

Consultant shall assign Diana Elrod as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the services required under this Agreement.

**21. Notice**

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed as shown below and shall be effective upon receipt thereof.

CITY:  
Melanie Kush  
Development Services Director  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071-1222

CONSULTANT:  
Jennifer LeSar  
President  
LeSar Development Consultants  
404 Euclid Avenue, Suite 212  
San Diego, CA 92114

**22. Third Party Rights**

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

**23. Severability and Waiver**

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal. Waiver by any party of any portion of this Agreement shall not constitute a waiver of any other portion thereof.

**24. Nondiscrimination**

Consultant shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF SANTEE

CONSULTANT

By: \_\_\_\_\_  
Marlene D. Best, City Manager

By: \_\_\_\_\_  
Jennifer LeSar, President

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

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

- Exhibit A: Proposal
- Exhibit B: Schedule of Charges
- Exhibit C: Activity Schedule

EXHIBIT 'A'

SUBMITTAL COVER

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**Proposal for the Preparation of the City of Santee's 2020-2024  
Consolidated Plan**

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**SUBMITTAL DATE: April 5, 2019**

**Prepared by:**

**LeSar Development Consultants**

Jennifer LeSar, President and CEO

404 Euclid Ave., Suite 212

San Diego, CA 92114

619-236-0612 x101 (office) | 619-236-0613 (fax)

ops@lesardevelopment.com

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



EXHIBIT 'A'

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COVER LETTER



440 Euclid Avenue, Suite 212  
San Diego, CA 92114  
(619) 236-0612 (O)  
(619) 236-0613 (F)  
[www.LeSarDevelopment.com](http://www.LeSarDevelopment.com)

April 5, 2019

LeSar Development Consultants (LDC) is pleased to submit this proposal to assist the City of Santee with the preparation of its Consolidated Plan and 2020-2021 Annual Plan.

Our team possesses the knowledge, skills, and capacity necessary to provide the services described within the RFP. This includes experience developing 25 Consolidated Plans over the last 25 years, including the 2015-2019 Consolidated Plans for the City of San Diego and Santa Clara County, as well as seven cities within that County. We are currently completing the City of San Diego 2020-2024 Consolidated Plan, and just launched our ConPlan work with the City of Bakersfield. We have a deep understanding of HUD data program requirements, experience completing HUD-mandated reports under compressed timelines, and a proven track record of being nimble and responsive to client needs.

LDC is a certified WBE/SBE organization that has developed an extensive network of local stakeholders and in-depth knowledge of local housing, economic, and demographic trends and the impact of HUD programs on the region. Our expertise includes housing and economic development policy; data analysis and mapping; strategies and tools for conducting community outreach and engagement; and methods for goal-setting based on the SMART system.

LDC will be responsible for all services and deliverables outlined in the work plan. LDC's Erica Snyder will serve as Managing Principal, and Sarah Brunson (Associate) will serve as the day-to-day Project Manager. We are confident in our capability to meet the requirements of the Statement of Work and submit the ConPlan on schedule and within budget.

Sincerely,

A handwritten signature in cursive script that reads 'Jennifer LeSar'.

Jennifer LeSar, LDC President

For all inquiries related to this proposal, please contact:

Diana Elrod, Principal

LeSar Development Consultants

404 Euclid Avenue, Suite 212, San Diego CA 92114

Phone: 415-214-2248

Email: [diana@lesardevelopment.com](mailto:diana@lesardevelopment.com)

EXHIBIT 'A'

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EXHIBIT 'A'

**CONTENTS**

SUBMITTAL COVER .....1

Cover Letter ..... 3

SECTION 1: Project Understanding .....1

SECTION 2: Technical Approach ..... 3

    Breakdown of Proposed Approach and Work Plan ..... 3

SECTION 3: Qualifications and Experience ..... 9

    About LeSar Development Consultants..... 9

    Key Personnel..... 9

SECTION 4: Recent Clients..... 12

SECTION 5: Cost and Timeline .....14

Project Team Resumes .....16

EXHIBIT 'A'

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**SECTION 1: PROJECT UNDERSTANDING**

LeSar Development Consultants (LDC) has assembled an exceptional team comprised of housing, economic development, data analysis, and community engagement experts to support the City of Santee in developing its Fiscal Year 2020-2024 Consolidated Plan (ConPlan) and 2020-2021 Annual Plan. The team has extensive experience developing strategies and advising public agencies and coalitions on HUD planning requirements, conducting community outreach and engagement, and analyzing qualitative and quantitative data to produce measurable and implementable goals to address housing and non-housing needs. In the past 25 years, LDC team members have developed over 25 ConPlans that have all been approved by HUD within deadline.

To fulfill the requirements of the ConPlan, LDC proposes a collaborative, research-driven approach that emphasizes efficient data collection and analysis, extensive community outreach and engagement, and close collaboration with the City. The resulting ConPlan will allow Santee to set goals that build upon its housing and community development initiatives, craft a strategic plan to address local needs and priorities, and identify funding sources that can be used to leverage HUD funding. Throughout the process, LDC will consult with staff to ensure that both the process and the resulting ConPlan reflect the concerns and goals of the City. LDC will manage project elements concurrently and build upon existing community engagement activities completed to date. In addition, our final report will employ the HUD-recommended SMART goals format: Specific, Measurable, Action-Oriented, Realistic, and Time-Bound.

Our proposed strategy for this engagement includes four phases: (1) Project Scheduling, Technical Consultation, and Support During the ConPlan Development Process; (2) Citizen Participation and Consultation; (3) Housing and Community Development Needs Assessment; and, (4) Plan Preparation and Presentation.

**Phase 1, titled “Project Scheduling, Technical Consultation, and Support During the ConPlan Development Process,”** encompasses initial information gathering, planning, and meetings. Our team will hold a kick-off meeting with City staff to introduce the team, review the contract, confirm roles and responsibilities, and finalize the work plan. We will hold regular check-in meetings with staff throughout the contract, including the Progress Report Meetings outlined in the Statement of Work. Finally, we will adhere to the timeline developed by the City for producing the ConPlan, including key milestones for completing community meetings and consultations and submitting the draft of the ConPlan for internal and public review.

During **Phase 2, titled “Citizen Participation and Consultation,”** the team will review the existing Citizen Participation Plan according to regulations set forth in 24 CFR Part 91.105. The Citizen Participation Plan, which will include the survey and one community meeting, will be used to engage the City’s diverse populations in providing feedback on housing, community, and economic development needs and goals.

LDC will also prepare the format, content, and design of the survey and collateral materials and will work with staff to promote the meetings via mail, email, and social media. LDC will also prepare the presentations, maps, and other materials for use during community meetings and consultations with key stakeholders that provide housing, health, and social services. The data gathered from the survey, community meetings, and consultations will be analyzed and summarized, and included as an appendix in the final ConPlan.

## EXHIBIT 'A'

**Phase 3**, titled “**Housing and Community Development Needs Assessment**,” entails using HUD-provided data, including geospatial and tabular data, as well as other data, maps, pictures, text, and tables, to produce an assessment of housing and non-housing community and economic development needs. Topics for analysis include demographic conditions, including for people with special needs; housing, community, and economic development needs; the housing market; homelessness; and access to public housing. The analyses and findings will be shared in a variety of accessible formats during community meetings, presentations to staff, and in the needs assessment and market analysis of the final ConPlan.

During **Phase 4**, titled “**Plan Preparation and Presentation**,” the team will work closely with staff to develop goals, strategies, and actions based on the Housing and Community Development Needs Assessment and Citizen Participation and Consultation to produce a visually engaging ConPlan that can be uploaded and shared via the County website, as well as the final Plan for submission to the HUD IDIS system. LDC will also coordinate with staff to support the City in the development of the Annual Action Plan, which will run concurrent to the ConPlan development.

A draft of the ConPlan will be completed by mid-December 2019, with feedback to be incorporated in January 2020, which allows for the Public Comment period to begin in February 2020. The team will work with staff to arrange public hearings with the City, and also train staff in presenting the information. Following the Public Comment period, the team will work with staff to make final revisions and assist the City in transmitting the ConPlan to HUD via the Integrated Disbursement and Information System (IDIS) on or before May 15, 2020.

## SECTION 2: TECHNICAL APPROACH

**Breakdown of Proposed Approach and Work Plan**

In the following pages, we provide the course of action proposed by our team, a timeline for completion, and the deliverables submitted for each task of the proposed work plan.

**Phase 1: Project Scheduling, Technical Consultation, and Support** (June 2019 to July 2020)  
**Throughout the Development of the Consolidated and Annual Action Plans**

**Objective:** Develop a planning framework that confirms the project's tasks. During this phase, our team will prepare and present a comprehensive plan to complete all work tasks within the budget and time frames allotted, review the strategic questions that the planning process will address, and clarify the understanding of the landscape in which the City is situated.

**Task 1.a: Kick-off Meeting (June 2019)**

Our team will hold a kick-off meeting with the City in April to introduce staff, review the contract, confirm roles and responsibilities, and finalize the work plan. This will help ensure a collaborative and communicative planning process that stays on time and on budget. The result of this initial meeting will be a revised work plan that reflects the timeline, key milestones, and scheduling considerations discussed at the kick-off meeting. The meeting will also allow both staff and LDC to confirm expectations and collect baseline information about staff perspectives on the ConPlan.

Prior to the initial meeting, the team will review existing needs and requirements, including a review of background planning documents.

- **Deliverables:**
  - Kick-off meeting agenda and materials
  - Comprehensive work plan, timeline, and milestones for development of the ConPlan and Annual Action Plan

**Task 1.b: Prepare for and Facilitate Check-In Calls and Progress Report Meetings (June 2019 to March 2020)**

The team will coordinate and facilitate monthly check-in calls and six (6) progress report meetings with staff, as well as other organizations as applicable, to discuss, coordinate, and oversee all stages of the project. The progress report meetings will provide an opportunity to review the team's progress at key milestones and adjust project activities and timeline, as necessary, and will ensure that all team members are kept abreast of the ConPlan activities and updates. The progress report meetings will include:

- Providing updates on the Citizen Participation Plan and preliminary findings from the community meetings, interviews, and consultations
- Facilitating a review of the community and stakeholder input chapters of the plan, and provide a progress report on the Housing and Community Development Chapter of the ConPlan

## EXHIBIT 'A'

- Facilitating a review of Strategic Plan materials and the draft report
  - Developing a strategy to merge the ConPlan and First Year Action Plan
  - Facilitating a conversation to elicit staff' feedback on its internal review of the draft ConPlan
  - Presenting the draft ConPlan with revisions from staff for publication for the first public hearing
  - Discussing the Final ConPlan and prepare for public hearing
- **Deliverables:**
    - Bi-monthly check-in call and progress report meeting agendas and materials
    - Updates on ConPlan activities

### **Phase 2: Citizen Participation Plan and Consultation Strategy**

**(June 2019 – August 2019)**

**Objective:** Design and implement a comprehensive Citizen Participation and Consultation Strategy that will maximize content to inform the ConPlan development and narrative. Community participation and consultation help shape the ConPlan development and, therefore, occur from the start rather than just at the point when a draft plan is available for comment. Accordingly, several meetings with stakeholders and information sources will be required.

#### **Task 2.a: Review and Revise the Citizen Participation Plan**

With input from staff, LDC will revise the existing Citizen Participation Plan in accordance with regulations set forth in 24 CFR Part 91.105. The Citizen Participation Plan will be used to engage City's diverse populations in providing feedback on housing, community, and economic development needs and goals. This strategy will build on ConPlan development best practices and staff' previous ConPlan efforts to inform the approach to community meetings and consultations based on prior topics, including previous ConPlan topics. The team will work with staff to identify ideal outcomes of the ConPlan outreach process and establish a communication and data-sharing protocol.

- **Deliverables:**
  - **Approved Citizen Participation Plan**

#### **Task 2.b: Develop Survey, Notices of Community Meetings, and Outreach Lists**

In conjunction with the development of the Citizen Participation Plan, the team will draft the needs assessment survey and notices of community meetings, including:

- 1) easily-digestible background information for participants regarding the context and priorities for the ConPlan process for posting on the City website
- 2) text and layout for outreach fliers, email announcements, and social media posts to promote the meetings
- 3) lists of potential participants, including community leaders, representatives, advocates, and government agency stakeholders

- **Deliverables:**
  - **Web-based Survey**



- **Notices of Survey and Meetings**

- **Task 2.c: Conduct Web-Based Survey**

LDC will work with staff to distribute a web-based survey to gather data about community needs and priorities from a broader audience than may be available to attend community meetings.

- **Deliverables:**

- **Summary of survey responses**

- **Task 2.d: Hold One Community Meeting**

This task includes gathering quantitative and qualitative data through one community meeting that will be conducted in the City. LDC will work with the City to finalize meeting logistics and location(s), within existing facilities wherever possible, as well as arrange for refreshments. Prior to the first meeting, LDC will also prepare the following collateral to support community participation:

- 1) meeting agendas
- 2) presentations, maps, and other visual aids/engagement materials (e.g., GIS maps, activity charts to prioritize needs) for using during the meetings
- 3) surveys to gather feedback from participants
- 4) templates for focus group summary materials and results tabulation

The team will gather notes and feedback from attendees during these meetings to identify high-priority needs that will inform ConPlan goals.

- **Deliverables:**

- **Collateral to support community participation**
- **Summaries of key themes from each meeting**

- **Task 2.e: Analyze Community Feedback and Summarize Themes**

LDC will summarize input from the community meetings and surveys and incorporate the input into the ConPlan. Summary materials will include community meeting minutes, small group discussion/activity summaries, comment sheets and feedback surveys, and a summary of each stakeholder consultation and/or interview. In addition, the team will prepare recommendations based on a synthesis of the information along with references to previous ConPlan community feedback. These findings and recommendations will also be incorporated into the ConPlan's Housing and Community Needs Assessment where appropriate to each topic area (e.g., unmet housing, transportation, and employment needs). Focus group, survey, and community meeting feedback will also play a large role in Strategic Plan development, with this information primarily being used to support the market analyses and quantitative survey results, providing context and additional information where appropriate. The team will also prepare an appendix detailing the background, goals, approach, summary feedback, and resulting recommendations for each focus group topic area.

- **Deliverables:**

- **Narrative outlining preliminary findings from community meetings and consultations and update on the citizen participation plan**

- Final ConPlan public and stakeholder input chapters available for review at a progress report meeting

**Phase 3: Housing and Community Development Needs Assessment**

(June 2019 –  
October 2019)

**Objective:** In this phase, the team will use HUD-provided data, including geospatial and tabular data, as well as other data, maps, pictures, text, and tables, to produce an assessment of housing and non-housing community and economic development needs at the community, city, and county level.

**3.a: Housing Assessment**

The team will start the process by reviewing background planning documents such as prior year ConPlans and Action Plans, Analyses of Impediments, Housing Elements, and homelessness and affordable housing plans. The team will also review and compile data from sources available through HUD, the U.S. Census Bureau, the City, and other public and private organizations and use them to create maps, charts, tables, and graphics to integrate into the community meeting materials and final ConPlan.

The team will analyze topics such as housing conditions, overcrowding, access to public housing, and homelessness, and other factors affecting access to housing across a variety of demographic characteristics, including race/ethnicity and income level.

- **Deliverables:**
  - Housing assessment narrative

**3.b: Non-Housing Needs Assessment**

The team will examine access to community and neighborhood services such as grocery stores, transit, health clinics, schools, and recreational facilities.

- **Deliverables:**
  - Community and economic development narrative

**3.c: Housing Market Analysis**

The team will review data on homeownership and the rental market, including home sale and rental prices, household configurations, and housing development.

- **Deliverables:**
  - Housing market analysis narrative

**3.d: Non-Housing Market Analysis**

This assessment will also examine industry and occupation data and projections for economic growth to identify opportunities for using HUD funding to support economic development in targeted communities.

- **Deliverables:**
  - Non-housing market analysis narrative

**3.e: Draft Needs Assessment/Market Analysis**

Data gathered during the assessments and analysis will be compiled into a summary narrative supported by the charts, graphs and tables.

- **Deliverables:**
  - **Facilitate a progress report meeting on the Housing and Community Needs Development chapter at the June 18, 2019, progress report meeting**

**Task 3.f: Needs Assessment and Strategy Development Meetings**

To supplement the information gathered through the survey and community meetings, LDC will facilitate a series of stakeholder consultations with entities the City deems appropriate.

LDC will prepare collateral and gather notes and feedback similar to the process described in Task 2.d.

- **Deliverables:**
  - **Collateral to support stakeholder participation**
  - **Summaries of key themes from each meeting**

**3.g: Five-Year Strategy**

The team will develop a Strategic Plan, which identifies the City's priority needs based on housing and non-housing needs assessment, develop a list of federal, state, local, and private funding sources available to address the cities' priority needs, and goals and objectives identified during the community meetings and discussions with staff. The strategy will also include progress measures.

- **Deliverables:**
  - **Facilitate a review of Strategic Plan materials at a progress report meeting**

**Phase 4: Plan Preparation and Presentation**

**(December 2019 –  
May 2020)**

**Objective:** In this phase, the team will work with staff to draft and finalize the ConPlan prior to the Public Comment period, scheduled to begin February 20, 2020. This phase also includes merging the ConPlan with the Annual Action Plan and supporting the City in preparing the final submission of the ConPlan to HUD via IDIS on or before May 15, 2020.

**4.a: Prepare draft plan for presentation**

Prepare a visually engaging ConPlan that can be uploaded and shared via the City website, as well as the final Plan for submission to the HUD IDIS system. Early in this phase, the team will develop a template for the ConPlan design. The Plan will be developed in collaboration with staff using information gathered during the Housing and Community Development Needs Assessment and Citizen Participation and Consultation to draft priority needs and goals. LDC will gather an initial round of feedback from staff, then revise the plan prior to the public comment period and prepare collateral for public hearings.

- **Deliverables:**
  - **Draft ConPlan for staff internal review**
  - **Facilitate progress meetings to gather feedback from staff and update staff on the revisions that were made prior to final publication**

## EXHIBIT 'A'

- Conduct a progress report meeting to discuss the Final Consolidated Plan and prepare for public hearings
- Prepare notice for public hearings for distribution

### **4.b: Support staff development of projects and annual goals**

### **4.c: Finalize Annual Action Plan in IDIS**

LDC will support staff in aligning the Action Plan with the priority needs identified in the Strategic Plan and ConPlan and will assist staff with entering the necessary information into the Integrated Disbursement and Information System (IDIS).

#### **Deliverables:**

- Facilitate meeting to strategize merging the Consolidated Plan and Annual Action Plan
- Prepare the First Year Annual Action Plan for submission to IDIS

### **4.d: Facilitate presentations**

The team will work with staff to arrange a public hearing with the City Council. The team will also train staff in presenting the information.

#### **Deliverables:**

- Prepare collateral and present at public hearings, including at the City Council public hearing

### **4.e: Finalize plan**

The team will incorporate feedback received through the public comment period and from the City Council into the final plan for submission to HUD.

#### **Deliverables:**

- Final ConPlan for public presentation and submission to HUD

### **4.e: Submit plan to HUD via IDIS**

LDC will provide support to staff, as needed, in submitting the final plan to HUD via IDIS.

#### **Deliverables:**

- ConPlan submitted to HUD on or before May 15, 2020

**SECTION 3: QUALIFICATIONS AND EXPERIENCE****About LeSar Development Consultants**

**LeSar Development Consultants (LDC)** is a San Diego-based social innovation firm that provides clients with creative solutions to foster the growth of healthy, thriving, and vibrant communities. With its staff of strategic advisors and experienced technical experts located in offices statewide, LDC specializes in working with diverse stakeholders to address complex public policy and planning issues, such as housing affordability and homelessness, workforce and economic development, transportation, and community development. Through our work, we have established deep relationships with thought leaders in the public, private, nonprofit, and philanthropic sectors statewide, and excel at aligning diverse interests to achieve lasting change.

Founded in 2005 by Jennifer LeSar, LDC has completed over 100 scopes of work for 23 public agencies and municipal governments to conduct analyses and develop strategies to align local laws, ordinances, regulations, and permitting processes with federal and state laws and best practices. Since 2013, LDC has completed ConPlans, Action Plans, and Analysis of Impediments to Fair Housing Choice for 11 municipalities, including the City of San Diego, seven cities in Santa Clara County, and Santa Clara County. LDC's team has completed the last two ConPlans for the City of San Diego; LDC completed the 2015-2019 ConPlan and LDC Principal Diana Elrod completed the previous round. Prior to joining LDC, Ms. Elrod completed approximately 15 ConPlans, including multiple rounds for several jurisdictions and four ConPlans in the last few years.

LDC has also worked extensively on other projects that incorporate outreach to a variety of stakeholders, including strategy sessions with San Diego-based social service providers and religious community leaders, the City of San Diego's work plan to facilitate transit-oriented affordable housing development, a multi-year affordable housing action plan for Napa County, and community meetings to support the development of 20 plans to address and prevent homelessness in Los Angeles County. LDC is currently wrapping up the development of a 25-year vision plan for HACLA, which included outreach to residents and community stakeholders through community forums, site-specific exercises, survey tools, and storytelling video responses.

**Key Personnel**

To fulfill the requirements outlined in the Statement of Work, LDC proposes a project team that engages two (2) employees based in San Diego, and one (1) employee based in the Bay Area. Erica Snyder, LDC Principal, will have overall responsibility for all the services and deliverables outlined in the Statement of Work, and will also serve as the Consultation lead. Diana Elrod, LDC Principal, will be the LDC Technical Lead and provide the ConPlan technical expertise for our team. Ms. Elrod has completed approximately 15 ConPlans, including multiple rounds for eight different jurisdictions and has completed four ConPlans in the last few years. Day to day project management will be the responsibility of Sarah Snook, Associate.

The team's work will include identifying the City's housing and community development needs, priorities, and goals; identifying other sources of funding that may be utilized for leveraging resources; and preparing the Strategic Plan that staff will follow to address financially sustainable needs, priorities, and goals.

## EXHIBIT 'A'

The brief biographies below provide information on the professional qualifications, roles, and responsibilities of each LDC staff member assigned to the project:



***Erica Snyder, Principal***

**Project Role:** Managing Principal

**Project Responsibilities:** Oversee completion of the work

Erica Snyder specializes in guiding organizational strategy with an emphasis on strategic planning, change management, strategic positioning, and program development. Her broad experience spans both the public and nonprofit sectors where she has often been involved at the inception of new ventures and instrumental in creating infrastructure and policy for programs impacting complex social issues, such as homelessness, human trafficking, and child trauma. Most recently, she served as a strategic advisor and facilitator to the UC Davis Health System (UCDHS), guiding and supporting the strategic planning process to identify the UCDHS three-year goals. The planning process resulted in developing goals of leading person-centered care, reimagining education, accelerating innovative research, improving population health, transforming UCDHS' culture, and promoting sustainability. Ms. Snyder also developed a complementary plan for the UCDHS Department of Internal Medicine. While at the San Diego Housing Commission, she guided and oversaw the development of Housing First homeless assistance programs, including the creation of the region's first program to incentivize landlords to rent to households experiencing homelessness, preventing vulnerable populations from experiencing housing instability diverting households from shelter entry, and increasing the permanent supportive housing supply.

**Relevant Professional Qualifications:** Ms. Snyder holds a Master of Social Work from the University of North Carolina-Chapel Hill, focusing on community, management, and policy.



***Diana Elrod, Principal***

**Project Role:** Technical Subject Matter Lead

**Project Responsibilities:** Subject matter expert on Consolidated Planning; technical lead on Housing and Community Needs Assessment, Strategic Plan, and Annual Action Plan. Ms. Elrod oversaw City of San Diego's ConPlan two rounds ago, and LDC oversaw the City of San Diego ConPlan in the last round.

With more than 30 years of experience, Diana Elrod is a highly respected housing and community development leader with a broad range of experience, including designing residential developments for the New York Public Development Corporation, establishing "reasonable return" standards for variances at the Board of Standards and Appeals, and co-authoring the City of San José Department of Housing certified Housing Element and award-winning Consolidated Plan. In her consulting practice, she has provided strategic counsel and conducted research on Housing and Community Development for the Cities of Lafayette, Belmont, Palo Alto, San Jose, San Mateo, and the County of Santa Clara. She has also helped the Contra Costa Consortium, City of Cupertino, Redwood City, and other jurisdictions prepare their Consolidated Plans. Ms. Elrod has completed approximately 15 Consolidated Plans, including multiple rounds for 8 different jurisdictions and has completed 4 Consolidated Plans in the last few years.

EXHIBIT 'A'

**Relevant Professional Qualifications:** Ms. Elrod holds a Master of Science in Urban Planning from Columbia University, a Master of Arts in Philosophy and Religion from the California Institute of Integral Studies, and an undergraduate degree from Oberlin College.



**Sarah Brunson, Associate**

**Project Role:** Day-to-Day Project Manager

**Project Responsibilities:** Completion of needs assessments, drafting of documents, managing all aspects of the work

Sarah Brunson works on the Housing team providing research and analysis on issues across California including policy implementation and housing affordability. Ms. Brunson has experience in public and nonprofit sectors and focused much of her work on education and housing for vulnerable populations. Prior to joining LDC, she was a corps member with Teach for America and taught 7th grade science in San Ysidro, California. After leaving the classroom, Ms. Brunson returned to graduate school, where she worked on issues of displacement and teacher trauma across the Bay Area. She graduated with a Masters of Public Policy from the University of California, Berkeley in 2018 and received her B.A. in Political Science and Urban Planning from University of California, San Diego in 2014.

## EXHIBIT 'A'

## SECTION 4: RECENT CLIENTS

Client	Consolidated Plan	Analysis of Impediments to Fair Housing Choice	Reference and Contact Information	Contract Period
<b>City of San Diego</b>	<a href="https://goo.gl/qXf38l">https://goo.gl/qXf38l</a>	—	Sima Thakkar, HUD Programs Manager (formerly) 602-448-0991 Thakkar.sima@gmail.com  Economic Development Department 1200 Third Ave., 14th Floor San Diego, CA 92101	Oct. 2013 – June 2014
<b>City of Mountain View</b>	<a href="https://goo.gl/78mL39">https://goo.gl/78mL39</a>	<a href="https://goo.gl/78mL39">https://goo.gl/78mL39</a>	Wayne Chen, Assistant Community Development Director 650-903-6462 wayne.chen@mountainview.gov  Community Development Department City Hall 500 Castro St., 1st floor Mountain View, CA 94041	Aug. 2014 – June 2015
<b>City of San Jose</b>	<a href="https://goo.gl/l7SQPz">https://goo.gl/l7SQPz</a>	<a href="https://goo.gl/gbvXRj">https://goo.gl/gbvXRj</a>	Julie Edmonds-Mares, Deputy City Manager (formerly) 408-586-3050 mares@ci.milpitas.ca.gov  Housing Department 200 E. Santa Clara St. San Jose, CA 95113	Aug. 2014 – June 2015
<b>City of Visalia</b>	<a href="https://goo.gl/ziRTUI">https://goo.gl/ziRTUI</a>	<a href="https://goo.gl/PAecvf">https://goo.gl/PAecvf</a>	Nick Mascia Community Development Director 559-713-4444 nick.mascia@visalia.city  Community Development Department 315 E. Acequia Ave. Visalia, CA 93291	Aug. 2014 – June 2015
<b>City of Porterville</b>	<a href="https://goo.gl/5ykl8l">https://goo.gl/5ykl8l</a>	<a href="https://goo.gl/Uf5oTT">https://goo.gl/Uf5oTT</a>	Milt Stowe	Aug. 2014 – June 2015



EXHIBIT 'A'

Client	Consolidated Plan	Analysis of Impediments to Fair Housing Choice	Reference and Contact Information	Contract Period
			<p>Mayor (term ends Nov. 2018) 559-782-7499 miltstowe@portervilleca.gov</p> <p>Community Development 291 N. Main St. Porterville, CA 93257</p>	
<b>County of Santa Clara</b>	<a href="https://goo.gl/s6JwRn">https://goo.gl/s6JwRn</a>	<a href="https://goo.gl/7pP2Tq">https://goo.gl/7pP2Tq</a>	<p>Ky Le, Director 408-793-0550</p> <p>Office of Supportive Housing 3180 Newberry Drive, Suite 150 San Jose, CA 95118</p>	Aug. 2014 – June 2015
<b>City of San Mateo</b>	<a href="https://goo.gl/skMu3L">https://goo.gl/skMu3L</a>  (Community Engagement, Needs Assessment, IDIS)		<p>Sandy Council, Neighborhood Improvement and Housing Manager scouncil@cityofsanmateo.org 650-522-7223</p> <p>330 West 20th Avenue San Mateo, CA 94403</p>	July 2014 – June 2015
<b>City of Redwood City</b>	<a href="https://goo.gl/R7Lr9X">https://goo.gl/R7Lr9X</a>		<p>Rhonda Coffman Housing and Grants Mgr. 650-780-7299 rcoffman@redwoodcity.org</p>	Aug. 2017 – April 2018

SECTION 5: COST AND TIMELINE

The following two tables illustrate both the proposed cost and overall timeline for the completion of the work.

San Diego County HOME Consortium Budget: SANTEE

Assigned Staff		LeSar Development Consultants				Total Cost by Task
		Principal (D. Elrod)	Principal (E. Snyder)	Associate (S. Brunson)	Office Support	
Hourly Rate		\$240	\$230	\$125	\$135	
<b>Phase 1: Project Scheduling, Technical Consultation, and Support Throughout the Development of the ConPlan</b>		1	4	10	4	\$2,950
1.a	Kick-off meeting introduce staff, review the contract, establish responsibilities, review the work plan, and coordinate contract start-up.	1	2	4		\$1,200
1.b	Prepare for and facilitate check-in calls and progress report meetings		2	6	4	\$1,750
<b>Phase 2: Citizen Participation Plan and Consultation Strategy</b>		1	8	28	0	\$5,580
2.a	Review and revise Citizen Participation Plan (as needed)	1	1	6		\$1,220
2.b	Develop survey, notices of community meetings, and outreach lists		2	6		\$1,210
2.c	Conduct web-based survey		2	6		\$1,210
2.d	Hold 1 community meeting		2	6		\$1,210
2.e	Analyze community feedback and summarize themes		1	4		\$730
<b>Phase 3: Housing and Community Development Needs Assessment</b>		4	18	44	0	\$10,600
3.a	Housing Assessment (includes homeless/special needs)	2	4	8		\$2,400
3.b	Non-Housing Community and Economic Needs Assessment		4	8		\$1,920
3.c	Housing Market Analysis		2	8		\$1,460
3.d	Non-Housing Market Analysis		2	4		\$960
3.e	Draft Needs Assessment/Market Analysis		2	8		\$1,460
3.f	Five-Year Strategy (Needs, Target Areas, Goals)	2	4	8		\$2,400
<b>Phase 4: Plan Preparation and Presentation</b>		3	16	40	0	\$9,400
4.a	Prepare draft plan for presentation	1	4	8		\$2,160
4.b	Support staff development of projects and annual goals for AAP	1	2	6		\$1,450
4.c	Facilitate 2 public hearings		6	16		\$3,380
4.e	Finalize plan	1	4	10		\$2,410
<b>TOTAL HOURS</b>		9	46	122	4	\$28,530
<b>TEAM SUBTOTAL AMOUNT</b>		\$28,530				\$28,530
<b>Travel and Ancillary Reimbursable Costs (to 5%)</b>						\$1,425
						\$29,955

EXHIBIT 'A'

		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
<i>Phase 1: Project Scheduling, Technical Consultation, and Support Throughout the Development of the ConPlan</i>													
1.a	Kick-off meeting introduce and coordinate contract start-up												
1.b	Coordinate bi-monthly meetings with the HCDS												
1.c	Develop timeline												
1.d	Review entitlement program documents												
<i>Phase 2: Citizen Participation Plan and Community Engagement</i>													
2.a	Review and update Citizen Participation Plan												
2.b	Develop collateral/discussion materials												
2.c	Conduct stakeholder/partner consultations												
2.d	Conduct web-based surveys/social media outreach												
2.e	Conduct two community meetings												
2.f	Analyze feedback and summarize themes												
<i>Phase 3: Housing and Community Development Needs Assessment</i>													
3.a	Housing Assessment (includes homeless/special needs)												
3.b	Non-Housing Community and Economic Needs Assessment												
3.c	Housing Market Analysis												
3.d	Non-Housing Market Analysis												
3.e	Draft Needs Assessment/Market Analysis												
3.f	Five-Year Strategy (Needs, Target Areas, Goals)												
<i>Phase 4: Annual Action Plan Development</i>													
4.a	Staff development of one-year projects												
4.b	Support to staff loading AAPs in IDIS												
<i>Phase 5: Plan Preparation and Presentations</i>													
5.a	Prepare draft plan for presentation												
	Public Comment Period												
5.b	Facilitate public hearing												
5.c	Finalize plan												
5.d	Support submittal of plan in IDIS												

PROJECT TEAM RESUMES

Resumes for the following project team members are enclosed:

- Erica Snyder, Principal
- Diana Elrod, Principal,
- Sarah Brunson, Associate



# Erica Snyder

Principal

## EDUCATION

**Master of Social Work**  
University of North Carolina at Chapel Hill  
2012

**Bachelor of Arts**  
Justice and Public Policy  
American University  
2008

**Certification**  
Change Management  
Prosci  
2013

Erica Snyder is a results-driven strategist who identifies the big picture and create building blocks to achieve the vision. She has successfully guided organizational strategy, helping to build consensus and inspire actions that move priorities forward. Her specialties include strategic planning, change management, program development, and research. Her broad experience spans the public and nonprofit sectors, including local and federal governments, national networks of nonprofits, and philanthropy. Ms. Snyder has often been involved at the inception of new ventures and instrumental in creating infrastructure and policy for entities impacting complex social issues, such as homelessness and housing.

## PROFESSIONAL EXPERIENCE

### **DIRECTOR, HOMELESS HOUSING INNOVATIONS DEPARTMENT (2016–2018)** **PROJECT MANAGER (2015-2016)**

San Diego Housing Commission, San Diego, CA

Created and launched an innovative \$79.6 million cross-departmental initiative to address homelessness, including obtaining the appropriate budget, services, and staffing.

Developed implementation plan to ensure a successful expansion of the department to meet agency deliverables, including the hiring and onboarding of new 10 new staff.

Organized and facilitated annual strategic planning process and identified strategic changes to strengthen staff and department's impact on addressing the needs of vulnerable populations.

### **SENIOR CONSULTANT (2015–2018)**

Cygnet Strategy, San Diego, CA

Facilitated large-scale transformation approaches to leadership, strategy, and structure.

Designed processes to inclusively engage diverse stakeholders using quantitative and qualitative data, resulting in recommendations based on organizational need and unique culture that was in line with the clients' desired change effects. Processes included

facilitating focus groups, disseminating surveys, and convening stakeholders in meaningful dialogue and exercises to identify areas of innovation and increase buy-in for strategic directions.

### **PROGRAM MANAGER (2014-2015)**

United Way of San Diego County, San Diego, CA

Managed Funders Together to End Homelessness- San Diego (FTEH-SD), a philanthropic collaborative that funded homeless systems change through pooled investments.

Represented FTEH-SD in meetings with government officials, nonprofits, senior executives, and community members to align efforts to address homelessness. Designed funding

matrix for potential investments to drive systems change and managed contracts to increase adoption of best practices, such as Housing First, within the region. Oversaw the FTEH-SD's first public-private partnership with the local housing authority, to develop new permanent supportive housing.



# Diana Elrod

## Principal

### EDUCATION

**Master of Arts**  
Philosophy and Religion  
California Institute of Integral  
Studies  
2011

**Master of Science**  
Columbia University  
1986

**Bachelor of Arts**  
Oberlin College  
1983

Diana Elrod, Principal, has more than more than 30 years of experience as a highly respected housing and community development leader with a broad range of experience, including establishing “reasonable return” standards for variances at the Board of Standards and Appeals, and authoring the City of San José Department of Housing award-winning Five-Year Housing Investment Plan. In her previous consulting practice, she provided strategic counsel and conducted research on housing and community development for the Cities of Lafayette, Belmont, Palo Alto, San Jose, San Mateo, and others.

### PROFESSIONAL EXPERIENCE

#### PRINCIPAL (March 2018 - Present)

LeSar Development Consultants, San Diego, CA

Provides strategic advice in all aspects of community development, including land use planning and zoning, legislative analysis, affordable housing strategic planning (including Consolidated Plans and Housing Elements) and program implementation. Specializes in helping clients comply with federal and State laws, as well as developing policies, programs and procedures on topics such as inclusionary zoning, accessory dwelling units, density bonuses and prevailing wage.

#### CONSULTANT (2000–2018)

San Francisco, CA

Consults on community development, land use implementation, and strategic planning. Authors needs assessments, policy analyses, and legislative advocacy platforms on topics including inclusionary zoning, density bonuses, in lieu fees. Ushers affordable housing projects from conception to construction. Educates stakeholders on community development issues. Facilitates performance measure development and performance-based budgeting efforts. Provides expertise in community organizing, training and technical assistance as well as strategic planning for preservation of assisted units to local jurisdictions.

#### POLICY AND PLANNING ADMINISTRATOR (1991–2000)

Department of Housing, San Jose, CA

Directed studies on housing issues and established policies and programs to implement department mission and values. Authored reports, studies, and memoranda on a broad range of topics. Developed long-range budget projections and represented the city on legislative matters at the state and federal levels. Advocated for redevelopment, land use planning, and affordable housing funding reforms.

#### SPECIAL ASSISTANT TO THE CHAIRMAN/DIRECTOR (1990–1991)

Department of City Planning, New York, NY

Responsible for agency's role in \$67 billion capital planning process. Coordinated legal analyses of land use proposals and oversaw Uniform Land Use Review Process and other planning implementation efforts. Developed key policies and programs for environmental and land use issues and advised Chairman/Director on broad range of planning concerns.



# Sarah Brunson

Associate

**EDUCATION**

**Master of Public Policy**  
University of California, Berkeley  
2018

**Teaching Credential**  
Single Subject Science  
San Diego State University  
2015

**Bachelor of Arts**  
Political Science / Urban Studies  
and Planning  
University of California San  
Diego  
2014

**PROFESSIONAL EXPERIENCE**

**ASSOCIATE (2017–Present)**

LeSar Development Consultants, Berkeley and San Diego, CA  
Supports cross-sector clients through data-drive consulting related to affordable housing. Researches and analyzes affordable housing programs throughout California and works with public agencies and developers to implement programs on a local level.

**PLUS FELLOW – OAKLAND UNIFIED SCHOOL DISTRICT (2016–2018)**

UC Berkeley Center for Cities and Schools, Berkeley, CA  
Consulted with Oakland Unified School District about their new retention and wellness programs for teachers of English Language Learners. Conducted a best practices analysis of cities throughout the United States who are doing teacher wellness programs with the goal of retaining more teachers. Presented findings to stakeholders of Oakland Unified, as well as other school districts and city agencies throughout the Bay Area

**GRADUATE STUDENT INSTRUCTOR/RESEARCHER (2016–2018)**

UC Berkeley Department of Political Science, Berkeley, CA  
Led a team of undergraduate researchers to compile and synthesize new research findings about Latinos participation with the US political system, including attitude changes, voting behavior, and substantive representation in government. Identified and explained challenging conceptual ideas to develop an objective framework with which to examine Latino political participation and the way California government functions. Led 2-3 weekly discussion sections for 50+ undergraduate students. Facilitated writing workshops, critical discussions and questioning, and group activities to build skills and understanding of course content.

**POLICY ANALYST FELLOW (2017)**

San Diego County Taxpayers Association, San Diego, CA  
Collected and analyzed complex policy data to conduct impact analyses of policies or public agencies. Prepared policy estimates that evaluate the potential effects of proposed policies, as well as the historical positions of the Association and potential impacts of taking a position on the policy. Collaborated with school districts and their bond oversight committees to update availability and accessibility of bond information to increase bond transparency.

**POLICY CONSULTANT (2017)**

San Francisco Planning Department, San Francisco, CA  
Analyzed predictors of displacement to best understand the role of growth and development in San Francisco. Created maps to understand the opportunity and displacement risk of individual neighborhoods. Used neighborhood typologies to develop an evaluation framework to analyze further development’s impact on the socioeconomic climate of the neighborhood.

**EXHIBIT 'B'**  
**SCHEDULE OF CHARGES**

San Diego County HOME Consortium Budget: SANTEE

Assigned Staff		Team Name	LeSar Development Consultants				Total Cost by Task
		Principal (D. Elrod)	Principal (E. Snyder)	Associate (S. Brunson)	Office Support		
Hourly Rate		\$240	\$230	\$125	\$135		
<b>Phase 1: Project Scheduling, Technical Consultation, and Support Throughout the Development of the ConPlan</b>			1	4	10	4	\$2,950
1.a	Kick-off meeting introduce staff, review the contract, establish responsibilities, review the work plan, and coordinate contract start-up.		1	2	4		\$1,200
1.b	Prepare for and facilitate check-in calls and progress report meetings			2	6	4	\$1,750
<b>Phase 2: Citizen Participation Plan and Consultation Strategy</b>			1	8	28	0	\$5,580
2.a	Review and revise Citizen Participation Plan (as needed)		1	1	6		\$1,220
2.b	Develop survey, notices of community meetings, and outreach lists			2	6		\$1,210
2.c	Conduct web-based survey			2	6		\$1,210
2.d	Hold 1 community meeting			2	6		\$1,210
2.e	Analyze community feedback and summarize themes			1	4		\$730
<b>Phase 3: Housing and Community Development Needs Assessment</b>			4	18	44	0	\$10,600
3.a	Housing Assessment (includes homeless/special needs)		2	4	8		\$2,400
3.b	Non-Housing Community and Economic Needs Assessment			4	8		\$1,920
3.c	Housing Market Analysis			2	8		\$1,460
3.d	Non-Housing Market Analysis			2	4		\$960
3.e	Draft Needs Assessment/Market Analysis			2	8		\$1,460
3.f	Five-Year Strategy (Needs, Target Areas, Goals)		2	4	8		\$2,400
<b>Phase 4: Plan Preparation and Presentation</b>			3	16	40	0	\$9,400
4.a	Prepare draft plan for presentation		1	4	8		\$2,160
4.b	Support staff development of projects and annual goals for AAP		1	2	6		\$1,450
4.c	Facilitate 2 public hearings			6	16		\$3,380
4.e	Finalize plan		1	4	10		\$2,410
<b>TOTAL HOURS</b>			9	46	122	4	\$28,530
<b>TEAM SUBTOTAL AMOUNT</b>					\$28,530		\$28,530
<b>Travel and Ancillary Reimbursable Costs (to 5%)</b>							\$1,425
							\$29,955





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

**Item 10**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**    **AUTHORIZE THE PURCHASE OF NINE POLERA AUDIBLE PUSH BUTTON SYSTEMS FROM MCCAIN, INC. PER COUNTY OF LOS ANGELES CONTRACT NUMBER MA-1S-1840255-1**

**DIRECTOR/DEPARTMENT**

*SAJ for MK*  
Melanie Kush, Development Services

**SUMMARY**

This item requests City Council to authorize the purchase of nine complete Polera audible pedestrian push button systems from McCain, Inc. under a County of Los Angeles contract. The new push button systems will replace the aging traffic signal pedestrian push buttons at nine intersections near schools. The new push button systems provide assistance to visually impaired pedestrians and increase safety by including audible signals for crossing the street.

Santee Municipal Code 3.24.180 authorizes the City to purchase equipment and supplies from a vendor at a price established by competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.110. In January 2018, the County of Los Angeles conducted a formal competitive bid process, substantially complying with Santee's Municipal Code, for procurement of materials. Based on the requirements for the lowest responsive responsible bidder offering the best overall quality and selection of products and services, McCain, Inc. was the vendor awarded the contract (number MA-1S-1840255-1) that included the purchase of Polera audible pedestrian push button systems.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$20,000. Staff recommends utilizing County of Los Angeles contract number MA-1S-1840255-1 to purchase nine complete Polera audible pedestrian push button systems for an amount not to exceed \$47,621.19.

**FINANCIAL STATEMENT** *tr*

Funding for the purchase will come from traffic signal maintenance funds in the adopted FY 2018-19 Gas Tax budget in the amount of \$27,713.30 and from Traffic Signal Fees in the adopted FY2018-22 Capital Improvement Program budget in the amount of \$19,907.89.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** *MDB*

Authorize the purchase of nine Polera Pedestrian Push Button Systems from McCain, Inc. for an amount not to exceed \$47,621.19 per County of Los Angeles contract number MA-1S-1840255-1.

**ATTACHMENTS**

None.

City of Santee  
**COUNCIL AGENDA STATEMENT**

Item 11

**MEETING DATE** May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** CLAIM AGAINST THE CITY BY JOHN HOURIGAN

**DIRECTOR/DEPARTMENT** Jessie Bishop, Director of Human Resources *get for JB*

**SUMMARY**

A claim was filed against the City by John Hourigan. The claim was reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends this claim be rejected as provided in Government Code Section 913.

The claim documents are on file in the Office of the City Clerk for Council reference.

*m*  
**FINANCIAL STATEMENT** There is no financial impact to the City by rejecting claims.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MAB*

Reject claim as per Government Code Section 913.

**ATTACHMENTS**

None

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

**Item 12**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION AUTHORIZING THE PURCHASE OF BULK FUELS ON AN AS-NEEDED BASIS FROM SC COMMERCIAL, LLC PER CITY OF SAN DIEGO COOPERATIVE CONTRACT NO. 10089315-18-K**

**DIRECTOR/DEPARTMENT**

John Garlow, Fire Chief *JG*  
Tim K. McDermott, Finance *tm*

**SUMMARY**

Santee Municipal Code Section 3.24.180 authorizes the City to join with other public jurisdictions in cooperative purchasing. In May 2018, the City of Santee joined with the City of San Diego (lead agency), along with 24 other local agencies, to conduct a formal bid process (RFP No. 10089315-18-K) for various fuels. Based on the requirements for lowest responsive responsible bid, SC Commercial, LLC was awarded a contract for five (5) years effective May 1, 2019 through April 30, 2024.

Santee's purchasing ordinance requires City Council approval for all purchases exceeding \$20,000. Staff recommends adopting the attached resolution utilizing City of San Diego Contract #10089315-18-K per RFP No. 10089315-18-K which was bid in substantial compliance with Santee Municipal Code Section 3.24.110, to purchase various bulk fuels on an as-needed basis for an amount not to exceed \$75,000 per fiscal year and authorizing the City Manager to execute all related documents.

**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).

**FINANCIAL STATEMENT** *tm*      Funding for this purchase is included in the adopted FY 2018-19 and proposed FY 2019-20 Fire Department Emergency Medical Services (CSA 69) and Fleet Operations and Maintenance budgets.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

Adopt the attached Resolution authorizing the purchase of as-needed bulk fuel from SC Commercial, LLC per City of San Diego Contract No. 10089315-18-K for the term of May 1, 2019 through April 30, 2024 in an amount not to exceed \$75,000 per fiscal year and authorizing the City Manager to execute all related documents.

**ATTACHMENT**

Resolution

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, AUTHORIZING THE PURCHASE OF BULK FUELS ON AN AS-  
NEEDED BASIS FROM SC COMMERCIAL, LLC PER CITY OF SAN DIEGO  
COOPERATIVE CONTRACT NO.10089315-18-K**

**WHEREAS**, Santee Municipal Code Section 3.24.180 authorizes the City to join with other public jurisdictions in cooperative purchasing; and

**WHEREAS**, in May 2018, the City of Santee joined with the City of San Diego (lead agency), along with 24 other local agencies, to conduct a formal bid process for the purchase of various fuels; and

**WHEREAS**, as a result of this formal bid process, the City of San Diego awarded Contract No.10089315-18-K to SC Commercial, LLC, with a contract term effective May 1, 2019 through April 30, 2024; and

**WHEREAS**, SC Commercial, LLC will provide bulk deliveries of various fuels at reduced prices based on differentials (reductions) applied to the Oil Pricing Information Service (OPIS) rack rates; and

**WHEREAS**, Santee's purchasing Ordinance requires City Council approval for all purchases exceeding \$20,000.00; and

**WHEREAS**, staff recommends utilizing City of San Diego Contract No. 10089315-18-K per RFP No. 10089315-18-K, which was bid in substantial compliance with Santee Municipal Code Section 3.24.110, to purchase various bulk fuels on an as-needed basis, and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California hereby authorizes the purchase of bulk fuels on an as-needed basis from SC Commercial, LLC per City of San Diego Cooperative Contract No. 10089315-18-K for the term effective May 1, 2019 through April 30, 2024 for an amount not to exceed \$75,000 per fiscal year and authorizes the City Manager to execute all related documents.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of May 2019, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

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

**Item 13**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**              **RESOLUTION ADOPTING A DEBT MANAGEMENT POLICY**

**DIRECTOR/DEPARTMENT**              Tim K. McDermott, Finance *TKM*

**SUMMARY**

In accordance with California Government Code Section 8855, as amended by Senate Bill No. 1029 ("SB 1029"), effective January 1, 2017 state and local governments are now required to certify to the California Debt and Investment Advisory Committee ("CDIAC") on any report of a proposed debt issuance (which is submitted to CDIAC prior to the issuance of any debt) that they have adopted local debt policies concerning the use of debt and that the contemplated debt issuance is consistent with those debt policies.

City staff, working with the City's financial advisor KNN Public Finance ("KNN"), has drafted a Debt Management Policy that not only meets the requirements of California Government Code Section 8855, but which also incorporates best practices as recommended by the Government Finance Officers Association of the United States and Canada and by KNN. The proposed Debt Management Policy is set forth in Exhibit A to the attached Resolution.

**FINANCIAL STATEMENT** *TKM*

Adoption of the attached Resolution will ensure the City is in compliance with the provisions of California Government Code Section 8885, as amended by SB 1029, prior to the issuance of any new debt.

**CITY ATTORNEY REVIEW**               N/A               Completed

**RECOMMENDATION** *MAB*

Adopt the attached Resolution adopting a Debt Management Policy.

**ATTACHMENTS**

Resolution (w/ Exhibit A: Debt Management Policy)

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
ADOPTING A DEBT MANAGEMENT POLICY**

**WHEREAS**, the City Council (the “City Council”) of the City of Santee (the “City”) is charged with establishing policies to guide the various functions of the City and its related entities and to establish procedures by which such functions are performed; and

**WHEREAS**, on September 12, 2016, the Governor of the State of California signed into law Senate Bill No. 1029 (“SB 1029”); and

**WHEREAS**, pursuant to California Government Code Section 8855, as amended by SB 1029, state and local governments are now required to certify to the California Debt and Investment Advisory Commission on their report of proposed debt issuance submitted prior to the issuance of any debt that they have adopted local debt policies concerning the use of debt and that the contemplated debt issuance is consistent with those debt policies; and

**WHEREAS**, the City Council desires to comply with SB 1029 and to adopt the City of Santee Debt Management Policy (the “Debt Policy”).

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct.

**Section 2. Adoption of Debt Policy.** The City Council hereby adopts the Debt Policy as set forth in Exhibit A attached hereto and incorporated herein by this reference.

**Section 3. Effective Date.** This Resolution shall take effect from and after its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Attachment: Exhibit A – Debt Management Policy



**CITY OF SANTEE**

**DEBT MANAGEMENT POLICY**

**May 22, 2019**



## Table of Contents

I.	Introduction.....	1
II.	Policy Objectives .....	1
III.	Types of City Indebtedness.....	2
IV.	Debt Management Responsibility .....	3
V.	Uses of and Limits on Indebtedness.....	4
VI.	Method of Sale.....	5
VII.	Interfund Loans.....	5
VIII.	Financing Professionals .....	6
IX.	Structuring Debt Financing .....	7
X.	Refunding Bonds.....	9
XI.	Debt Administration.....	9
XII.	Relationship of Debt to Capital Improvement Program and Budget .....	11
XIII.	Internal Control Procedures .....	11
XIV.	Conclusion.....	11



# City of Santee Debt Management Policy

## I. Introduction

The purpose of the City of Santee (the “City”) Debt Management Policy (the “Policy”) is to promote sound and uniform practices for issuing and managing bonds and other forms of indebtedness, to provide information and guidance to decision makers regarding the appropriate types and uses of debt and other repayment obligations of the City and to comply with Government Code section 8855(i), which became effective January 1, 2017 and requires adoption of local debt policies that address specific concerns.

Unless the context otherwise requires, references in this Policy to the City shall include its related agencies, including the Santee Public Financing Authority (the “Authority”), a joint powers authority of the City and its former redevelopment agency created to facilitate financing, and references to the City Council shall include the governing body of any such related agency. Additionally, these policies apply to debt issued by the City on behalf of any assessment district, community facilities district, or other financing district formed by the City, and conduit-type financings for multifamily housing, industrial development or other projects.

While an effort has been made to define terms when used, municipal debt uses a specialized vocabulary. A Glossary of Municipal Securities Terms can be found on the website of the regulatory agency the Municipal Securities Rulemaking Board, at <http://www.msrb.org/Glossary>.

## II. Policy Objectives

The Policy objectives are as follows:

- To help maintain the financial stability of the City by encouraging sound decision-making so that its long-term financing commitments are affordable and do not create undue risk or burden.
- To protect the City’s credit rating and minimize the City’s borrowing costs.
- To meet the requirements of state and federal law and regulation, including federal requirements regarding disclosure and administration of tax-exempt indebtedness.
- To incorporate best practices into the City’s issuance and administration of its indebtedness.
- To ensure that the City’s debt is consistent with the City’s planning goals and objectives and capital improvement program or budget, as applicable.



### III. Types of City Indebtedness

This Policy governs the issuance and management of all debt and lease financing activity by the City. The following are the types of debt that the City may issue or incur.

- **Voter-approved indebtedness:** The City can issue general obligation bonds with approval of 2/3 of those voting at an election. Such bonds would be repaid out of a supplemental property tax, levied based on the value of property. The amount of general obligation bonds the City can issue is limited to 3.75% of its assessed valuation; based on its 2018-19 assessed valuation of \$6.414 billion, the City could issue up to \$236.8 million in general obligation bonds. To date, the City has not issued this form of debt. General obligation bonds would be an appropriate method of financing capital improvements of City-wide benefit, if 2/3 voter approval could be obtained. The City could also seek 2/3 approval of a parcel or other special taxes (levied on a basis other than assessed valuation) structured to secure bonds. Most commonly community facilities districts are formed and bonds secured by the levy of special taxes within such districts are issued under the Mello-Roos Community Facilities Act, discussed below.
- **General Fund lease obligations:** Long-term obligations secured by lease payments from a city's general fund do not require voter-approval under California law (the State Constitutional Debt Limit). Lease obligations can take the form of publicly offered lease revenue bonds issued by the Authority or certificates of participation or may take the form of financing leases that are privately placed with a bank. There is no legal limitation on the amount of such obligations a city can occur, although there are practical budget limitations of debt affordability. In addition, the structure of the obligation is subject to various conditions articulated in the case law that established this exception to voter approval. The City does not currently have any such lease obligations outstanding, having retired its outstanding lease revenue bonds in February 2019.

While not publicly offered like bonds, the City has entered into a few smaller lease-purchase agreements with vendors or bank lenders to finance large equipment items such as fire trucks and heavy equipment. The City has also entered into a financing agreement with the San Diego Gas & Electric Company, who provided a no interest loan to purchase and install energy efficiency street lighting. The legal basis of this obligation is similar to a lease.

A city can incur other long-term obligations payable from general revenues that do not involve leases, including judgment obligation and pension obligation bonds. Both obligations warrant considerations beyond the scope of this current policy, which is primarily geared toward financing of capital projects.

- **Cashflow borrowings:** The City can issue tax and revenue anticipation notes that are repaid out of current year revenues to smooth any temporary cash shortages. The City has not utilized this form of financing in the past.
- **Enterprise and other special revenue debt:** If a city operates a utility or similar enterprise, revenue debt can be secured by these special revenues in the form of revenue bonds, certificates of participation, or State loans. On occasion, special revenue funds



can also secure such debt. The City has no current operations or funds that would be appropriate for such debt.

The City has borrowed against a portion of its annual TransNet revenues, the local share of the County-wide transportation sales tax that is available to City. Because this is a special revenue with a dedicated purpose, the City can incur indebtedness against it. The City entered into an agreement with the San Diego Association of Governments, to borrow funds to complete various street improvements.

The City has also borrowed money from the U.S. Department of Housing and Urban Development under its Section 108 loan program. This loan is also secured by a special revenue, in this case the pledge of future Community Development Block Grant receipts.

- **Assessment and Mello-Roos special tax bonds:** The City can form assessment districts, with majority property-owner approval of the levy of assessments within such districts, to finance projects that provide special benefit to the properties within such districts. Similarly, property-owners of undeveloped land can approve Mello-Roos special taxes to finance public improvements; if there are at least 12 registered voters within the boundary of a Mello-Roos community facilities district, the vote is by the registered voters. Both techniques are generally referred to as land-secured debt. The City has adopted a separate “Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts,” originally adopted August 8, 2007 and amended from time to time.
- **Tax allocation bonds:** The City’s former redevelopment agency had the power to issue bonds secured by the property tax-increment generated by its project areas, as well as enter into other debt-like obligations. With the dissolution of redevelopment, no such new obligations can be incurred. The City, acting as the redevelopment agency’s successor agency, advance refunded all of the successor agency’s bonds in 2016. Enhanced Infrastructure Financing Districts (EIFD’s) provide for tax increment financing but only utilize the share of the general property tax of the sponsoring agency or agencies and any consenting agencies. As of the date of this Policy, there have been very few new tax-increment financing districts formed in the State.
- **Conduit debt:** The City may also issue tax-exempt bonds to lend the proceeds to certain non-profit corporations and other activities. The City has not issued such debt in the past and there are various statewide authorities to facilitate such projects for borrowers that cannot or choose not to directly issue their own tax-exempt debt.

#### IV. Debt Management Responsibility

The Finance Director/Treasurer is appointed as the City official responsible for the following:

- Debt issuance and management, recognizing that assigned staff may be charged with the day-to-day responsibilities.



- Working with the City Manager and other staff deemed appropriate in formulating the City's debt management plans, seeking City Council approval to execute such plans, and ensuring the appropriate debt management.
- Keeping the City Council informed of City's debt-related activities through informational reports, briefings, or workshops.

## V. Uses of and Limits on Indebtedness

Debt provides a tool for financing capital projects that are too large to accommodate as part of the annual budget, to share the cost of major improvements between current and future taxpayers or ratepayers and/or to accelerate the delivery of a project when compared to funding on a pay-as-you-go-basis. On the other hand, debt service represents a fixed cost that will compete with other expenditures in the City's budget and cannot be deferred in any given year. In order to achieve the proper balance in its use of debt, the City will follow the following policy goals:

Except to alleviate cash-flow timing issues within a fiscal year, the City will not use debt to finance operating expenses. The City may consider use of debt in the event of an extraordinary expense, such as the financing of a major judgment.

The City will plan for capital improvements and maintenance as part of its budgeting process, seeking to set funds aside in advance of need so that most capital projects can be financed on a "pay-as-you-go" basis. Debt financing will be reserved for extraordinary capital expenditures.

The City believes that prudent amounts of debt can be an equitable and cost-effective means of financing major infrastructure and capital project needs. The City will evaluate the benefit and risks of each proposed issue of new debt on a case by case basis, considering such factors as the City's overall fiscal health, the potential impact of increased debt service on then current service levels and other long-term considerations such as funding requirements for pensions and other post-employment retirement benefits. In general, debt may be considered to finance such projects if it meets one or more of the following minimum criteria:

- It meets the City's goal of distributing the payments for the asset over its useful life so that benefits more closely match costs for both current and future residents.
- The need for the project is compelling in terms of on-going cost savings or the need for public safety or services, and the size of the project makes funding out of existing resources or near-term revenues impractical.

The City does not currently have any outstanding debt obligations that are paid out of the City's General Fund. At such time that General Fund debt is considered, the City should evaluate the affordability of the debt, specifically considering the amount of annual debt service as a percentage of General Fund appropriations and consider adopting limits on the amount of such debt. This policy defers the setting of affordability targets until the practical need arises, rather than recommending establishing such limits in a vacuum.



Debt that is backed by the General Fund but expected to be paid out of other revenues may be deducted from this calculation, provided that the City has a demonstrated track record of collecting such revenues, net revenues after operating expenses provide reasonable coverage over debt service and the City expects that the available revenues will be at least sufficient to cover debt service for the remaining life of the obligations. The calculation of lease debt burden will be contained in any staff report recommending the approval of any such new obligations.

In considering debt secured by special taxes, the City will evaluate the overlapping taxes to be paid by property owners in the special tax district, and other affordability criteria set forth in its Statement of Goals and Policies as in effect at the time.

## **VI. Method of Sale**

Bonds and other obligations can be sold at a public offering through either a competitive or negotiated sale.

Under a competitive sale, the terms of the bonds are determined by the City, with the assistance of its municipal advisor and bond counsel, and the sale is awarded to the underwriter judged to have submitted the lowest true interest cost, which takes into account interest rates and any discounts or premiums, including the underwriters' spread (their compensation). Under a negotiated sale, the City selects its underwriter in advance, based on proposals received or by other means. The City, its bond counsel and municipal advisor work with the underwriter in structuring, marketing and finally offering an issue to investors. While most municipal bonds in California are now issued through the negotiated method, both methods have their advantages. The best method of sale depends on the type of security, credit factors, and market conditions. The basis for the recommendation for the method of sale should be included in any staff report recommending the approval of any such new obligations.

An alternative method of obtaining financing is through a private placement with a bank or other private lender. The City will consider privately placing its debt for small and/or short-term borrowings, in instances where difficult credit, disclosure considerations or other special circumstances so warrant, or where a private placement presents better terms than a public bond sale.

## **VII. Interfund Loans**

In lieu of issuing bonds or otherwise borrowing from third-parties, there may be situations where the most appropriate means for the City to borrow money will be through a loan from a well-capitalized City fund. Such Interfund Loans can be seen as an alternative investment of temporarily surplus City funds, which normally would be invested at a short-term rate as part of the City's pooled investment program.

In approving any new Interfund Loan with an expected term in excess of one year, the City Council will adopt a resolution that sets forth the terms of the loan, which will include the following:



- The interest rate that the loan will bear until repayment. Appropriate interest rates may be the rate that the investment pool is earning at the time the loan is approved, the rate that the investment pool earns over the term of the loan, the rate of an US Treasury security of an equivalent term of the loan, or a rate that reflects the additional risk or illiquidity of the loan to fully compensate the fund that provides the loan.
- The terms under which the loan will be repaid such as frequency of payment (monthly, semiannually, annually), interest calculation method (360/365, monthly, annually), date of repayment (first of the month, last day of the month, etc.), prepayment penalty, prepayment/early repayment/accelerated payment options and other payment terms.
- Periodic payment amount.
- The maturity date of the loan.
- If there is a possibility that the loan will be repaid from the proceeds of tax-exempt bonds, a statement of such expectations so as to satisfy the federal tax law requirements for reimbursement bonds.

## VIII. Financing Professionals

The Finance Director/Treasurer will be responsible for recommending the various professionals required for a financing, based on prior experience, recommendations or a request for proposal process, as he or she deems appropriate.

### A. Bond and Disclosure Counsel

Bond counsel prepares the various legal documents for a transaction and renders a variety of opinions, including opinion regarding the tax-exemption of bonds. For all public sales of debt, the City will retain the services of disclosure counsel to prepare the official statement. The Finance Director/Treasurer will also determine whether to select another law firm to provide the services of disclosure counsel or to assign such duties to bond counsel.

### B. Municipal Advisor

A municipal financial advisor assists in evaluating financing options, structuring of debt offerings, making recommendations as to the method of sale, conducting competitive bond sales, and assisting with bringing negotiated bond sales to market, including making recommendations to the City on proposed interest rates, prices and yields in light of market conditions and the characteristics of the bonds. The City will utilize a registered municipal advisor for its public debt offerings (i.e., bond sales).

### C. Underwriter

If the City elects to sell its debt through a competitive sale, the underwriter will be selected based on the best bid. When the City issues its debt through a negotiated sale, it will select one or more underwriters. Unless there are special circumstances, the underwriter of a negotiated sale will be chosen through a request for proposals.



#### **D. Trustee and Fiscal Agent**

The trustee or fiscal agent is a division of a commercial bank that services bonds and other financial instruments. The Finance Director/Treasurer shall have the discretion to select a commercial banking firm as trustee or fiscal agent, either through a request for qualifications process or by relying on existing banking relationships if deemed to be advantageous.

#### **E. Other**

Other financial professionals or firms may be required and/or advantageous depending on the particular bond issue. For example, a verification agent is typically necessary for refundings, while Mello-Roos financings commonly make use of special tax consultants, market absorption consultants and appraisers. The Finance Director/Treasurer will be responsible for selecting such firms as he or she deems appropriate, and based on the advice of the other financial professionals assigned to the transaction.

### **IX. Structuring Debt Financing**

#### **A. Term and Structure**

Long-term debt financing of capital projects will be amortized over a period no longer than the useful life of the assets being financed, and should generally not exceed thirty years from the date of issuance.

Debt service will generally be structured to be level over the length of the bonds. Alternate debt structures may be used to wrap new debt around existing debt to create overall level debt service or to achieve other financial planning goals appropriate to the specific project.

The dates for which debt service is scheduled (typically semi-annually) will take into account the cashflows of the revenues that will service such debt.

#### **B. Debt Service Reserve Fund**

To the extent required by the market, e.g., for assessment bonds or community facilities special tax bonds, or otherwise beneficial in lowering the City's net cost of funds, the City may fund a debt service reserve fund out of bond proceeds no greater than the amount allowed under federal tax law.

#### **C. Capitalized Interest**

Funding interest payments out of bond proceeds during construction is required for a lease revenue obligation where the leased asset is the project being financed. The City will consider leasing an existing municipal asset (an "asset transfer") in order to reduce or eliminate the need to capitalize interest. In other occasions, the City will consider capitalizing interest when it is appropriate to begin the payment of debt service after project completion or otherwise align net debt service payments with the source of funds paying the debt.





#### **D. Variable Rate Debt**

To maintain a predictable debt service burden, the City will give preference to debt that carries a fixed interest rate. It may be appropriate to issue variable rate debt to diversify the City's debt portfolio, provide greater prepayment flexibility or improve the match of variable-rate assets (investments in the City's treasury) to liabilities. The City's cost for administering variable rate debt, including the renewal or replacement of bank facilities, should be considered when comparing fixed and variable rate debt. Prior to issuing variable rate bonds, the City may amend or supplement this policy to further address variable rate considerations. Any staff report recommending variable rate debt will clearly lay out the basis for this particular recommendation.

#### **E. Disclosure**

For all public sales of debt, the City will retain the services of disclosure counsel (who may also serve as bond counsel) to prepare the Official Statement to be used in connection with the offering and sale of debt. The Finance Director/Treasurer and other appropriate staff will be asked to review this document to ensure that it is accurate and does not fail to include information that such staff and officials think might be material to an investor. The City will make every effort to ensure the fullest disclosure possible in the City's disclosure documents, including, as appropriate, seeking staff training in disclosure matters. A Preliminary Official Statement will be released to the market only after the completion of the "due diligence" meetings with appropriate staff and approval in form by the City Council. Use of disclosure counsel may also be appropriate in private placements in some circumstances.

#### **F. Credit Ratings**

The Finance Director/Treasurer, in consultation with the Municipal Advisor and other members of the financing team, will evaluate and make recommendations regarding the number of credit ratings to seek on any given bond issue. The City will work to maintain its current credit ratings and to increase ratings when the opportunity to do so exists; the Finance Director/Treasurer will periodically communicate with the agencies rating the City's debt so that they will remain well-informed.

#### **G. Credit Enhancement**

The City will consider the use of credit enhancements such as bond insurance on a case-by-case basis. The cost-benefit of insurance will be evaluated through the final maturity and through the first optional call date, recognizing that municipal bonds are commonly refunded prior to maturity. The City will consider the use of a surety policy in lieu of a cash funded reserve, but in doing so will consider estimated earnings on a cash funded reserve and the cost of replacing that surety at the time of a potential refunding, if applicable.

#### **H. Derivatives**

The City will not use interest rate swaps in connection with its debt program unless a separate swap policy is prepared and approved by Council. The City may use derivative-like investment products to invest bond funds, but only upon staff's analysis of the



investment as part of the staff report transmitting the financing and specific approval as part of the Council action.

## **X. Refunding Bonds**

In order to provide for the potential for refunding its bonds in the future, and absent compelling reasons to the contrary, the City will structure its bond issues with an optional call no longer than ten years from the date of issuance. Such compelling reasons to deviate from this policy would be a taxable bond issue, where the additional interest cost required for an optional call may outweigh the likely benefits or a bond issue that would mature only a few years after the optional call date, making a refunding impractical. When structuring its bond issues, the City will take into account the coupon structure of its debt (i.e., discount bonds or premium bonds that mature after the call date) and its impact on its option to execute a refunding for savings in the future.

The City will periodically review its outstanding debt portfolio to identify opportunities to achieve net economic benefits from refunding its bonds. Recognizing that the City's ability to refund its debt is limited because of the market practice of making most fixed-rate bond issues non-callable for their first eight to ten years, and the elimination of the ability to refund federally tax-exempt bonds on a tax-exempt basis substantially before the call date (an "advance refunding," which was eliminated by the 2017 tax act), the City will seek to deploy its refunding options prudently. At a minimum, the City will seek to achieve net present value ("NPV") savings equal to at least three percent (3%) of the par amount of the bonds that are refunded. A higher threshold may be warranted if the City doesn't receive 100% of the savings benefit (such as when refunding tax allocation bonds) and/or if it must incur significant non-contingent costs relative to the potential savings.

When it is practical to consider a partial refunding, the analysis will be performed on a maturity-by-maturity basis. Other factors that may be considered are the length of the period before the call date (the longer the period the higher the savings target should be), the length of time after the call date (savings are more difficult to realize for a short maturity, and thus the target could be lower), and any other factors that assist in considering the value of a call option.

The City may also consider a refunding for a non-economic purpose, including the retirement of an indenture for more desirable covenants, a change in tax status, or to change the type of debt instrument.

## **XI. Debt Administration**

The Finance Director/Treasurer and his or her staff shall be responsible for ensuring that the City's debt is administered in accordance with its terms, federal and State law and regulations, and best industry practices.



## **A. Tax-Exemption**

Tax-exempt bond issues are subject to various IRS rules and regulations regarding the use of bond proceeds. The City will make sure that the use of facilities financed with tax-exempt bonds are not used for ineligible private activities, and will consult with bond counsel whenever it identifies a change in use, enters into a long-term contract involving the project, or otherwise undertakes an action that could change the tax-exempt status of its bonds.

The City shall periodically review and will comply with the specific post issuance compliance procedures identified in the tax documents for its tax-exempt financings. The City will retain an arbitrage rebate consultant to assist in calculating any earnings on bond proceeds in excess of the rate on its bonds, and to calculate whether arbitrage should be rebated to the Federal Government.

## **B. Continuing Disclosure**

Under federal law, the City must commit to provide continuing disclosure to investors in any of its debt that is sold to underwriters to be offered to the public. All existing and future City debt should be compliant with the requirements of the Continuing Disclosure Certificates executed at the time of issuance, including the annual filing with the MSRB's Electronic Municipal Market Access ("EMMA") website of the City's Comprehensive Annual Financial Report and any other required operating and financial data; and; the filing of notices of any enumerated events set out in the Continuing Disclosure Certificates; and the filing of any voluntary disclosures deemed material. All such filings will be made within the time requirements set forth in the Continuing Disclosure Certificates.

The City may retain a consultant to assist in preparing and filing required reports and notices.

## **C. Investment of Bond Proceeds**

Investments of bond proceeds shall generally be consistent with the City's Investment Policy as modified from time to time, and with the requirements contained in the governing bond documents.

## **D. State Reporting Requirements**

The Finance Director/Treasurer will file any reports required by State law, including the Annual Debt Transparency Report to the California Debt and Investment Advisory Commission required of all debt issued after January 1, 2017, pursuant to Government Code section 8855(k) and Mello-Roos special tax bonds reporting required by Government Code section 53359.5(b).



## **XII. Relationship of Debt to Capital Improvement Program and Budget**

The City is committed to long-term capital planning. The City may issue debt for the purposes stated in this Policy and to implement policy decisions incorporated in the City's capital improvement program. The City shall integrate its debt issuances with the goals of its capital improvement program by considering when projects are needed in furtherance of the City's public purposes in determining the timing of debt issuance.

The City shall seek to avoid the use of debt to fund recurring infrastructure and facilities improvements in circumstances when the sole purpose of such debt financing is to reduce annual budgetary expenditures.

## **XIII. Internal Control Procedures**

The Finance Director/Treasurer or designee will monitor the expenditure of bond proceeds to ensure they were used for the purpose and authority for which the bonds were issued.

When reasonable, proceeds of debt will be held by a third-party trustee or fiscal agent and the City will submit written requisitions for such proceeds. The City will submit a requisition only after obtaining the signature of the Finance Director. In those cases where the proceeds of debt are not held by a third-party trustee or fiscal agent, the Finance Director/Treasurer shall be responsible for approving expenditures in the same manner as the approval for the expenditures for City revenues.

## **XIV. Conclusion**

This Policy is intended to guide and regulate the City's issuance of debt. This Policy should be reviewed and updated periodically to reflect changes in the market, the identification of other best practices, and to incorporate the City's own experience or changing circumstances.

While adherence to this Policy is generally required, it is recognized that changes in the capital markets, the City's needs and other unforeseen circumstances may from time to time produce situations that are not covered by the Policy or will require modifications or exceptions to best achieve policy goals. Any deviations from this Policy that are recommended by staff should be highlighted in the staff report transmitting the resolution for approval of the financing.



**City of Santee  
COUNCIL AGENDA STATEMENT**

**MEETING DATE**

May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**

**INTRODUCE ORDINANCES RESTATING, AMENDING AND  
RECODIFYING TITLES 1-12 OF THE SANTEE MUNICIPAL CODE**

**DIRECTOR/DEPARTMENT**

Shawn Hagerty, City Attorney

**SUMMARY**

As part of a comprehensive update to the City's municipal code, the City Council held a series of public meetings between March 2017 and April 2019 to consider proposed revisions to the Code, discuss policy issues, and provide direction on certain topics. The proposed revisions to the code are the result of collaborate efforts among the City's various departments, with input from the City Attorney. The purposes of the proposed revisions are to: (1) conform to current City practices and procedures; (2) make the City's regulatory approach consistent with evolving state and federal law; (3) correct internal duplicative or contradictory provisions; and (4) make non-substantive revisions to formatting, grammar, and writing conventions that are no longer favored.

This item presents Titles 1 through 12 for first reading. The attached staff report provides a comprehensive description of the revisions made to each Title. The directions provided on policy points after the last workshop have been incorporated into this Ordinance. There are no further policy points for your consideration. On June 12, there will be a public hearing for Titles 11 and 13. All 13 Titles will be returned for second reading and adoption on June 26.

Due to the length of the municipal code and the nature of the changes being proposed to the Code, it is not feasible to prepare a fair and adequate summary of the proposed ordinances for the required public notification. This item also requests that you direct notice to be provided through a 1/4 page display advertisement pursuant to Government Code section 36933(c)(2).

**FINANCIAL STATEMENT.** The amended FY 2018-19 City Attorney operating budget includes \$46,800 for the comprehensive update to the Municipal Code. The City Clerk's operating budget includes \$20,000 for public noticing, codification, and publishing.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATIONS.** Conduct first reading of twelve ordinances. Direct notice of the ordinances to be published with a 1/4 page advertisement pursuant to Government Code section 36933(c)(2).

**ATTACHMENTS.** Staff Report; Title 1 Ordinance; Title 2 Ordinance; Title 3 Ordinance; Title 4 Ordinance; Title 5 Ordinance; Title 6 Ordinance; Title 7 Ordinance; Title 8 Ordinance; Title 9 Ordinance; Title 10 Ordinance; Title 11 Ordinance; Title 12 Ordinance

# **Staff Report on Restated, Amended and Recodified Municipal Code, Titles 1-12**

## **Overview**

On December 2, 1980, the City of Santee adopted the ordinances of the County of San Diego as its municipal code, which is common practice for newly incorporated cities. The municipal code contains the ordinances of the City that carry the force of law. Since 1980, the City has amended the county ordinances more than 300 times in a piecemeal fashion. While major portions of the Code have been revised and updated over time, the City has not performed a comprehensive update of the entire code to keep pace with changes in technology, law, and business practices.

The City Attorney reviewed each Title of the Municipal Code with the City departments that rely on those Titles. With input from staff, the City Attorney recommended revisions intended to: (1) conform with current City practices and procedures; (2) make the City's regulatory approach consistent with evolving state and federal law; (3) identify and correct internal duplicative or contradictory provisions; and (4) make non-substantive revisions to formatting, grammar, and writing conventions that are no longer favored.

Between March 2017 and November 2018, the City Council held a series of public meetings to consider proposed revisions to the Code, to discuss policy issues, and to provide direction on certain topics. The City Attorney incorporated revisions requested during the public meetings, met with representatives from each City department to review revised regulations applicable to that department, and incorporated additional revisions to each Title. On April 24, 2019, the City Council held a workshop to consider all thirteen revised titles together, including additional revisions to the titles made after the initial workshops, and to provide additional policy direction.

This staff report describes the substantive changes will be made to Titles 1 through 12 by the adoption of the Ordinances. The first reading and a public hearing on Title 13 and a public hearing on Title 11 are schedule for June 12. All 13 Titles are scheduled for adoption on June 26, 2019.

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

**Item 15**

**MEETING DATE**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**    PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2019 THROUGH 2023

**DIRECTOR/DEPARTMENT**      *Sa for MK*  
Melanie ~~Kush~~, Development Services

**SUMMARY** On June 13, 2018 the City Council approved the TransNet Local Street Improvement Program (LSI) for Fiscal Years 2019 through 2023. SANDAG recently released a revised TransNet revenue forecast which reflects a total reduction of \$150,000 in the projected TransNet revenues for the City over the five-year period through Fiscal Year 2023. As a result the City is required to amend the LSI program to reflect this reduction in projected TransNet revenue. In addition, staff is requesting amendments that are consistent with the proposed Five-Year Capital Improvement Program (CIP) for Fiscal Years 2020 through 2024. This item requests City Council to amend the LSI program to reflect the following:

- A. Revise the amount of projected annual TransNet funding available and update the street listing for the Santee Rehabilitation and Major Repair Work (SNT04) and Santee Slurry Seal and Roadway Maintenance (SNT22) projects.
- B. Revise the Regional Transportation Congestion Improvement Program (RTCIP) funding, local transportation funding, and schedule for the SR67/Woodside Avenue Interchange Improvement (SNT26) project.
- C. Add additional TransNet funding to FY 2023 for the Regional Arterial Management System (SNT20) project.
- D. Delay the completion of the Pavement Management Analysis Report (SNT28) by one year to FY 2022 because of the funding changes.

Under the TransNet Extension Ordinance each jurisdiction must hold a public hearing when amending or adding projects which it proposes to construct using TransNet LSI funding or projects that have regional significance consistent with the long-range regional transportation plan. Table 1 of the attached Resolution identifies the proposed amendments.

**ENVIRONMENTAL REVIEW**

Compliance with the Environmental Quality Act (CEQA) would be required prior to construction authorization.

**FINANCIAL STATEMENT** *m*

Funding for the projects reflected in this amendment will be provided through the TransNet Local Street Improvement Program, RTCIP fees, Gas Tax RMRA, and Local Traffic Mitigation Fees and is consistent with the proposed Five-Year CIP for Fiscal Years 2020 through 2024.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *MSB*

- 1. Conduct and close the public hearing; and
- 2. Adopt the attached resolution amending the TransNet Local Street Improvement Program of Projects for Fiscal Years 2019 through 2023.

**ATTACHMENTS** Resolution

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
AMENDING THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF  
PROJECTS FOR FISCAL YEARS 2019 THROUGH 2023**

**WHEREAS**, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

**WHEREAS**, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

**WHEREAS**, the City of Santee was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2019 through 2023; and

**WHEREAS**, the City of Santee approved its 2018 *TransNet* Local Street Improvement Program of Projects (POP) on June 13, 2018 and the City of Santee desires to make adjustments to its Program of Projects; and

**WHEREAS**, the City of Santee has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

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

**Section 1.** That the City of Santee requests that SANDAG make the following changes to its 2018 POP (the "Amendment"):

- A. Revise the amount of projected annual *TransNet* funding available and update the street listing for the Santee Rehabilitation and Major Repair Work (SNT04) and Santee Slurry Seal and Roadway Maintenance (SNT22) projects.
- B. Revise the Regional Transportation Congestion Improvement Program (RTCIP) funding, local transportation funding, and schedule for the SR67/Woodside Avenue Interchange Improvement (SNT26) project.
- C. Add additional *TransNet* funding for FY 2023 to the Regional Arterial Management System (SNT20) project.
- D. Delay the completion of the Pavement Management Analysis Report (SNT28) by one year to FY 2022 because of the funding changes.

**Section 2.** That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Santee certifies that no more than thirty (30) percent of its annual revenues shall be spent on local street and road maintenance-related projects.

**Section 3.** That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Santee certifies that all new or changed projects, or major reconstruction



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

projects included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of Santee's public hearing process for the Amendment.

**Section 4.** That the City of Santee does hereby certify that all applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

**Section 5.** That the City of Santee continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Santee's *TransNet* funded projects.

**Section 6.** That the City of Santee amends the Local Street Improvement Program for Transnet funded projects.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 22nd day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Attachments: Table 1 - 2018 Regional Transportation Improvement Program  
Amendment No. 5

**Table 1**  
**2018 Regional Transportation Improvement Program**  
**Amendment No. 5**  
**San Diego Region (in \$000s)**

Santee, City of

MPO ID: SNT04		RTIP #:18-05								
Project Title:	Pavement Repair and Rehabilitation							<i>TransNet</i> - LSI: CR		
Project Description:	Multiple locations as recommended by Pavement Management Analysis report. - Reconstruction and rehabilitation in the form of removal and replacement of existing pavement sections 2 inches minimum, 1.5 inch minimum overlay, pedestrian ramps, sidewalk improvements, and drainage improvements as part of the rehabilitation improvements.									
Change Reason:	Other, Revise project funding, modify street listing, and change project title.									
	Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation									
Est Total Cost: <b>\$26,403</b>										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - Bond	\$9,855	\$9,856						\$343		\$9,512
<i>TransNet</i> - L	\$7,729	\$7,729								\$7,729
<i>TransNet</i> - LSI	\$2,473	\$627	\$332	\$339	\$376	\$347	\$453	\$213		\$2,260
<i>TransNet</i> - LSI (Cash)	\$1	\$1								\$1
<i>TransNet</i> - LSI Carry Over	\$3,001	\$3,001						\$157		\$2,844
Local Funds	\$3,344	\$1,186	\$279	\$614	\$422	\$422	\$422	\$15		\$3,329
TOTAL	\$26,403	\$22,400	\$611	\$953	\$798	\$769	\$875	\$728		\$25,675
PROJECT LAST AMENDED 18-00										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
<i>TransNet</i> - Bond	\$9,855	\$9,856						\$343		\$9,512
<i>TransNet</i> - L	\$7,729	\$7,729								\$7,729
<i>TransNet</i> - LSI	\$2,607	\$627	\$332	\$366	\$355	\$445	\$482	\$220		\$2,387
<i>TransNet</i> - LSI (Cash)	\$1	\$1								\$1
<i>TransNet</i> - LSI Carry Over	\$3,001	\$3,001						\$157		\$2,844
Local Funds	\$2,842	\$1,186	\$279	\$416	\$475	\$485		\$15		\$2,827
TOTAL	\$26,035	\$22,400	\$611	\$782	\$830	\$930	\$482	\$735		\$25,300

**2018 Regional Transportation Improvement Program  
Amendment No. 5  
San Diego Region (in \$000s)**

Santee, City of

MPO ID: <b>SNT26</b>		RTIP #:18-05								
Project Title:	SR-67 Improvements/Woodside Avenue Interchange Improvements							RAS (M-48)		
Project Description:	Intersection at SR-67 and Woodside Ave - This project proposes to improve traffic circulation at the intersection of Woodside Avenue at State Route 67 and make a sidewalk connection to North Woodside Avenue. It includes replacing the stop sign controlled intersection with medians, sidewalks, roundabout and/or other traffic signal improvements. The project will also require improvements within the Caltrans right-of-way on the State Route 67 off-ramp.									
Change Reason:	Other, Project design delayed and funding increase.									
	Capacity Status:NCI Exempt Category:Other - Changes in vertical and horizontal alignment									
Est Total Cost: <b>\$4,065</b>										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
Local Funds	\$1,363			\$1,363						\$1,363
Local RTCIP	\$2,702	\$569	\$146	\$1,987				\$715		\$1,987
<b>TOTAL</b>	<b>\$4,065</b>	<b>\$569</b>	<b>\$146</b>	<b>\$3,350</b>				<b>\$715</b>		<b>\$3,350</b>
<b>PROJECT LAST AMENDED 18-00</b>										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
Local Funds	\$490		\$490							\$490
Local RTCIP	\$2,424	\$569	\$1,855					\$569		\$1,855
<b>TOTAL</b>	<b>\$2,914</b>	<b>\$569</b>	<b>\$2,345</b>					<b>\$569</b>		<b>\$2,345</b>

MPO ID: <b>SNT28</b>		RTIP #:18-05								
Project Title:	Pavement Condition Report							TransNet - LSI: CR		
Project Description:	All local streets city wide - The pavement condition report will be prepared by an assets management consultant to conduct a complete survey of all city streets, and propose repair and funding strategies in order to maintain current and future pavement conditions									
Change Reason:	Increase funding, Other, Revise funding between fiscal years, Delay Project one year due to revenue projections.									
	Capacity Status:NCI Exempt Category:Other - Engineering studies									
Est Total Cost: <b>\$70</b>										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
TransNet - LSI	\$70					\$70		\$70		
<b>TOTAL</b>	<b>\$70</b>					<b>\$70</b>		<b>\$70</b>		
<b>PROJECT LAST AMENDED 18-00</b>										
	TOTAL	PRIOR	18/19	19/20	20/21	21/22	22/23	PE	RW	CON
TransNet - LSI	\$70				\$70			\$70		
<b>TOTAL</b>	<b>\$70</b>				<b>\$70</b>			<b>\$70</b>		

\*\* Pending final SANDAG approval

**2018 Regional Transportation Improvement Program  
Amendment No. 5  
San Diego Region (in \$000s)**

**RTIP Fund Types**

<b><i>Local Funding</i></b>	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
RTCIP	Regional Transportation Congestion Improvement Program
<i>TransNet-L</i>	Prop. A Local Transportation Sales Tax - Local Streets & Roads
<i>TransNet-LSI</i>	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
<i>TransNet-LSI Carry Over</i>	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
<i>TransNet-LSI (Cash)</i>	TransNet - LSI funds which agencies have received payment, but have not spent

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

**Item 16**

**MEETING DATE**

May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AUTHORIZING THE RECORDING OF NOTICES OF CESSATION OF SPECIAL TAX LIEN FOR CERTAIN PROPERTIES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) AND COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE), AND RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL TAX BONDS OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE), APPROVING THE FORM OF FISCAL AGENT AGREEMENT, BOND PURCHASE AGREEMENT, PRELIMINARY OFFICIAL STATEMENT AND OTHER DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

**DIRECTOR/DEPARTMENT**

Tim K. McDermott, Finance *TKM*

**SUMMARY**

Weston is a 415-unit residential project currently under development that was approved by the San Diego City Council and subsequently annexed into the City of Santee in August 2016. The developer Pardee Homes, Inc. ("Pardee") requested that the City form a Community Facilities District ("CFD") to assist in the financing of various public improvements. Staff recommended that the City Council also consider the formation of a separate CFD in order to fund public safety and other public services required as a result of the Weston development project. On September 27, 2017 the City Council adopted resolutions forming CFD No. 2017-1 (Weston Infrastructure) and CFD No. 2017-2 (Weston Municipal Services), declaring the necessity to incur bonded indebtedness for the infrastructure CFD and taking various other actions related thereto.

The final step in this process is the selling of bonds that will be repaid by the special tax authorized to be levied in CFD No. 2017-1. The City received a request from Pardee to initiate bond financing activities, and given the amount of development that has occurred in Weston, City staff and the financing team have proceeded with preparing the various legal documents and reports required to complete the bond issuance. These documents include the Resolution Authorizing the Recording of Notices of Cessation of Special Tax Lien Resolution of Issuance, Fiscal Agent Agreement, Bond Purchase Agreement, Preliminary Official Statement and Continuing Disclosure Agreement which are presented herein for City Council review and action.

**FINANCIAL STATEMENT**

The proposed actions require no financial commitment by the City. All costs will be paid out of the previously executed reimbursement and deposit agreements or proceeds of the bonds.

**CITY ATTORNEY REVIEW**

N/A     Completed

**RECOMMENDATION**

Adopt resolutions (2) *MSB*

**ATTACHMENTS (Listed Below)**

1. Staff Report
2. Resolutions (2)
3. Fiscal Agent Agreement
4. Bond Purchase Agreement
5. Preliminary Official Statement
6. Continuing Disclosure Agreement

**RESOLUTION AUTHORIZING THE RECORDING OF NOTICES OF CESSATION OF SPECIAL TAX LIEN FOR CERTAIN PROPERTIES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) AND COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE), AND RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL TAX BONDS OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE), APPROVING THE FORM OF FISCAL AGENT AGREEMENT, BOND PURCHASE AGREEMENT, PRELIMINARY OFFICIAL STATEMENT AND OTHER DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS**

**STAFF REPORT**

**CITY COUNCIL MEETING**

**MAY 22, 2019**

**Background**

The Mello-Roos Community Facilities Act was adopted in 1982 (the “Mello-Roos Act”) to provide an alternative means for financing public infrastructure and services following the passage of Proposition 13. It has been amended many times to make it an increasingly useful tool, and to add additional requirements to protect the interests of taxpayers, sponsoring public agencies and bond investors. The key feature of the Mello-Roos Act is the creation of a financing district empowered to (a) levy special taxes and issue bonded indebtedness to finance public improvements and (b) levy special taxes to finance public services. The levy of the special tax requires a two-thirds vote of the qualified electors within the boundaries of the proposed community facilities districts (“CFDs”). The Mello-Roos Act provides that the qualified electors are the property owners when less than twelve registered voters reside in the proposed CFDs. As such, it has become a useful tool for financing public improvements and services in connection with the original development of property.

**Prior Actions**

The City Council has taken several steps to date in the formation of the Weston CFDs and in preparation for the issuance of bonds as follows:

- On April 13, 2016, the City Council took the first, preliminary actions in connection with considering the formation of CFDs for the Weston development, approving deposit and reimbursement agreements to ensure that any costs incurred by the City would be financed by Pardee as the applicant, and that tax-exempt bond proceeds, if issued, could be used to reimburse such costs. The City Council also authorized the hiring of several key members of the financing team, including the special tax consultant Albert A. Webb Associates (“Webb”), bond counsel Best Best & Krieger (“BB&K”) and KNN Public Finance (“KNN”) to serve as financial advisor.
- On May 10, 2017, the City Council was provided with an overview of CFD financing in general and of the Weston CFD financing proposal, which included formation of the two CFDs. The City Council directed staff to proceed with the development of the various resolutions and other documents required for subsequent consideration of forming the CFDs, and approved Stifel Nicolas to serve as underwriter for any bonds to be issued in conjunction with the CFDs.

- On August 23, 2017 the City Council took the first official actions towards the formation of the two coterminous CFDs. Resolutions were adopted to declare the City Council's intention to establish the CFDs and levy the special taxes. These Resolutions, among other things, described the improvements to be financed, approved the rate and method of apportioning special taxes, and called for the public hearings and elections required by State law. The City Council also adopted a Resolution declaring "the Necessity to Incur a Bonded Indebtedness," also required by law at this stage of the process. In addition, the City Council made minor amendments to the City's "Statement of Local Goals and Policies Concerning the Use of the Mello-Roos Community Facilities Act."
- On September 27, 2017, the City Council took the final actions to form CFD No. 2017-1 (Weston Infrastructure) and CFD No. 2017-2 (Weston Municipal Services). The City Council also adopted a Resolution "Determining the Necessity to Incur a Bonded Indebtedness". This Resolution did not approve the issuance of such bonds. A special election of the property owners was conducted to authorize the levy of special taxes, and Ordinances were adopted to levy the special taxes (with a second reading of the Ordinances done on October 11, 2017).
- On February 13, 2019, the City Council authorized professional services agreements with Quint & Thimmig LLP to serve as disclosure counsel and Webb Municipal Finance, LLC to serve as special tax consultant in connection with the planned bond issuance.

### **Actions Now Required to Issue Bonds for CFD No. 2017-1 (Weston Infrastructure)**

The City is now positioned to take the final actions to complete the bond issuance process. The first action required to be taken at this time is the adoption of a Resolution authorizing the recording of notices of cessation of special tax lien. Certain parcels were included within the boundaries of CFD No. 2017-1 and CFD No. 2017-2 which are located in the City of San Diego. These parcels include vernal pools and areas of open space and were not intended to be included in either CFD No. 2017-1 or CFD No. 2017-2 or to be subject to the levy of the special tax for either CFD. Adoption of this Resolution will authorize the necessary actions to be taken in order to correct this situation.

The second action to be taken at this time is the adoption of a Resolution authorizing the issuance of special tax bonds in the aggregate principal amount not to exceed \$9,500,000. This Resolution approves various documents required to sell the bonds, makes certain required findings and delegates authority to certain Authorized Officers (City Manager and Director of Finance/Treasurer). Among the documents approved with this Resolution are the following.

- The **Fiscal Agent Agreement** by and between the CFD and U.S. Bank, National Association, as fiscal agent, which serves as the bond indenture and sets forth the terms and conditions relating to the issuance, sale, delivery and administration of the bonds.
- The **Bond Purchase Agreement** by and between the CFD and Stifel, Nicolaus & Company, the designated underwriter, authorizing the sale of the bonds to the underwriter.
- The **Continuing Disclosure Agreement**, obligating the CFD to provide ongoing annual disclosure relating to the bonds as required by federal securities law.

- The **Preliminary Official Statement** (“POS”) containing information regarding the proposed financing and the CFD. The POS serves as the key document for marketing the bonds to prospective buyers. The POS includes general demographic information regarding the City and County (Appendix A), the Rate and Method of Apportionment of the special taxes securing the bonds (Appendix B), an appraisal of the property securing the bonds to establish the relationship of the value of that property to the lien of the bonds (Appendix H), and an absorption study projecting the timing of home sales, which helps inform the appraisal (Appendix I). Following are a few items of note from the documents incorporated into the POS.
  - As reflected in the Rate and Method of Apportionment, the assigned annual special tax rate for developed property ranges from \$1,230 to \$1,895 per residential unit based on building square footage. The total property tax rate, including all public agency charges, ranges from 1.46% to 1.54%, well below the 2.0% maximum total rate per the City’s Amended and Restated Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts (“Goals and Policies”).
  - With a valuation date of March 4, 2019, the appraisal reflects a total value of \$210,355,000. This is approximately 24 times the estimated principal amount of bonds to be issued, which exceeds the requirement of the Goals and Policies that the value of properties within the CFD must be at least four (4) times the principal amount of the bonds.
  - The absorption analysis projects full absorption (sale) of all 415 residential units by the end of 2022. As of the March 4, 2019 appraisal valuation date 221 homes had been completed with 170 escrow closings, and 45 units were under construction. According to Pardee, between March 4<sup>th</sup> and May 1<sup>st</sup> an additional 28 escrows had closed and 15 additional building permits had been issued.
  - Exhibit A to the Resolution includes the **Good Faith Estimates**. State Senate Bill 450, effective January 1, 2018, requires that certain information be made available when approving bonds which is reflected therein.

### **Conclusion**

With the actions recommended herein, the final legislative actions in implementing the financing plan for CFD No. 2017-1 (Weston Infrastructure) will be completed. Bond pricing is tentatively scheduled for either June 5<sup>th</sup> or June 6<sup>th</sup> with the transaction closing about two weeks later.

### **Recommendation**

Staff recommends that the City Council adopt the following resolutions:

1. Resolution Authorizing the Recording of a Separate Notice of Cessation of Special Tax Lien for Certain Properties Within Community Facilities District No. 2017-2 (Weston Municipal Services) and Community Facilities District No. 2017-1 (Weston Infrastructure)
2. Resolution Authorizing and Providing for the Issuance of Special Tax Bonds of Community Facilities District No. 2017-1 (Weston Infrastructure), Approving the Form of Fiscal Agent Agreement, Bond Purchase Agreement, Preliminary Official Statement and Other Documents Related Thereto and Authorizing Certain Actions in Connection with the Issuance of Such Bonds.



**RESOLUTION NO. 2019 - \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) AND COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES), AUTHORIZING THE RECORDING OF A SEPARATE NOTICE OF CESSATION OF SPECIAL TAX LIEN FOR CERTAIN PROPERTIES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) AND COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)**

**WHEREAS**, the City Council previously formed Community Facilities District No. 2017-1 (Weston Infrastructure) ("CFD No. 2017-1") and Community Facilities District No. 2017-2 (Weston Municipal Services) ("CFD No. 2017-2" and, together with CFD No. 2017-1, the "CFDs" and separately, each a "CFD") pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), and the qualified electors of each CFD approved the levy of special taxes in each such CFD for the purpose, in the case of CFD No. 2017-1, of financing the acquisition and construction of certain facilities and, in the case of CFD No. 2017-2, of financing the provision of certain services; and

**WHEREAS**, pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the City Clerk of the City of Santee previously caused to be recorded in the records of the County Recorder for the County of San Diego, a separate Notice of Special Tax Lien for each CFD; and

**WHEREAS**, each Notice of Special Tax Lien gave notice that a lien was imposed to secure payment of special taxes that the related CFD is authorized to levy on certain parcels of real property, including the parcels described in Exhibit "A" attached hereto (the "Outlier Parcels"), located within the contiguous boundaries of the CFDs; and

**WHEREAS**, subsequent to the formation of the CFDs and the recordation of each Notice of Special Tax Lien, the City was informed that the Outlier Parcels were located within the City of San Diego and that such parcels were not intended to be included in the CFDs nor to be subject to the levy of special taxes by the CFDs; and

**WHEREAS**, this City Council, acting as the legislative body of the CFDs, desires to cause to be recorded a separate Notice of Cessation of Special Tax Lien for each CFD, pursuant to section 53330.5 of the California Government Code, to give notice that the obligation of the Outlier Parcels to pay the special tax for each CFD has ceased and the lien imposed by the recordation of the related Notice of Special Tax Lien, as it pertains to the Outlier Parcels has been extinguished.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Santee, acting the legislative body of Community Facilities District No. 2017-1 (Weston Infrastructure) and Community Facilities District No. 2017-2 (Weston Municipal Services), as follows:

**Secton 1.    Recitals.** The above recitals are true and correct.

**Section 2. Determination.** This City Council hereby determines that the special taxes authorized to be levied by each CFD on the Outlier Parcels were not intended nor are necessary to pay the costs and incidental expenses of the facilities and services authorized to be financed from the proceeds of such special taxes. This City Council hereby further determines that such special taxes shall cease to be levied on the Outlier Parcels.

**Section 3. Notice of Cessation.** The City Clerk, acting for and on behalf of the CFDs, is hereby ordered to cause a separate Notice of Cessation of Special Tax for each CFD to be recorded in the office of the County Recorder of the County of San Diego pursuant to Government Code Section 53330.5 against the Outlier Parcels.

**Section 4. Effective Date.** This Resolution shall take effect from and after its adoption.

**ADOPTED** by the City Council of the City of Santee, California, acting as the legislative body of Community Facilities District No. 2017-1 (Weston Infrastructure) and Community Facilities District No. 2017-2 (Weston Municipal Services) at a Regular Meeting thereof held this 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED**

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**JOHN W. MINTO, MAYOR**

**ATTEST**

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**ANNETTE ORTIZ, CMC, MBA, CITY  
CLERK**

## EXHIBIT A

### DESCRIPTION OF OUTLIER PARCELS

The Outlier Parcels are identified by the following Assessor Parcel Numbers:

- 366-051-57-00
- 366-051-58-00
- 366-051-59-00
- 366-052-09-00
- 366-052-11-00
- 366-053-29-00
- 366-053-32-00
- 366-090-52-00
- 366-090-54-00
- 366-090-55-00
- 366-090-56-00
- 366-090-57-00
- 366-090-59-00
- 366-090-61-00
- 366-090-63-00
- 366-090-66-00
- 366-090-68-00
- 366-090-76-00
- 366-092-75-00
- 366-092-76-00
- 366-092-77-00
- 366-093-47-00
- 366-094-46-00

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE), AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SPECIAL TAX BONDS OF SUCH COMMUNITY FACILITIES DISTRICT, APPROVING THE FORM OF FISCAL AGENT AGREEMENT, BOND PURCHASE AGREEMENT, PRELIMINARY OFFICIAL STATEMENT AND OTHER DOCUMENTS RELATED THERETO AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS**

**WHEREAS**, the City Council (the "City Council") of the City of Santee (the "City"), did previously conduct proceedings to form and did form Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee (the "Community Facilities District") for the purpose of financing the acquisition or construction of certain public improvements (the "Authorized Facilities") pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"); and

**WHEREAS**, the City Council has previously determined the necessity for the Community Facilities District to incur bonded indebtedness in an aggregate principal amount not to exceed \$10,300,000 to finance the acquisition or construction of the Authorized Facilities, such bonds to be issued pursuant to the terms and provisions of the Act, the City Council's Amended and Restated Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts (the "Goals and Policies") and the City of Santee Debt Management Policy; and

**WHEREAS**, at this time the City Council desires to set forth the general terms and conditions relating to the authorization, issuance and administration of such bonds of the Community Facilities District to be designated as the "Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee 2019 Special Tax Bonds" (the "Bonds"); and

**WHEREAS**, the forms of the following documents have been presented to and considered for approval by the City Council:

- A. Fiscal Agent Agreement by and between the Community Facilities District and U.S. Bank, National Association, as fiscal agent (the "Fiscal Agent") setting forth the terms and conditions relating to the issuance, sale, delivery and administration of the Bonds (the "Fiscal Agent Agreement");
- B. Bond Purchase Agreement by and between the Community Facilities District and Stifel, Nicolaus & Company, Incorporated, the designated underwriter (the "Underwriter") authorizing the sale of the Bonds to the Underwriter (the "Bond Purchase Agreement");
- C. Preliminary Official Statement containing information including but not limited to information regarding the Community Facilities District and the Bonds,

including the terms and conditions thereof (the "Preliminary Official Statement"); and

- D. Continuing Disclosure Agreement by and between the Community Facilities District and Webb Municipal Finance, LLC (the "Dissemination Agent"), pursuant to which the Community Facilities District will be obligated to provide ongoing annual disclosure relating to the Bonds (the "Continuing Disclosure Agreement"); and

**WHEREAS**, the City Council, with the aid of City staff, has reviewed and considered the Fiscal Agent Agreement, the Bond Purchase Agreement, the Continuing Disclosure Agreement and the Preliminary Official Statement and finds those documents suitable for approval, subject to the conditions set forth in this Resolution; and

**WHEREAS**, Section 5852.1 of the Government Code of the State of California ("Section 5852.1") provides that the City Council obtain from an underwriter, financial advisor or private lender and disclose, in a meeting open to the public, prior to authorization of the issuance of the Bonds, good faith estimates of: (a) the true interest cost of the Bonds, (b) the finance charge of the Bonds, meaning the sum of all fees and charges to be paid to third parties, (c) the amount of proceeds of the Bonds to be received by the Community Facilities District less the finance charge described above and any reserves or capitalized interest to be paid or funded with proceeds of the Bonds and (d) the sum total of all debt service payments on the Bonds calculated to the final maturity of the Bonds plus the fees and charges to be paid to third parties not paid with the proceeds of the Bonds; and

**WHEREAS**, in accordance with Section 5852.1, the City Council has obtained such good faith estimates from KNN Public Finance LLC, the City's municipal advisor, and such estimates are disclosed in Exhibit A attached hereto; and

**WHEREAS**, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed or have been ordered to have been performed in due time, form and manner as required by the laws of the State of California, including the Act and the applicable policies and regulations of the City.

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct.

**Section 2. Determinations.** This legislative body hereby makes the following determinations pertaining to the proposed issuance of the Bonds:

- (a) The Goals and Policies generally require that the full cash value of the properties within the Community Facilities District subject to the levy of the special taxes must be at least four (4) times the principal amount of the

Bonds and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act on property within the Community Facilities District or a special assessment levied on property within the Community Facilities District (collectively, "Land Secured Bonded Indebtedness"). The Act authorizes the City Council, acting as the legislative body of the Community Facilities District, to sell the Bonds only if the City Council has determined prior to the award of the sale of the Bonds that the value of such properties within the Community Facilities District will be at least three (3) times the amount of such Land Secured Bonded Indebtedness.

The full cash value of the property within the Community Facilities District which will be subject to the special tax to pay debt service on the Bonds will be at least four (4) times the amount of the Land Secured Bonded Indebtedness allocable to such properties.

The foregoing determinations are based upon the full cash value of such properties as shown upon an appraisal of the subject properties prepared by Stephen G. White, a state certified real estate appraiser, as defined in Business and Professions Code Section 11340(c). Such determination was made in a manner consistent with the Goals and Policies and California Debt and Investment Advisory Commission guidelines.

- (b) The terms and conditions of the Bonds as contained in the Fiscal Agent Agreement are consistent with and conform to the Goals and Policies.
- (c) As a result of the current status of development of the property within the Community Facilities District, the relative overall lack of diversity of ownership of property within the Community Facilities District and the need for the Underwriter to understand fully the status of the development and other factors that affect the credit worthiness of the Bonds, the private sale of the Bonds will result in a lower overall cost to the Community Facilities District than a sale upon sealed bid.

**Section 3. Bonds Authorized.** Pursuant to the Act, this Resolution and the Fiscal Agent Agreement, Bonds in an aggregate principal amount not to exceed \$9,500,000 are hereby authorized to be issued. The date, manner of payment, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms, covenants and conditions of the Bonds shall be as provided in the Fiscal Agent Agreement as finally executed.

**Section 4. Authorization and Conditions.** The City Manager, the Director of Finance/Treasurer and such other official or officials of the City as may be designated in writing by the City Council or the City Manager (each, an "Authorized Officer") are each hereby authorized and directed to execute and deliver the final form of the various documents and instruments described in this Resolution, with such additions thereto or

changes therein as such Authorized Officer may deem necessary and advisable provided that no additions or changes shall authorize an aggregate principal amount of Bonds in excess of \$9,500,000, an interest rate on the Bonds in excess of five percent (5.00%) per year or an underwriter's discount in excess of one and one tenths percent (1.10%) of the par amount of the Bonds (excluding original issue discount, if any). The approval of such additions or changes shall be conclusively evidenced by the execution and delivery of such documents or instruments by an Authorized Officer, upon consultation with and review by Best Best & Krieger LLP, the Community Facilities District's bond counsel.

**Section 5. Fiscal Agent Agreement.** The form of Fiscal Agent Agreement by and between the Community Facilities District and the Fiscal Agent, with respect to the Bonds as presented to the City Council and on file with the City Clerk is hereby approved. An Authorized Officer is hereby authorized and directed to cause the same to be completed and executed on behalf of the Community Facilities District, subject to the provisions of Section 4 above.

**Section 6. Official Statement and Continuing Disclosure Agreement.** The City Council hereby approves the form of the Preliminary Official Statement as presented to the City Council and on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by the Director of Finance/Treasurer or, in the absence of the Director of Finance/Treasurer, another Authorized Officer. Pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") the Director of Finance/Treasurer or, in the absence of the Director of Finance/Treasurer, another Authorized Officer is authorized to determine when the Preliminary Official Statement is deemed final, and the Director of Finance/Treasurer or such other Authorized Official is hereby authorized and directed to provide written certification thereof. The execution of the final Official Statement, which shall include such changes and additions to the Preliminary Official Statement deemed advisable by the Director of Finance/Treasurer or, in the absence of the Director of Finance/Treasurer, another Authorized Officer pursuant to the Rule, shall be conclusive evidence of the approval of the final Official Statement by the Community Facilities District. The City Council hereby authorizes the distribution of the Preliminary Official Statement and the final Official Statement by the Underwriter as the initial purchaser of the Bonds.

The form of Continuing Disclosure Agreement as presented to the City Council and on file with the City Clerk is hereby approved. An Authorized Officer is hereby authorized and directed to cause the same to be completed and executed on behalf of the Community Facilities District, subject to the provisions of Section 4 above.

**Section 7. Sale of Bonds.** The City Council hereby authorizes and approves the negotiated sale of the Bonds to the Underwriter. The form of the Bond Purchase Agreement is hereby approved and an Authorized Officer is hereby authorized and directed to execute the Bond Purchase Agreement on behalf of the Community Facilities District upon the execution thereof by the Underwriter, subject to the provisions of Sections 3 and 4 above.

**Section 8. Bonds Prepared and Delivered.** Upon the execution of the Bond Purchase Agreement, the Bonds shall be prepared, authenticated and delivered, all in accordance with the applicable terms of the Act and the Fiscal Agent Agreement, and any Authorized Officer and other responsible City officials, acting for and on behalf of the Community Facilities District, are hereby authorized and directed to take such actions as are required under the Bond Purchase Agreement and the Fiscal Agent Agreement to complete all actions required to evidence the delivery of the Bonds upon the receipt of the purchase price thereof from the Underwriter.

**Section 9. Actions.** All actions heretofore taken by the officers and agents of the City with respect to the establishment of the Community Facilities District and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the City, acting for and on behalf of the Community Facilities District, are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements, contracts, and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with the Act, this Resolution, the Fiscal Agent Agreement, the Bond Purchase Agreement, the Continuing Disclosure Agreement, and any certificate, agreement, contract, and other document described in the documents herein approved.

**Section 10. Effective Date.** This Resolution shall take effect from and after its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 22<sup>nd</sup> day of May, 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED**

---

**JOHN W. MINTO, MAYOR**

**ATTEST**

---

**ANNETTE ORTIZ, CMC, MBA, CITY CLERK**



## EXHIBIT A

### GOOD FAITH ESTIMATES

**All figures are good faith estimates based on market conditions at the time of preparation and are subject to change.**

(A) The true interest cost of the Bonds:

**4.000%**

(B) The finance charge of the Bonds, which means the sum of all fees and charges paid to third parties:

**\$435,000**

(C) The amount of proceeds of the Bonds to be received less the finance charge described above and any reserves or capitalized interest to be paid or funded with proceeds of the Bonds:

Total Proceeds:	\$9,305,000
Less amount in (B):	(\$435,000)
Less DSRF:	(\$535,000)
Less CAPI:	(\$80,000)
<u>Net Proceeds:</u>	<u>\$8,255,000</u>

(D) the sum total of all debt service payments on the Bonds calculated to the final maturity of the Bonds plus the fees and charges to be paid to third parties not paid with the proceeds of the Bonds:

Total Debt Service:	\$16,035,000
Third party costs not paid with Bond proceeds:	\$0
<u>Total Payment Amount:</u>	<u>\$16,035,000</u>

**ATTACHMENT 3**

**FISCAL AGENT AGREEMENT**

**Community Facilities District No. 2017-1  
(Weston Infrastructure)**

**FISCAL AGENT AGREEMENT**

by and between

**Community Facilities District No. 2017-1  
(Weston Infrastructure)  
of the City of Santee**

and

**U.S. Bank National Association,  
as Fiscal Agent**

Dated as of June 1, 2019

Re: \$ \_\_\_\_\_  
Community Facilities District No. 2017-1  
(Weston Infrastructure)  
of the City of Santee  
2019 Special Tax Bonds

## TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I DEFINITIONS.....	1
Section 1.01. Definitions .....	1
ARTICLE II GENERAL AUTHORIZATION AND TERMS .....	11
Section 2.01. Amount, Issuance and Purpose .....	11
Section 2.02. Type and Nature of Bond.....	12
Section 2.03. Terms of the Bonds.....	12
Section 2.04. Description of Bonds; Interest Rates .....	13
Section 2.05. Payment .....	13
Section 2.06. Execution of Bonds.....	14
Section 2.07. Order to Print and Authenticate Bonds.....	14
Section 2.08. Books of Registration; Book Entry System .....	14
Section 2.09. Exchange of Bonds .....	16
Section 2.10. Negotiability, Registration and Transfer of Bonds .....	16
Section 2.11. Authentication.....	16
Section 2.12. Additional Bonds .....	16
ARTICLE III FUNDS AND ACCOUNTS .....	16
Section 3.01. Establishment of Special Funds .....	16
Section 3.02. Special Tax Fund .....	17
Section 3.03. Debt Service Fund .....	18
Section 3.04. Costs of Issuance Fund .....	19
Section 3.05. Project Fund.....	19
Section 3.06. Reserve Fund .....	19
Section 3.07. Rebate Fund .....	20
Section 3.08. Redemption Fund.....	21
Section 3.09. Investment of Funds.....	21
Section 3.10. Disposition of Bond Proceeds.....	22
ARTICLE IV REDEMPTION.....	22
Section 4.01. Notice of Redemption.....	22
Section 4.02. Effect of Redemption.....	24
Section 4.03. Redemption Prices and Terms .....	24
ARTICLE V SUPPLEMENTAL AGREEMENTS.....	26
Section 5.01. Amendments or Supplements .....	26
ARTICLE VI MISCELLANEOUS CONDITIONS .....	28
Section 6.01. Ownership of Bonds .....	28
Section 6.02. Mutilated, Lost, Destroyed or Stolen Bonds.....	28
Section 6.03. Cancellation of Bonds.....	28
Section 6.04. Covenants .....	28

**TABLE OF CONTENTS**  
**(Continued)**

	<u>Page</u>
Section 6.05. Arbitrage Certificate .....	31
Section 6.06. Defeasance .....	32
Section 6.07. Fiscal Agent .....	33
Section 6.08. Liability of Fiscal Agent .....	34
Section 6.09. Provisions Constitute Contract .....	35
Section 6.10. CUSIP Numbers .....	35
Section 6.11. Severability .....	35
Section 6.12. Unclaimed Money.....	36
Section 6.13. Nonpresentment of Bonds .....	36
Section 6.14. Continuing Disclosure .....	36
Section 6.15. Execution of Documents and Proof of Ownership by Owners.....	36
Section 6.16. Notices to and Demands on District and Fiscal Agent .....	37
Section 6.17. Applicable Law .....	37
Section 6.18. Payment on Business Day.....	37
Section 6.19. Counterparts.....	37
 ARTICLE VII BOND FORM.....	 38
Section 7.01. Form of Bonds .....	38
Section 7.02. Temporary Bonds.....	38
 ARTICLE VIII EVENT OF DEFAULT .....	 38
Section 8.01. Events of Default .....	38
Section 8.02. Application of Revenues and Other Funds after Default.....	39
 EXHIBIT A – FORM OF BOND .....	 A-1
EXHIBIT B – FORM OF REQUISITION FOR COST OF ISSUANCE.....	B-1
EXHIBIT C – FORM OF REQUISITION FOR COSTS FROM ACQUISITION ACCOUNT.....	C-1

## FISCAL AGENT AGREEMENT

This Fiscal Agent Agreement dated as of June 1, 2019, is entered into by and between Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee, a community facilities district organized and existing under the laws of the State of California, and U.S. Bank National Association, as fiscal agent, to establish the terms and conditions and pertaining to the issuance of the Bonds as defined herein.

### ARTICLE I

#### DEFINITIONS

**Section 1.01. Definitions.** As used in this Agreement, the following terms shall have the following meanings:

“Acquisition Agreement” means that certain Acquisition, Construction and Funding Agreement dated as of January 24, 2019, by and among the City, Pardee Homes, Inc. and Tri Point Homes Inc., as such agreement may be amended from time to time.

“Act” means the “Mello-Roos Community Facilities Act of 1982”, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California.

“Administrative Expense Fund” means the fund by that name established and held by the District to pay Administrative Expenses.

“Administrative Expenses” means the expenses directly related to the administration of the District, including, but not limited to, the following: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or a designee thereof or both); the costs of collecting the Special Taxes (whether by the County, the City or otherwise); the costs of remitting the Special Taxes to the Fiscal Agent; the costs of the Fiscal Agent (including its legal counsel) in the discharge of the duties of the Fiscal Agent required under this Agreement; the costs of the City, the District or any designee thereof of complying with the arbitrage rebate requirements or incurred in participating in and responding to an audit by the Internal Revenue Service; the costs of the City, the District or any designee thereof of complying with City or District disclosure requirements associated with applicable federal or state securities laws and of the Act or otherwise agreed to by the City or property owners developing property within the District; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, District or any designee thereof related to an appeal of the Special Tax; and the costs of any credit enhancement obtained by the City or the District. Administrative Expenses shall also include Delinquency Collection Expenses.

“Administrative Expense Requirement” means an annual amount equal to \$30,000, or such lesser amount as may be designated by written instruction from an Authorized Representative to the Fiscal Agent, to be allocated as the first priority of Special Taxes received each Fiscal Year for the payment of Administrative Expenses.

“Agreement” means this Fiscal Agent Agreement, as amended or supplemented pursuant to the terms hereof.

“Annual Debt Service” means, for each Bond Year, the sum of (a) the interest payable on the Outstanding Bonds in such Bond Year, and (b) the principal amount of the Outstanding Bonds scheduled to be paid in such Bond Year, including from mandatory sinking fund payments.

“Authorized Representative” means the City Manager or the Director of Finance/Treasurer, acting on behalf of the District, or any other person designated in writing by the City Manager or the Director of Finance/Treasurer and authorized to act on behalf of the District under or with respect to this Agreement and all other agreements related hereto.

“Average Annual Debt Service” means the average annual debt service on the Bonds based upon a Bond Year during the term of the Bonds.

“Bond Counsel” means an attorney or firm of attorneys, selected by the District, of nationally recognized standing in matters pertaining to the tax treatment of interest on bonds issued by states and their political subdivisions, duly admitted to the practice of law before the highest court of the State.

“Bondowner” or “Owner”, or any similar term, means any person who shall be the registered owner as shown in the Registration Books or the duly authorized attorney, trustee, representative or assign of any registered owner of any Outstanding Bond.

“Bonds” means the \$\_\_\_\_\_ Community Facilities District 2017-1 (Weston Infrastructure) of the City of Santee 2019 Special Tax Bonds issued pursuant to this Agreement.

“Bond Year” means each twelve-month period extending from September 2 in one calendar year to September 1 of the succeeding calendar year, except in the case of the initial Bond Year which shall be the period from the Delivery Date to and including September 1, 2019.

“Business Day” means a day that is not a Saturday or a Sunday or a day of the year on which banks in New York, New York and Los Angeles, California, or where the Principal Corporate Trust Office is located, are not required or authorized to remain open.

“Capitalized Interest Sub-Account” means the sub-account by that name within the Interest Account of the Debt Service Fund established pursuant to Section 3.01 hereof.

“City” means the City of Santee, California.

“City Manager” means the City Manager of the City, acting for and on behalf of the District.

“Code” means the Internal Revenue Code of 1986, as amended.

“Comptroller of the Currency” shall mean the Comptroller of the Currency of the United States.

“Costs of Issuance” means all of the costs of formation of the District and the costs of issuing the Bonds, including but not limited to, all printing and document preparation expenses in connection with this Agreement and any supplemental Agreement, the Bonds, and any and all other agreements, instruments, certificates or other documents issued in connection therewith; any computer and other expenses incurred in connection with the Bonds; the initial fees and expenses of the Fiscal Agent (including without limitation, acceptance fees and first annual fees payable in advance); and other fees and expenses incurred in connection with the formation of the District and the issuance of the Bonds, to the extent such fees and expenses are approved by the District.

“Costs of Issuance Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“County” means the County of San Diego, California.

“Debt Service Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Debt Service on Parity Refunding Obligations” means the gross debt service due in any Bond Year on any refunding bonds or other refunding obligations which have, or purport to have, a lien upon the Net Special Tax Revenues on a parity with the lien of the Bonds.

“Delinquency Collection Expenses” means those fees and expenses of the District incurred by or on behalf of the District related to the collection of delinquent Special Taxes.

“Delinquency Proceeds” means the amounts collected from the redemption of delinquent Special Taxes including the penalties and interest thereon and from the sale of property sold as a result of the foreclosure of the lien of the Special Tax resulting from the delinquency in the payment of Special Taxes due and payable on such property.

“Delivery Date” means the date on which the Bonds are issued and delivered to the initial purchaser thereof.

“Depository” shall mean DTC and its successors and assigns or if (a) the then Depository resigns from its functions as securities depository of the Bonds, or (b) the District discontinues use of the Depository pursuant to this Agreement, any other securities depository which agrees to follow procedures required to be followed by a securities depository in connection with the Bonds and which is selected by the Treasurer.

“Director of Finance/Treasurer” means the Director of Finance/Treasurer of the City, acting for and on behalf of the District.

“District” means Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee situated in the City and formed by the Legislative Body.

“DTC” shall mean The Depository Trust Company, New York, New York, and its successors and assigns.



“Fiscal Agent” means U.S. Bank National Association in its capacity as Fiscal Agent under this Agreement, and any successor thereto.

“Fiscal Year” means the 12 month period beginning July 1 of each year and terminating on June 30 of the following year, or any other annual accounting period hereinafter selected and designated by the District as its fiscal year in accordance with applicable law.

“Government Obligations” means obligations described in Paragraph 1 of the definition of Permitted Investments.

“Gross Proceeds” has the meaning ascribed to such term in Section 148(f)(6) of the Code.

“Independent Accountant” means any certified public accountant or firm of such certified public accountants appointed and paid by the District, and who, or each of whom -

1. is in fact independent and not under domination of the District or the City;
2. does not have any substantial interest, direct or indirect, in the District or the City; and
3. is not an officer or employee of the District or the City, but who may be regularly retained to make annual or other audits of the books of or reports to the City or the District.

“Information Services” means the Electronic Municipal Market Access System (referred to as “EMMA”), a facility of the Municipal Securities Rulemaking Board (at <http://emma.msrb.org>); and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other services providing information with respect to called bonds as the District may designate in writing to the Fiscal Agent.

“Interest Payment Date” means March 1 and September 1 of each year, commencing September 1, 2019.

“Investment Agreement” means any investment satisfying the requirements of Paragraph 11 of the definition of Permitted Investments.

“Legislative Body” means the City Council of the City, acting as the legislative body of the District.

“Maximum Annual Debt Service” means, as of the date of any calculation, the largest Annual Debt Service during the current or any future Bond Year.

“Moody’s” means Moody’s Investors Service, Inc., its successors and assigns.

“Net Special Tax Revenues” means the Special Tax Revenues minus amounts applied annually to fund the Administrative Expense Requirement.

“Nominee” shall mean the nominee of the Depository which may be the Depository, as determined from time to time by the Depository.

“Outstanding” means as to the Bonds, all of the Bonds, except:

1. Bonds theretofore canceled or surrendered for cancellation in accordance with Section 6.03 hereof;
2. Bonds for the transfer or exchange of or in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Fiscal Agent pursuant to the terms hereof; and
3. Bonds for the payment or redemption of which monies shall have been theretofore deposited in trust (whether upon or prior to the maturity or the redemption date of such Bonds).

“Parity Refunding Obligations” means any refunding bonds or other refunding obligations which have, or purport to have, a lien upon the Net Special Tax Revenues on a parity with the lien of the Bonds.

“Participant” shall mean a member of or participant in the Depository.

“Permitted Investments” means any of the following which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein (the Fiscal Agent shall be entitled to rely upon any written investment direction from an Authorized Representative as a certification to the Fiscal Agent that such investment constitutes a Permitted Investment):

1.
  - A. Direct obligations (other than an obligation subject to variation in principal payment) of the United States of America (“United States Treasury Obligations”);
  - B. Obligations fully and unconditionally guaranteed as to timely payment of principal and interest by the United States of America;
  - C. Obligations fully and unconditionally guaranteed as to timely payment of principal and interest by any agency or instrumentality of the United States of America when such obligations are backed by the full faith and credit of the United States of America, or
  - D. Evidences of ownership of proportionate interests in future interest and principal payments on obligations described above held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying government obligations are not available to any person claiming through the custodian or to whom the custodian may be obligated.
2. Federal Housing Administration debentures.
3. The listed obligations of government-sponsored agencies which are not backed by the full faith and credit of the United States of America:
  - A. Federal Home Loan Mortgage Corporation (FHLMC)

(1) Participation certificates (excluded are stripped mortgage securities which are purchased at prices exceeding their principal amounts)

(2) Senior debt obligations

B. Farm Credit Banks (formerly: Federal Land Banks, Federal Intermediate Credit Banks and Banks for Cooperatives)

(1) Consolidated system-wide bonds and notes

C. Federal Home Loan Banks (FHL Banks)

(1) Consolidated debt obligations

D. Federal National Mortgage Association (FNMA)

(1) Senior debt obligations

(2) Mortgage-backed securities (excluded are stripped mortgage securities which are purchased at prices exceeding their principal amounts)

4. Unsecured certificates of deposit, time deposits or other bank deposit products, and bankers' acceptances (having maturities of not more than 30 days) of any bank the short-term obligations of which are rated "A-1+" or better by S&P.

5. Deposits the aggregate amount of which are fully insured by the Federal Deposit Insurance Corporation (FDIC), in banks which have capital and surplus of at least \$15 million.

6. Commercial paper (having original maturities of not more than 270 days) rated at the time of purchase "A-1+" by S&P and "Prime-1" by Moody's.

7. Money market mutual funds rated "AAm" or "AAm-G" by S&P, or better.

8. State Obligations, which means:

A. Direct general obligations of any state of the United States of America or any subdivision or agency thereof to which is pledged the full faith and credit of a state the unsecured general obligation debt of which is rated at least "A3" by Moody's and at least "A-" by S&P, or better, or any obligation fully and unconditionally guaranteed by any state, subdivision or agency whose unsecured general obligation debt is so rated.

B. Direct general short-term obligations of any state agency or subdivision or agency thereof described in (A) above and rated "A-1+" by S&P and "MIG 1" by Moody's.

C. Special Revenue Bonds (as defined in the United States Bankruptcy Code) of any state, state agency or subdivision described in A. above and rated "AA-" or better by S&P and "Aa3" or better by Moody's.

9. Pre-refunded municipal obligations rated “AA+” by S&P and “Aaa” by Moody’s meeting the following requirements:

A. the municipal obligations are (1) not subject to redemption prior to maturity or (2) the trustee for the municipal obligations has been given irrevocable instructions concerning their call and redemption and the issuer of the municipal obligations has covenanted not to redeem such municipal obligations other than as set forth in such instructions;

B. the municipal obligations are secured by cash or United States Treasury Obligations which may be applied only to payment of the principal of, interest and premium on such municipal obligations;

C. the principal of and interest on the United States Treasury Obligations (plus any cash in the escrow) has been verified by the report of independent certified public accountants to be sufficient to pay in full all principal of, interest, and premium, if any, due and to become due on the municipal obligations (“Verification”);

D. the cash or United States Treasury Obligations serving as security for the municipal obligations are held by an escrow agent or trustee in trust for owners of the municipal obligations;

E. no substitution of a United States Treasury Obligation shall be permitted except with another United States Treasury Obligation and upon delivery of a new Verification; and

F. the cash or United States Treasury Obligations are not available to satisfy any other claims, including those by or against the trustee or escrow agent.

10. Repurchase agreements:

With (1) any domestic bank, or domestic branch of a foreign bank, the long term debt of which is rated at least “A-” by S&P and “Aa3” by Moody’s; or (2) any broker-dealer with “retail customers” or a related affiliate thereof which broker-dealer has, or the parent company (which guarantees the provider) of which has, long-term debt rated at least “A-” by S&P and “A3” by Moody’s, which broker-dealer falls under the jurisdiction of the Securities Investors Protection Corporation, or (3) any other entity rated “A-” or better by S&P and “A3” by Moody’s, provided that:

A. The (i) permitted collateral shall include U.S. Treasury Obligations, or senior debt obligations of GNMA, FNMA or FHLMC (no collateralized mortgage obligations shall be permitted for these providers), and (ii) collateral levels must be at least 102% of the total principal when the collateral type is U.S. Treasury Obligations, 103% of the total principal when the collateral type is GNMA and 104% of the total principal when the collateral type is FNMA and FHLMC (“Eligible Collateral”);

B. The Fiscal Agent or a third party acting solely as agent therefor or for the District (the “Holder of the Collateral”) has possession of the collateral or the collateral has been

transferred to the Holder of the Collateral in accordance with applicable state and federal laws (other than by means of entries on the transferor's books);

C. The collateral shall be marked to market on a daily basis and the provider or Holder of the Collateral shall send monthly reports to the Fiscal Agent and the District setting forth the type of collateral, the collateral percentage required for that collateral type, the market value of the collateral on the valuation date and the name of the Holder of the Collateral;

D. The repurchase agreement shall state and an opinion of counsel shall be rendered at the time such collateral is delivered that the Holder of the Collateral has a perfected first priority security interest in the collateral, any substituted collateral and all proceeds thereof (in the case of bearer securities, this means the Holder of the Collateral is in possession);

E. The repurchase agreement shall provide that if during its term the provider's rating by either Moody's or S&P is withdrawn or suspended or falls below "A-" by S&P or "A3" by Moody's, as appropriate, the provider must, at the direction of the District or the Fiscal Agent, within 10 days of receipt of such direction, repurchase all collateral and terminate the agreement, with no penalty or premium to the District or Fiscal Agent.

Notwithstanding the above, collateral levels need not be as specified in "A" above, so long as such collateral levels are 103% or better and the provider is rated at least "A" by S&P and Moody's, respectively.

11. Investment agreements with a domestic or foreign bank or corporation the long-term debt or financial strength of which, it or its guarantor is rated at least "AA" by S&P and "Aa3" by Moody's; provided that, by the terms of the investment agreement:

A. the invested funds are available for withdrawal without penalty or premium, upon not more than seven days' prior notice; the District and the Fiscal Agent hereby agree to give or cause to be given notice in accordance with the terms of the investment agreement so as to receive funds thereunder with no penalty or premium paid;

B. the investment agreement shall state that it is the unconditional and general obligation of, and is not subordinated to any other obligation of, the provider thereof; or, in the case of a bank, that the obligation of the bank to make payments under the agreement ranks *pari passu* with the obligations of the bank to its other depositors and its other unsecured and unsubordinated creditors;

C. the District and the Fiscal Agent receives the opinion of domestic counsel that such investment agreement is legal, valid, binding and enforceable upon the provider in accordance with its terms and of foreign counsel (if applicable);

D. the investment agreement shall provide that if during its term

(1) the provider's rating by either S&P or Moody's falls below "AA-" or "Aa3", respectively, the provider shall, at its option, within 10 days of receipt of publication of such downgrade, either (a) collateralize the investment agreement by delivering or transferring in

accordance with applicable state and federal laws (other than by means of entries on the provider's books) to the District, the Fiscal Agent or a Holder of the Collateral free and clear of any third-party liens or claims the market value of which collateral is maintained at levels and upon such conditions as would be acceptable to S&P and Moody's to maintain an "A" rating in an "A" rated structured financing (with a market value approach); or (b) transfer and assign the investment agreement to a then qualifying counterparty with ratings specified above; and

(2) the provider's rating by either S&P or Moody's is withdrawn or suspended or falls below "A-" or "A3", respectively, the provider must, at the direction of the District or the Fiscal Agent, within 10 days of receipt of such direction, repay the principal of and accrued but unpaid interest on the investment;

E. the investment agreement shall state and an opinion of counsel shall be rendered, in the event collateral is required to be pledged by the provider under the terms of the investment agreement, at the time such collateral is delivered, that the Holder of the Collateral has a perfected first priority security interest in the collateral, any substituted collateral and all proceeds thereof (in the case of bearer securities, this means the Holder of the Collateral is in possession);

F. the investment agreement must provide that if during its term

(1) the provider shall default in its payment obligations, the provider's obligations under the investment agreement shall, at the direction of the District or the Fiscal Agent, be accelerated and amounts invested and accrued but unpaid interest thereon shall be repaid to the District or Fiscal Agent, as appropriate, and

(2) the provider shall become insolvent, not pay its debts as they become due, be declared or petition to be declared bankrupt, etc. ("Event of Insolvency"), the provider's obligations shall automatically be accelerated and amounts invested and accrued but unpaid interest thereon shall be repaid to the District or Fiscal Agent, as appropriate.

12. The Local Agency Investment Fund (LAIF) administered by the treasurer of the State to the extent such deposits remain in the name of and control of the Fiscal Agent.

13. The California Asset Management Program (CAMP) Pool.

Whenever reference is made in this definition of Permitted Investments to "collateral," collateral shall be limited to (i) cash and securities issued or guaranteed by the United States Government, including United States Treasury obligations and any other obligations the timely payment of the principal of and interest on which are guaranteed by the United States Government, and (ii) bonds, notes, debentures, obligations or other evidences of indebtedness issued or guaranteed by the Government National Mortgage Association, Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, or any other agency or instrumentality of the United States or America including but not limited to, mortgage participation certificates, mortgage pass-through certificates, and other mortgage-backed securities.

"Prepayments" means Special Tax Revenues identified to the Fiscal Agent by an Authorized Representative as representing a prepayment of the Special Tax.

“Principal Corporate Trust Office” means the office of the Fiscal Agent at 633 West Fifth Street, 24<sup>th</sup> Floor, Los Angeles, California 90071 or such other offices as may be specified to the District by the Fiscal Agent in writing; provided, however for transfer, registration, exchange, payment and surrender of Bonds Principal Corporate Trust Office means the corporate trust office of U.S. Bank National Association in St. Paul, Minnesota or such other address specified by the Fiscal Agent to the District in writing.

“Project” means the public improvements as set forth and described in Exhibit B to the Acquisition Agreement.

“Project Costs” means all expenses of and incidental to the construction, acquisition, or both, of the Project.

“Project Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Rebate Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Record Date” shall mean the fifteenth (15th) calendar day of the month immediately preceding an Interest Payment Date.

“Redemption Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Registration Books” shall have the meaning given such term in Section 2.08 hereof.

“Regulations” means the regulations promulgated under the Code.

“Reserve Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Reserve Requirement” means an amount initially equal to \$[\_\_\_\_\_] which amount shall, as of any date of calculation, be equal to the least of (i) Maximum Annual Debt Service for the Bonds, (ii) one hundred twenty-five percent (125%) of Average Annual Debt Service for the Bonds, and (iii) ten percent (10%) of the original issue price of the Bonds calculated in accordance with Treasury Regulations Section 1.148-2(f)(1).

“Securities Depository” means, as of the Delivery Date, The Depository Trust Company, 711 Stewart Avenue, Garden City, New York 11530 and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addressees providing depository services with respect to bonds as the District may designate in writing to the Fiscal Agent.

“Special Tax” means the Special Tax authorized to be levied in the District pursuant to the Act and the Special Tax RMA.

“Special Tax Consultant” means any person or firm possessing demonstrated experience and expertise in the preparation of special tax formulas and/or the administration of special taxes levied for community facilities districts. Any such person or firm shall be appointed and paid by the District and who, or each of whom –

1. is in fact independent and not under domination of the District or the City;
2. does not have any substantial interest, direct or indirect, in the District or the City; and
3. is not an officer or employee of the District or the City, but who may be regularly retained by the City or other community facilities districts formed by the City to administer the levy of special taxes within such community facilities districts.

“Special Tax Fund” means the fund by that name established pursuant to Section 3.01 hereof.

“Special Tax Revenues” means (a) the proceeds of the Special Tax levied by the District pursuant to the Special Tax RMA and received by the District, and (b) the Delinquency Proceeds.

“Special Tax RMA” means the rate and method of apportionment of the Special Tax originally authorized to be levied on property within the District as approved at the special election held within the District on September 27, 2017, and as it may be modified from time to time in accordance with the Act.

“S&P” means S&P Global Ratings, its successors and assigns.

“State” means the State of California.

“Supplemental Agreement” means any Fiscal Agent Agreement then in full force and effect which has been duly approved by resolution of the Legislative Body under and pursuant to the Act at a meeting of the Legislative Body duly convened and held, at which a quorum was present and acted thereon, amendatory hereof or supplemental hereto; but only if and to the extent that such Supplemental Agreement is specifically authorized hereunder.

“Tax Certificate” means the certificate delivered by the District on the Delivery Date relating to the requirements of Section 148 of the Code, as it may be amended and supplemented from time to time.

“Tax Exempt” means, with reference to a Permitted Investment, a Permitted Investment the interest earnings on which are excludable from gross income for federal income tax purposes pursuant to Section 103(a) of the Code, other than one described in Section 57(a)(5)(C) of the Code.

“Term Bonds” means the Bonds maturing on September 1, 20\_\_ and on September 1, 20\_\_.

“Treasurer” means the Director of Finance/Treasurer of the City.

“Yield” has the meaning assigned to such term for purposes of Section 148(f) of the Code.

## ARTICLE II

### GENERAL AUTHORIZATION AND TERMS

**Section 2.01. Amount, Issuance and Purpose.** Pursuant to the provisions of the Act, the Legislative Body has authorized the issuance of the Bonds in an aggregate principal amount of



\$\_\_\_\_\_. The Bonds shall be designated “Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee 2019 Special Tax Bonds.” The purpose of the Bonds shall be to (a) pay for the acquisition or construction of the Project, (b) fund the Reserve Fund, (c) fund capitalized interest on a portion of the Bonds through September 1, 2019, (d) [fund certain Administrative Expenses of the District] and (e) pay the Costs of Issuance.

**Section 2.02. Type and Nature of Bond.** The Bonds and interest thereon, together with any premium paid thereon upon redemption, are not obligations of the City, but are limited obligations of the District secured by and payable from an irrevocable first lien on the Net Special Tax Revenues and on the monies in the funds and accounts established herein (including the investment earnings thereon) with the exception of the Project Fund, the Administrative Expense Fund and the Rebate Fund. Except for the Net Special Tax Revenues, neither the faith and credit nor the taxing power of the District or the City is pledged for the payment of the Bonds or the interest thereon, and no Owner of the Bonds may compel the exercise of taxing power by the District, except as to the Special Taxes, or the City or the forfeiture of any of their property. The principal of and interest on the Bonds and premiums upon the redemption thereof, if any, are not a debt of the District or the City, the State of California or any of its political subdivisions within the meaning of any constitutional or statutory limitation or restriction. The Bonds are not a legal or equitable pledge, charge, lien or encumbrance upon any of the District’s property, or upon any of its income, receipts or revenues, except the amounts which are, under this Agreement and the Act, set aside for the payment of the Bonds and interest thereon and neither the members of the Legislative Body, the City Council of the City, nor any persons executing the Bonds are liable personally on the Bonds by reason of their issuance.

Notwithstanding anything contained in this Agreement, the District shall not be required to advance any money derived from any source of income other than the Net Special Tax Revenues for the payment of the interest on or the principal of the Bonds or for the performance of any covenants herein contained.

Nothing in this Agreement or in any Supplemental Agreement shall preclude the redemption prior to maturity of any Bonds subject to call and redemption or the payment of the Bonds from proceeds of the refunding bonds issued under the Act or under any other law of the State.

**Section 2.03. Terms of the Bonds.** The Bonds shall mature on September 1 in the years, and in the respective principal amounts set forth opposite such years, and shall bear interest at the respective rates per annum, as follows:

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$	<u>Interest</u> <u>Rate (%)</u>	<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$	<u>Interest</u> <u>Rate (%)</u>
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**Section 2.04. Description of Bonds; Interest Rates.** The Bonds shall be issued in fully registered form in denominations of \$5,000 or any integral multiple thereof within a single maturity and shall be numbered as desired by the Fiscal Agent. The Bonds shall be dated as of the Delivery Date. The Bonds shall mature and be payable in the years and in the aggregate principal amounts and shall bear interest at the rates set forth in Section 2.03. Interest shall be payable with respect to each Bond on each Interest Payment Date (commencing September 1, 2019), until the principal sum of that Bond has been paid; provided, however, that if at the maturity date of any Bond (or if the same is redeemable and shall be duly called for redemption, then at the date fixed for redemption) funds are available for the payment or redemption thereof, in full accordance with the terms of this Agreement, such Bond shall then cease to bear interest from such maturity date (or date of earlier redemption).

**Section 2.05. Payment.** The principal of and interest on the Bonds shall be payable in lawful money of the United States of America. The principal of the Bonds and any premium due upon the redemption thereof shall be payable upon presentation and surrender thereof at maturity or the earlier redemption thereof at the Principal Corporate Trust Office of the Fiscal Agent.

Interest on any Bond shall be payable from the Interest Payment Date next preceding the date of authentication of that Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the date of the Bonds; provided, however, that if at the time of authentication of a Bond, interest is in default, interest on that Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment. Interest on any Bond shall be paid to the person whose name shall appear in Registration Books as the owner of such Bond as of the close of business on the Record Date immediately preceding such Interest Payment Date. Such interest shall be paid by check of the Fiscal Agent mailed to such Bondowner at his or her address as it appears on the Registration Books or, upon the request in writing prior to the Record Date of a Bondowner of at least \$1,000,000 in aggregate principal amount of Bonds, by wire transfer in immediately available funds to an account in the

United States designated by such Owner. Interest with respect to each Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

**Section 2.06. Execution of Bonds.** The Bonds shall be executed manually or in facsimile by the Mayor of the City and countersigned by the City Clerk of the City, each acting on behalf of the District. The Bonds shall then be delivered to the Fiscal Agent for authentication and registration. In case an officer who shall have signed or attested to any of the Bonds by facsimile or otherwise shall cease to be such officer before the authentication, delivery and issuance of the Bonds, such Bonds nevertheless may be authenticated, delivered and issued, and upon such authentication, delivery and issue, shall be as binding as though those who signed and attested the same had remained in office.

**Section 2.07. Order to Print and Authenticate Bonds.** The Director of Finance/Treasurer is hereby instructed to cause Bonds in the form as set forth herein to be printed, and to proceed to cause said Bonds to be authenticated and delivered to an authorized representative of the initial purchaser of the Bonds, upon payment of the purchase price as set forth in the purchase contract for the sale of the Bonds.

**Section 2.08. Books of Registration; Book Entry System.** There shall be kept by the Fiscal Agent, sufficient books for the registration and transfer of the Bonds (the "Registration Books") and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said register, Bonds as hereinbefore provided. The ownership of the Bonds shall be established by the Registration Books. Whenever any Bond or Bonds shall be surrendered for registration or transfer or exchange, the Fiscal Agent shall authenticate and deliver a new Bond or Bonds of the same maturity, for a like aggregate principal amount of authorized denominations; provided that the Fiscal Agent shall not be required to register transfers or make exchanges of (i) Bonds for a period of 15 days next preceding the date of any selection of the Bonds to be redeemed, or (ii) any Bonds chosen for redemption.

The Bonds shall be initially issued in the form of a single, fully registered Bond for each maturity (which may be typewritten). Upon initial issuance, the ownership of such Bonds shall be registered in the name of the Nominee identified below as nominee of the Depository. Except as hereinafter provided, all of the Outstanding Bonds shall be registered in the name of the nominee of the Depository, which may be the Depository, as determined from time to time pursuant to this Section.

With respect to the Bonds registered in the name of the Nominee, neither the District nor the Fiscal Agent shall have any responsibility or obligation to any Participant or to any person on behalf of which such a Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, neither the District nor the Fiscal Agent shall have any responsibility or obligation with respect to (i) the accuracy of the records of the Depository, the Nominee, or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person, other than an Owner of a Bond as shown in the Registration Books, of any notice with respect to the Bonds, including any notice of redemption, (iii) the selection by the Depository and its Participants of the beneficial interests in the Bonds to be redeemed in the event the District

redeems the Bonds in part, or (iv) the payment to any Participant or any other person, other than an Owner of a Bond as shown in the Registration Books, of any amount with respect to principal of or interest on the Bonds. The District and the Fiscal Agent may treat and consider the person in whose name each Bond is registered as the holder and absolute Owner of such Bond for the purpose of payment of principal and interest with respect to such Bond for the purpose of giving notices or prepayment if applicable, and other matters with respect to such Bond for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The District shall pay all principal of and interest on the Bonds only to or upon the order of the respective Owner of a Bond, as shown in the Registration Books, or his respective attorney duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid.

No person other than an Owner of a Bond, as shown in the Registration Books, shall receive a Bond evidencing the obligation of the District to make payments of principal and interest pursuant to this Agreement. Upon delivery by the Depository to the Owners of the Bond, and the District of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee, and subject to the provisions herein with respect to Record Dates, the word Nominee in this Agreement shall refer to such nominee of the Depository.

In the event (i) the Depository determines not to continue to act as securities depository for the Bonds, or (ii) the Depository shall no longer so act and gives notice to the District of such determination, then the District will discontinue the book-entry system with the Depository. If the District determines to replace the Depository with another qualified securities depository, the District shall prepare or direct the preparation of a new, single, separate, fully registered Bond, per maturity, registered in the name of such successor or substitute qualified securities depository or its nominee. If the District fails to identify another qualified securities depository to replace the Depository, then the Bonds shall no longer be restricted to being registered in the register in the name of the Nominee, but shall be registered in whatever name or names Owners of the Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions hereof and the District shall prepare and deliver Bonds to the Owners thereof for such purpose.

In the event of a reduction in aggregate principal amount of Bonds Outstanding or a refunding of part of the Bonds Outstanding, DTC, in its discretion, (a) may request the District to prepare and issue a new Bond or (b) may make an appropriate notation on the Bond indicating the date and amounts of such reduction in principal, but in such event the Registration Books maintained by the Fiscal Agent shall be conclusive as to what amounts are Outstanding on the Bond, except in the case of final maturity, in which case the Bond must be presented to the Fiscal Agent prior to payment.

Notwithstanding any other provision of this Agreement to the contrary, so long as any Bond is registered in the name of the Nominee, all payments of principal and interest with respect to such Bond and all notice with respect to such Bond shall be made and given respectively, as instructed by the Depository and acceptable to the District.

The initial Nominee shall be Cede & Co., as Nominee of DTC.

**Section 2.09. Exchange of Bonds.** Bonds may be exchanged at the Principal Corporate Trust Office for a like aggregate principal amount of Bonds of authorized denominations, interest rate and maturity, subject to the terms and conditions of this Agreement, including the payment of certain charges, if any, upon surrender and cancellation of a Bond. Upon such transfer and exchange, a new registered Bond or Bonds of any authorized denomination or denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

**Section 2.10. Negotiability, Registration and Transfer of Bonds.** The transfer of any Bond may be registered only upon the Registration Books upon surrender thereof to the Fiscal Agent, together with an assignment duly executed by the Owner or his attorney or legal representative, in satisfactory form. Upon any such registration of transfer, a new Bond or Bonds shall be authenticated and delivered in exchange for such Bond, in the name of the transferee, of any denomination or denominations authorized by this Agreement, and in an aggregate principal amount equal to the principal amount of such Bond or Bonds so surrendered. In all cases in which Bonds shall be exchanged or transferred, the Fiscal Agent shall authenticate the Bonds in accordance with the provisions of this Agreement. All Bonds surrendered in such exchange or transfer shall forthwith be canceled. The Fiscal Agent may make a charge for every such exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or registration or transfer.

**Section 2.11. Authentication.** Only such of the Bonds as shall bear thereon a certificate of authentication substantially in the form set forth in Exhibit A hereto, manually executed by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of the Fiscal Agent shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder, and are entitled to the benefits of this Agreement.

**Section 2.12. Additional Bonds.** The District may not issue any other bonds or obligations payable, principal or interest, from the Special Taxes which have, or purport to have, any lien upon the Special Taxes superior to or, except as permitted below, on a parity with the lien of the Bonds herein authorized; provided, however, that the District may issue and sell, pursuant to law, Parity Refunding Obligations so long as the issuance of such Parity Refunding Obligations results in a reduction in each Bond Year on the Annual Debt Service on the Bonds when combined with the Debt Service on Parity Refunding Obligations following the issuance of such Parity Refunding Obligations.

### ARTICLE III

#### FUNDS AND ACCOUNTS

**Section 3.01. Establishment of Special Funds.** The following funds and accounts identified in this Section 3.01 are hereby created and established and shall be maintained by the Fiscal Agent:

- A. Special Tax Fund;

B. Debt Service Fund, and within the Debt Service Fund, the Interest Account, [and within the Interest Account, the Capitalized Interest Sub-Account], and the Principal Account;

C. Rebate Fund;

D. Redemption Fund;

E. Project Fund;

F. Reserve Fund; and

G. Costs of Issuance Fund.

The District may, through written instructions from an Authorized Representative, direct the Fiscal Agent to establish such other accounts or sub-accounts, as may be necessary to carry out the administration of the Bonds and the proceeds of the Bonds.

**Section 3.02. Special Tax Fund.**

A. After the District has received Special Tax Revenues in an amount equal to the Administrative Expense Requirement and deposited such Special Tax Revenues in the Administrative Expense Fund, the District shall, no later than the tenth (10th) Business Day after which Special Tax Revenues have been received by the District and in any event not later than February 15th and August 15th of each year, transfer such Special Tax Revenues to the Fiscal Agent and, except as set forth in the following sentence, such amounts shall be deposited in the Special Tax Fund. Special Tax Revenues representing Prepayments shall be deposited into the Redemption Fund as set forth in written instructions from an Authorized Representative.

B. The Special Tax Revenues deposited in the Special Tax Fund shall be held in trust and deposited in the following accounts of the Special Tax Fund or transferred to the following other funds and accounts on the dates and in the amounts set forth in the following paragraphs and in the following order of priority:

1. The Fiscal Agent shall transfer to the Interest Account of the Debt Service Fund, on each Interest Payment Date, an amount required to cause the aggregate amount on deposit in the Interest Account to equal the amount of interest due or becoming due and payable on such Interest Payment Date on all Outstanding Bonds or to be paid on the Bonds being redeemed on such date.

2. The Fiscal Agent shall transfer to the Principal Account of the Debt Service Fund, on each September 1, an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of, and premium (if any) on the Bonds coming due and payable on such September 1, whether at maturity or by mandatory sinking fund payments on the Term Bonds.

3. On or after September 2 of each year after making the deposits and transfers required under 1. through 2. above, the Fiscal Agent shall transfer the amount, if any, necessary to

replenish the amount then on deposit in the Reserve Fund to an amount equal to the Reserve Requirement.

4. On or after September 2 of each year after making the deposits and transfers required under 1. through 3. above, upon receipt of written instructions from an Authorized Representative, the Fiscal Agent shall transfer from the Special Tax Fund to the Rebate Fund the amount specified in such request.

5. On or after September 2 of each year after making the deposits and transfers required under 1. through 4. above, upon receipt of a written request of an Authorized Representative, the Fiscal Agent shall transfer from the Special Tax Fund to the District for deposit in the Administrative Expense Fund the amounts specified in such request to pay those Administrative Expenses which the District reasonably expects will become due and payable during such Fiscal Year or the cost of which Administrative Expenses have previously been incurred and paid by the District from funds other than the Administrative Expense Fund in excess of the Administrative Expense Requirement for such Fiscal Year.

6. If, on or after September 2 of each year, after making the deposits and transfers required under 1. through 5. above, monies remain in the Special Tax Fund, such monies shall be transferred to the Project Fund until the Project Fund is closed.

C. The Fiscal Agent shall, upon receipt of Special Tax Revenues representing Prepayments, immediately transfer Prepayments to the Redemption Fund and utilize such funds to redeem Bonds pursuant to Section 4.03B as set forth in written instructions to be delivered to the Fiscal Agent by an Authorized Representative; provided, however, that any portion of a Prepayment constituting Administrative Expenses shall be transferred to the District and deposited into the Administrative Expense Fund. The Fiscal Agent may conclusively rely upon such instructions.

D. When there are no longer any Bonds Outstanding, any amounts then remaining on deposit in the Special Tax Fund shall be transferred to the District and used for any lawful purpose under the Act.

### **Section 3.03. Debt Service Fund.**

A. Interest Account. All moneys in the Interest Account, including the Capitalized Interest Sub-Account, shall be used and withdrawn by the Fiscal Agent solely for the purpose of paying interest on the Bonds as it shall become due and payable (including accrued interest on any Bonds redeemed prior to maturity). Funds in the amount of \$\_\_\_\_\_ deposited in the Capitalized Interest Sub-Account shall be used and withdrawn to pay interest on the Bonds on September 1, 2019 prior to using any other funds on deposit in the Interest Account for such purpose.

B. Principal Account. All moneys in the Principal Account shall be used and withdrawn by the Fiscal Agent solely for the purpose of (i) paying the principal of the Bonds at the maturity thereof, or (ii) paying the principal of the Term Bonds upon the mandatory sinking fund redemption thereof pursuant to this Agreement.

**Section 3.04. Costs of Issuance Fund.** The Fiscal Agent shall, upon receipt of a payment request in the form set forth in Exhibit B hereto duly executed by an Authorized Representative, disburse money from the Costs of Issuance Fund, if any, on such dates and in such amounts as specified in such requisition to pay the Costs of Issuance related to the Bonds. Any amounts remaining on deposit in the Costs of Issuance Fund on the earlier of the date on which all Costs of Issuance have been paid as stated in writing by an Authorized Representative delivered to the Fiscal Agent or six months after the Delivery Date shall be transferred to the Project Fund. Upon such transfer the Costs of Issuance Fund shall be closed.

**Section 3.05. Project Fund.** The Fiscal Agent shall, from time to time, disburse monies from the Project Fund to pay the Project Costs. Upon receipt of a payment request in the form set forth in Exhibit C hereto duly executed by an Authorized Representative (which payment request shall not exceed the corresponding payment request provided to the City under the Acquisition Agreement), the Fiscal Agent shall pay the Project Costs from amounts in the Project Fund directly to the contractor(s) or such other person(s), corporation(s) or entity(ies) specified in the payment request (including reimbursements, if any, to the District). The Fiscal Agent may rely on an executed payment request as complete authorization for said payments.

After the final payment or reimbursement of all Project Costs, as certified by delivery of a written notice from an Authorized Representative to the Fiscal Agent, the Fiscal Agent shall transfer excess monies, if any, on deposit in, or subsequently deposited in, the Project Fund to the Special Tax Fund and the Fiscal Agent shall apply the amount so transferred in accordance with Section 3.02 herein. Upon such transfer the Project Fund shall be closed.

Notwithstanding anything herein to the contrary, if on the date which is three (3) years from the Delivery Date of the Bonds any funds derived from the Bonds remain on deposit in the Project Fund, the Fiscal Agent shall, upon the receipt of written instructions from an Authorized Representative, immediately restrict the yield on such amounts so that the Yield earned on the investment of such amounts is not in excess of the Yield on the Bonds, unless in the written opinion of Bond Counsel delivered to the Fiscal Agent such restriction is not necessary to prevent an impairment of the exclusion of interest on the Bonds from gross income for federal income tax purposes.

**Section 3.06. Reserve Fund.** Moneys on deposit in the Reserve Fund shall be used solely for the purpose of paying the principal of and interest on the Bonds as such amounts shall become due and payable in the event that the moneys in the Special Tax Fund and the Debt Service Fund for such purpose are insufficient therefor or redeeming Bonds as described below. The Fiscal Agent shall, when and to the extent necessary, withdraw money from the Reserve Fund and transfer such money to the Debt Service Fund or the Redemption Fund for such purpose.

All Permitted Investments in the Reserve Fund shall be valued at their fair market value semi-annually on March 1 and September 1 and on any other date as requested in writing by an Authorized Representative. On any date after the transfers required by Section 3.02B(1) and (2) have been made for any Bond Year, if the amount on deposit in the Reserve Fund is less than the Reserve Requirement, the Fiscal Agent shall transfer to the Reserve Fund from the first available monies in the Special Tax Fund an amount necessary to increase the balance therein to the Reserve



Requirement. If on September 1 of each year following the payment of scheduled debt service on the Bonds due and payable on such date, or the first Business Day thereafter if September 1 is not a Business Day, the amount on deposit in the Reserve Fund is in excess of the Reserve Requirement, the Fiscal Agent shall transfer such excess to the Special Tax Fund. In connection with any optional or extraordinary mandatory redemption of Bonds from Prepayments or a partial defeasance of Bonds, amounts in the Reserve Fund may be applied to such redemption or partial defeasance so long as the amount on deposit in the Reserve Fund following such redemption or partial defeasance equals the Reserve Requirement. The District shall set forth in a written request of an Authorized Representative the amount in the Reserve Fund to be transferred to the Redemption Fund on a redemption date or to be transferred pursuant to this Agreement to partially defease Bonds, and the Fiscal Agent shall make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

Upon receipt of written instructions from an Authorized Representative instructing the Fiscal Agent to transfer certain moneys representing a Reserve Fund credit for the prepayment of a Special Tax obligation, the Fiscal Agent shall transfer the amount specified in such instructions from the Reserve Fund to the Redemption Fund for the purpose of redeeming Bonds pursuant to such instructions.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, the Fiscal Agent shall transfer the amount in the Reserve Fund to the Redemption Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption, in accordance with Section 4.03A of all of the Outstanding Bonds. In the event that the amount so transferred from the Reserve Fund to the Redemption Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund shall be transferred to the District to be used for any lawful purpose of the District as set forth in the Act.

**Section 3.07. Rebate Fund.** The District shall calculate Excess Investment Earnings as defined in, and in accordance with, the Tax Certificate, and shall, in writing, direct the Fiscal Agent to transfer funds to the Rebate Fund from funds furnished by the District as provided for in Section 3.02B. 4 of this Agreement and the Tax Certificate.

Notwithstanding the foregoing, the Tax Certificate, including the method of computing Excess Investment Earnings (as defined in the Tax Certificate) may be modified, in whole or in part, without the consent of the Owners of the Bonds, upon receipt by the District of an opinion of Bond Counsel to the effect that such modification shall not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds then Outstanding.

The Fiscal Agent shall not be responsible for calculating rebate amounts or for the adequacy or correctness of any rebate report or rebate calculations. The Fiscal Agent shall be deemed conclusively to have complied with the provisions of this Agreement regarding calculation and payment of rebate if it follows the directions of the District and it shall have no independent duty to review such calculations or enforce the compliance by the District with such rebate requirements.

**Section 3.08. Redemption Fund.** Monies may be deposited by the District or the Fiscal Agent pursuant to the terms of Sections 3.02C or 3.06 into the Redemption Fund and shall be set aside and used solely for the purpose of redeeming Bonds in accordance with Section 4.03A or Section 4.03B, as applicable. Following the redemption of any Bonds, if any funds remain in the Redemption Fund, such funds shall be transferred to the Special Tax Fund.

**Section 3.09. Investment of Funds.** Unless otherwise specified in this Agreement, monies in the Special Tax Fund, the Debt Service Fund, the Project Fund, the Reserve Fund and the Costs of Issuance Fund shall, at the written direction of an Authorized Representative given at least two (2) days prior, be invested and reinvested in Permitted Investments (including investments with the Fiscal Agent or an affiliate of the Fiscal Agent or investments for which the Fiscal Agent or an affiliate of the Fiscal Agent acts as investment advisor or provides other services so long as the investments are Permitted Investments). Monies in the Redemption Fund and the Rebate Fund shall, at the written direction of an Authorized Representative, be invested in Government Obligations. Notwithstanding anything herein to the contrary, in the absence of written investment instructions, the Fiscal Agent shall invest solely in investments identified in paragraph 7 of the definition of Permitted Investments.

The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive brokerage confirmations of security transactions as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Fiscal Agent will furnish the District periodic cash transaction statements, which include detail for all investment transactions made by the Fiscal Agent hereunder.

Obligations purchased as investments of monies in any fund or account shall be deemed at all times to be a part of such fund or account. Except as provided otherwise herein, any income realized on or losses resulting from investments in any fund or account shall be credited or charged to such fund or account. Subject to the restrictions set forth herein and/or any written investment instructions received by Fiscal Agent pursuant to this Section 3.09, monies in said funds and accounts may be from time to time invested by the Fiscal Agent in any manner so long as:

(1) Monies in the Project Fund and Rebate Fund shall be invested in obligations which will by their terms mature as close as practicable to the date the District estimates the monies represented by the particular investment will be needed for withdrawal from such fund; and

(2) Monies in the Special Tax Fund, the Debt Service Fund, the Redemption Fund and the Reserve Fund shall be invested only in obligations which will by their terms either mature or allow for withdrawals at par on such dates so as to ensure the payment of principal and interest on the Bonds as the same become due; provided, however, that except for Permitted Investments which permit withdrawal at par at any time, investment of monies on deposit in the Reserve Fund shall have an average aggregate weighted term not greater than five (5) years.

The Fiscal Agent shall sell or present for redemption any obligations so purchased whenever it may be necessary to do so in order to provide monies to meet any payment or transfer for such funds and accounts or from such funds and accounts. The Fiscal Agent shall not be liable for any loss from any investments made or sold by it in accordance with the provisions of this Agreement.

**Section 3.10. Disposition of Bond Proceeds.**

Upon the receipt of \$\_\_\_\_\_ as the sale proceeds for the Bonds (being the par amount of \$\_\_\_\_\_.00, plus/less net original issue premium/discount of \$\_\_\_\_\_ and *less* the underwriter's discount of \$\_\_\_\_\_), the Fiscal Agent shall transfer or set aside and deposit or cause to be deposited such funds as follows:

\$\_\_\_\_\_ shall be deposited in the Project Fund;

\$\_\_\_\_\_ shall be deposited in the Reserve Fund;

\$\_\_\_\_\_ shall be deposited into the Costs of Issuance Fund;

\$\_\_\_\_\_ shall be deposited in the Capitalized Interest Sub-Account of the Interest Account of the Debt Service Fund; and

[\$\_\_\_\_\_ shall be transferred to the District to be deposited in the Administrative Expense Fund.]

The Fiscal Agent may establish such temporary funds or accounts on its records as it may deem appropriate to facilitate such deposits.

**ARTICLE IV**

**REDEMPTION**

**Section 4.01. Notice of Redemption.**

A. Notice to Bondholders: So long as the Bonds are held in book-entry form by the Depository, or its Nominee, notice of redemption should be given to the Depository in such manner as is set forth in the procedures of the Depository, at least thirty (30) days but not more than forty-five (45) days prior to the redemption date. If the Bonds are no longer registered to the Depository, or its Nominee, the Fiscal Agent shall mail, at least thirty (30) days but not more than forty-five (45) days prior to the date of redemption, notice of redemption, by first-class mail, postage prepaid, to the original purchaser of the Bonds and the respective registered Owners of the Bonds at the addresses appearing on the Registration Books. The notice of redemption shall: (a) state the redemption date; (b) state the redemption price; (c) state the bond registration numbers, dates of maturity and CUSIP numbers of the Bonds to be redeemed, and in the case of Bonds to be redeemed in part, the respective principal portions to be redeemed; provided, however, that whenever any call includes all Bonds of a maturity, the numbers of the Bonds of such maturity need not be stated; (d) state that such Bonds must be surrendered at the Principal Corporate Trust Office of the Fiscal Agent; (e) state that further interest on such Bonds will not accrue from and after the designated redemption date; (f) state the date of the issue of the Bonds as originally issued; (g) state the rate of interest borne by each Bond being redeemed; and (h) state that any other descriptive information needed to identify accurately the Bonds being redeemed as the District shall direct.

B. Further Notice: In addition to the notice of redemption given pursuant to Section 4.01A above, further notice shall be given as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption shall be sent at the same time that the notice of redemption is mailed to the Bondholders pursuant to Section 4.01A by registered or certified mail or overnight delivery service to the Securities Depository and to at least one (1) Information Services that disseminate notice of redemption of obligations similar to the Bonds or, in accordance with the then-current guidelines of the Securities and Exchange Commission, such other services providing information on called bonds, or no such other services, as District may determine in its sole discretion.

C. Conditional Notice: Any notice of optional redemption of the Bonds delivered in accordance with Section 4.03A may be conditional and if any condition stated in the notice of redemption shall not have been satisfied on or prior to the redemption date, said notice shall be of no force and effect and the District shall not be required to redeem such Bonds and the redemption shall not be made and the Fiscal Agent shall within a reasonable time thereafter give notice, to the persons and in the manner in which the notice of redemption was given, that such condition or conditions were not met and that the redemption was cancelled.

D. Right to Rescind: The District may rescind any optional redemption and notice thereof for any reason on any date prior to the date fixed for redemption by causing written notice of the rescission to be given to the owners of the Bonds so called for redemption. Any optional redemption and notice thereof shall be rescinded if for any reason on the date fixed for redemption moneys are not available in the Debt Service Fund or otherwise held in trust for such purpose in an amount sufficient to pay in full on said date the principal of, interest, and any premium due on the Bonds called for redemption. Notice of rescission of redemption shall be given in the same manner in which notice of redemption was originally given. The actual receipt by the owner of any Bond of notice of such rescission shall not be a condition precedent to rescission, and failure to receive such notice or any defect in such notice shall not affect the validity of the rescission

E. Failure to Receive Notice: So long as notice has been provided as set forth in Section 4.01A above, the actual receipt by the Owner of any Bond of notice of such redemption shall not be a condition precedent to redemption, and failure to receive such notice shall not affect the validity of the proceedings for redemption of such Bonds or the cessation of interest on the date fixed for redemption.

F. Certificate of Giving Notice: The notice or notices required by this Section shall be given by the Fiscal Agent on behalf of the District. A certificate by the Fiscal Agent that notice of call and redemption has been given to the registered Owners of the Bonds as herein provided shall be conclusive as against all parties, and no Owner whose Bond is called for redemption may object thereto, or object to cessation of interest on the redemption date, by any claim or showing that he failed to receive actual notice of call and redemption.

**Section 4.02. Effect of Redemption.** When notice of redemption has been given substantially as provided for herein, and when the amount necessary for the redemption of the Bonds called for redemption is set aside for that purpose in the Debt Service Fund or the Redemption Fund, as provided for herein, the Bonds designated for redemption shall become due and payable on the date fixed for redemption thereof, and upon presentation and surrender of said Bonds at the place specified in the notice of redemption, said Bonds shall be redeemed and paid at the redemption price out of the Debt Service Fund or the Redemption Fund and no interest will accrue on such Bonds or portions of Bonds called for redemption from and after the redemption date specified in said notice, and the Owners of such Bonds so called for redemption after such redemption date shall look for the payment of principal and premium, if any, of such Bonds or portions of Bonds only to the Debt Service Fund or the Redemption Fund, as applicable. All Bonds redeemed shall be canceled forthwith by the Fiscal Agent and shall not be reissued. Upon surrender of Bonds redeemed in part, a new Bond or Bonds of the same maturity shall be registered, authenticated and delivered to the registered Owner at the expense of the District, in the aggregate principal amount of the unredeemed portion. All unpaid interest payable at or prior to the date fixed for redemption shall continue to be payable to the respective registered owners of such Bonds or their order, but without interest thereon.

**Section 4.03. Redemption Prices and Terms.**

A. **Optional Redemption.** The Bonds may be redeemed at the option of the District prior to maturity as a whole, or in part, on any Interest Payment Date on and after September 1, 20\_\_, from such maturities as are selected by the District, and by lot within a maturity, from any source of funds, at the following redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), together with accrued interest to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
September 1, 20__ and March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

B. **Extraordinary Mandatory Redemption.** The Bonds shall be subject to extraordinary mandatory redemption on any Interest Payment Date, prior to maturity, as a whole, or in part, from such maturities as are selected by the District, and by lot within a maturity, from amounts deposited to the Redemption Fund in connection with a Prepayment of Special Taxes pursuant to the Special Tax RMA. An Authorized Representative shall deliver written instructions to the Fiscal Agent not less than 60 days prior to the redemption date, or such lesser number of days as is acceptable to the Fiscal Agent, directing the Fiscal Agent to utilize the Special Tax Revenues transferred to the Redemption Fund pursuant to Section 3.02C and Section 3.06 to redeem Bonds pursuant to this Section 4.03B. Such extraordinary mandatory redemption of the Bonds shall be at the following redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), together with accrued interest thereon to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
Any Interest Payment Date through March 1, 2027	103%
September 1, 2027 and March 1, 2028	102
September 1, 2028 and March 1, 2029	101
September 1, 2029 and any Interest Payment Date thereafter	100

C. Mandatory Sinking Fund Redemption. The Term Bonds maturing on September 1, 20\_\_ are subject to mandatory sinking fund redemption, in part by lot, on September 1 in each year commencing September 1, 20\_\_ at a redemption price equal to the principal amount of the Term Bonds to be redeemed, plus accrued and unpaid interest thereon to the date fixed for redemption, without premium, in the aggregate principal amount and in the years shown on the following redemption schedule:

<u>Redemption Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$
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(maturity)

The Term Bonds maturing on September 1, 20\_\_, are subject to mandatory sinking fund redemption, in part, by lot, on September 1 of each year commencing September 1, 20\_\_, at a redemption price equal to the principal amount of the Term Bonds to be redeemed, plus accrued and unpaid interest thereon to the date fixed for redemption, without premium, in the aggregate principal amounts and in the years shown in the following redemption schedule.

<u>Redemption Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$
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(maturity)

In the event of a partial optional redemption or extraordinary mandatory redemption of the Term Bonds maturing on September 1, 20\_\_ or September 1, 20\_\_ each of the remaining mandatory sinking fund payments for the applicable maturity of the Term Bonds so redeemed will be reduced, as nearly as practicable, on a pro rata basis in integral multiples of \$5,000.

D. Purchase in Lieu of Redemption. In lieu of such an optional, extraordinary mandatory or mandatory sinking fund redemption, the District may elect to purchase such Bonds at public or private sale at such prices as the District may in its discretion determine; provided, that, unless otherwise authorized by law, the purchase price (including brokerage and other charges) thereof shall not exceed the principal amount thereof, plus the applicable premium, if any, stated above, plus accrued interest to the purchase date.

E. Notice and Selection of Bonds for Optional Redemption. In the event the District shall elect to redeem Bonds as provided in Section 4.03A, the District shall give written notice to the Fiscal Agent of its election so to redeem not less than sixty (60) days prior to the redemption date or such lesser number of days as is acceptable to the Fiscal Agent, the principal amount of the Bonds to be redeemed and the maturities from which such Bonds are to be redeemed, and the principal amount of the Bonds to be redeemed from each such maturity.

The notice to the Fiscal Agent shall be given not less than sixty (60) days prior to the redemption date or such shorter period as shall be acceptable to the Fiscal Agent in its sole discretion. If less than all of the Bonds Outstanding are to be redeemed, the portion of any Bond of a denomination of more than \$5,000 to be redeemed shall be in the principal amount of \$5,000 or a multiple thereof, and, in selecting portions of such Bonds for redemption, the District shall treat each such Bond as representing that number of Bonds of \$5,000 denomination which is obtained by dividing the principal amount of such Bond to be redeemed in part by \$5,000.

## ARTICLE V

### SUPPLEMENTAL AGREEMENTS

**Section 5.01. Amendments or Supplements.** The Legislative Body may, by adoption of a resolution from time to time, and at any time but without notice to or consent of any of the Bondholders, approve a Supplemental Agreement hereto for any of the following purposes:

(a) to cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Agreement or in any Supplemental Agreement, provided that such action shall not be materially adverse to the interests of the Bondowners;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the District contained in this Agreement, other covenants, agreements, limitations and restrictions to be observed by the District which are not contrary to or inconsistent with this Agreement as theretofore in effect;

(c) to modify, alter, amend or supplement this Agreement in any other respect which is not materially adverse to the interests of the Bondowners; and

(d) to amend any provision of this Agreement relating to the Code as may be necessary or appropriate to assure compliance with the Code and the exclusion from gross income of the Bondowners of interest on the Bonds.

Exclusive of the Supplemental Agreements hereto provided for in the first paragraph of this Section 5.01, the Owners of not less than 60% in aggregate principal amount of the Bonds then Outstanding shall have the right to consent to and approve the adoption by the District of such Supplemental Agreements as shall be deemed necessary or desirable by the District for the purpose of waiving, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Agreement; provided, however, that nothing herein shall

permit, or be construed as permitting, (a) an extension of the maturity date of the principal of, or the payment date of interest on, any Bond, or (b) a reduction in the principal amount of, or redemption premium on, any Bond or the rate of interest thereon without the consent of the affected Bondowner(s), or permit, or be construed as permitting, (x) a preference or priority of any Bond or Bonds over any other Bond or Bonds, (y) a reduction in the aggregate principal amount of the Bonds the Owners of which are required to consent to such Supplemental Agreement, or (z) creating of a pledge of or lien or charge upon the Net Special Tax Revenues superior to the pledge provided for in Section 2.02 hereof, without the consent of the Owners of all Bonds then Outstanding.

If at any time the District shall desire to approve a Supplemental Agreement, which pursuant to the terms of this Section 5.01 shall require the consent of the Bondowners, the District shall so notify the Fiscal Agent and shall deliver to the Fiscal Agent a copy of the proposed Supplemental Agreement. The District shall, at the expense of the District, cause notice of the proposed Supplemental Agreement to be mailed, postage prepaid, to all Bondowners at their addresses as they appear in the Registration Books. Such notice shall briefly set forth the nature of the proposed Supplemental Agreement and shall state that a copy thereof is on file at the principal office of the District for inspection by all Bondowners. The failure of any Bondowner to receive such notice shall not affect the validity of such Supplemental Agreement when consented to and approved as in this Section 5.01 provided. Whenever at any time within one year after the date of the first mailing of such notice, the District shall receive an instrument or instruments purporting to be executed by the Owners of not less than 60% in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed Supplemental Agreement described in such notice, and shall specifically consent to the approval thereof by the Legislative Body substantially in the form of the copy thereof referred to in such Notice as on file with the District, such proposed Supplemental Agreement, when duly approved by the Legislative Body, shall thereafter become a part of the proceedings for the issuance of the Bonds. In determining whether the Owners of 60% of the aggregate principal amount of the Bonds have consented to the approval of any Supplemental Agreement, Bonds which are owned by the District or by any person directly or indirectly controlling or controlled by or under the direct or indirect common control with the District, shall be disregarded and shall be treated as though they were not outstanding for the purpose of any such determination.

Upon the approval of any Supplemental Agreement hereto and the receipt of consent to any such Supplemental Agreement from the Owners of the appropriate aggregate principal amount of Bonds in instances where such consent is required pursuant to the provisions of this Section 5.01, this Agreement shall be, and shall be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Agreement of the District and all Owners of Bonds then Outstanding shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments. Notwithstanding anything herein to the contrary, no Supplemental Agreement shall be entered into which would modify the duties of the Fiscal Agent hereunder, without the prior written consent of the Fiscal Agent.



## ARTICLE VI

### MISCELLANEOUS CONDITIONS

**Section 6.01. Ownership of Bonds.** The person in whose name any Bond shall be registered in the Registration Books shall be deemed and regarded as the absolute Owner thereof for all purposes, and payment of or on account of the principal and redemption premium, if any, of any such Bond, and the interest on any such Bond, shall be made only to or upon the order of the registered Owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the redemption premium, if any, and interest thereon, to the extent of the sum or sums so paid.

**Section 6.02. Mutilated, Lost, Destroyed or Stolen Bonds.** If any Bond shall become mutilated, the Fiscal Agent shall authenticate and deliver a new Bond of like tenor, date and maturity in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be canceled. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence is satisfactory to the Fiscal Agent and, if an indemnity satisfactory to the Fiscal Agent shall be given, the Fiscal Agent shall authenticate and deliver a new Bond of like tenor and maturity, numbered and dated as the Fiscal Agent shall determine in lieu of and in substitution for the Bond so lost, destroyed or stolen. Any Bond issued under the provisions of this Section 6.02 in lieu of any Bond alleged to have been lost, destroyed or stolen shall be equally and proportionately entitled to the benefits hereof with all other Bonds secured hereby. The Fiscal Agent shall not treat both the original Bond and any replacement Bond as being Outstanding for the purpose of determining the principal amount of Bonds which may be executed, authenticated and delivered hereunder or for the purpose of determining any percentage of Bonds Outstanding hereunder, but both the original and replacement Bond shall be treated as one and the same.

**Section 6.03. Cancellation of Bonds.** All Bonds paid or redeemed, either at or before maturity, shall be canceled upon the payment or redemption of such Bonds, and shall be delivered to the Fiscal Agent when such payment or redemption is made. All Bonds canceled under any of the provisions of this Agreement shall be destroyed by the Fiscal Agent, which shall execute and provide the District with a certificate of destruction.

**Section 6.04. Covenants.** As long as the Bonds are Outstanding and unpaid, the District shall (through its Legislative Body and officers, agents or employees) faithfully perform and abide by all of the covenants and agreements set forth in this Section 6.04; provided, however, that said covenants do not require the District to expend any funds other than the Net Special Tax Revenues.

A. The District will review the public records of the County, in connection with the collection of the Special Taxes not later than July 1 of each year to determine the amount of the Special Tax collected in the prior Fiscal Year and will commence and diligently pursue to completion, judicial foreclosure proceedings against (i) properties under common ownership with delinquent Special Taxes in the aggregate of \$5,000 or more by October 1 following the close of the Fiscal Year in which the Special Taxes were due, (ii) against all properties with delinquent Special

Taxes in the aggregate of \$5,000 or more by October 1 following the close of any Fiscal Year if the amount of the Reserve Fund is less than the Reserve Requirement and (iii) against all properties with delinquent Special Taxes (regardless of the amount of such delinquency) if the District determines that it has collected less than 95% of the total Special Taxes levied in any Fiscal Year.

B. The District shall preserve and protect the security of the Bonds and the rights of the Bondowners and defend their rights against all claims and demands of all persons. Until such time as an amount has been set aside sufficient to pay Outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the District will faithfully perform and abide by all of the covenants, undertakings and provisions contained in this Agreement or in any Bond issued hereunder.

C. The District will not issue any other obligations payable, principal or interest, from the Special Taxes which have, or purport to have, any lien upon the Net Special Tax Revenues superior to or, except as permitted in the following sentence, on a parity with the lien of the Bonds herein authorized. Nothing in this Agreement shall prevent the District from issuing and selling, pursuant to law, Parity Refunding Obligations so long as the issuance of such Parity Refunding Obligations results in a reduction in each Bond Year on the Annual Debt Service on the Bonds when combined with the Debt Service on Parity Refunding Obligations following the issuance of such Parity Refunding Obligations.

D. The District will duly and punctually pay or cause to be paid the principal of and interest on each of the Bonds issued hereunder on the date, at the place and in the manner provided in said Bonds, but only out of Net Special Tax Revenues and such other funds as may be herein provided.

E. The District shall comply with all requirements of the Act so as to assure the timely collection of the Special Taxes in an amount sufficient to pay the Annual Debt Service on the Bonds when due, Administrative Expenses when due and amounts, if any, to replenish the Reserve Fund to the Reserve Requirement. Prior to July 1 of each year, the District shall ascertain the parcels on which the Special Taxes are to be levied in the following Fiscal Year, taking into account any subdivisions of parcels during the current Fiscal Year. The District shall effect the levy of the Special Tax in accordance with the Special Tax RMA and the Act each Fiscal Year so that the computation of such levy is complete and transmitted to the Auditor of the County before the final date on which the Auditor of the County will accept the transmission of the Special Tax for the parcels within the District for inclusion on the next real property tax roll. Upon completion of the computation of the amount of the Special Tax levy, the District shall prepare or cause to be prepared, and shall transmit or cause to be transmitted to the Auditor of the County, such data as such Auditor requires to include the levy of the Special Tax on the next real property tax roll.

The District finds and determines that, historically, delinquencies in the payment of special taxes authorized pursuant to the Act in community facilities districts in Southern California have from time to time been at levels requiring the levy of special taxes at the maximum authorized rates in order to make timely payment of principal of and interest on the outstanding indebtedness of such community facilities districts. For this reason, the District has determined that, absent the

certification described below, a reduction in the Maximum Special Tax (as such term is defined in the Special Tax RMA) authorized to be levied below the levels provided would interfere with the timely retirement of the Bonds. The District has determined it to be necessary in order to preserve the security for the Bonds to covenant, and, to the maximum extent that the law permits it to do so, the District does covenant, that it shall not initiate proceedings to reduce the Maximum Special Tax rates (as set forth in the Special Tax RMA), unless, in connection therewith, (i) the District receives a certificate from one or more Special Tax Consultants which, when taken together, certify that, on the basis of the parcels of land and improvements existing in the District as of the July 1 preceding the reduction, the Maximum Special Tax which may be levied on all Assessor's Parcels (as such term is defined in the Special Tax RMA) of taxable property on which a completed structure is located in each Fiscal Year will equal at least 110% of the largest sum of the Annual Debt Service on the Bonds to remain Outstanding and the Debt Service on Parity Refunding Obligations outstanding ("Maximum Debt Service") after the reduction is approved and will not reduce the Maximum Special Tax payable from parcels on which a completed structure is located or to be located at buildout of the District as proposed to less than 110% of the Maximum Debt Service, and (ii) the Legislative Body finds pursuant to this Agreement that any reduction made under such conditions will not adversely affect the interests of the Owners of the Bonds. Any reduction in the Maximum Special Tax approved pursuant to the preceding sentence may be approved without the consent of the Owners of the Bonds.

The District covenants that, in the event that any initiative is adopted by the qualified electors which purports to reduce the Maximum Special Tax below the levels authorized pursuant to the Special Tax RMA or to limit the power or authority of the District to levy Special Taxes pursuant to the Special Tax RMA, the District shall, from funds in the Administrative Expense Fund or otherwise available hereunder, commence and pursue legal action in order to preserve the authority and power of the District to levy Special Taxes pursuant to the Special Tax RMA.

F. The District will at all times keep, or cause to be kept, proper and current books and accounts (separate from all other records and accounts) in which complete and accurate entries shall be made of all transactions relating to the Special Tax Revenues and other funds herein provided for.

G. The District will not directly or indirectly use or permit the use of any proceeds of the Bonds or any other funds of the District or take or omit to take any action that would cause the Bonds to be "private activity bonds" within the meaning of Section 141 of the Code, or obligations which are "federally guaranteed" within the meaning of Section 149(b) of the Code. The District will not allow five percent (5%) or more of the proceeds of the Bonds to be used in the trade or business of any non-governmental units and will not loan five percent (5%) or more of the proceeds of the Bonds to any non-governmental units.

H. The District covenants that it will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the exclusion from gross income of the interest on the Bonds under Section 103 of the Code. The District will not directly or indirectly use or permit the use of any proceeds of the Bonds or any other funds of the District, or take or omit to take any action, that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148(a) of the Code. To that end, the District will comply with all requirements of Section 148 of the Code to the extent applicable to the Bonds. In the event that at any time the

District is of the opinion that for purposes of this Section it is necessary to restrict or limit the yield on the investment of any monies held under this Agreement or otherwise the District shall so instruct the Fiscal Agent in writing, and the Fiscal Agent shall take such action as may be necessary in accordance with such instructions.

Without limiting the generality of the foregoing, the District agrees that there shall be paid from time to time all amounts required to be rebated to the United States of America pursuant to Section 148(f) of the Code and any temporary, proposed or final Treasury Regulations as may be applicable to the Bonds from time to time. This covenant shall survive payment in full or defeasance of the Bonds. The District specifically covenants to pay or cause to be paid to the United States of America at the times and in the amounts determined under Section 3.07.

Notwithstanding any provision of this Section, if the District shall obtain an opinion of Bond Counsel to the effect that any action required under this covenant is no longer required, or to the effect that some further action is required, to maintain the exclusion from gross income of the Bondowners of the interest on the Bonds pursuant to Section 103 of the Code, the Fiscal Agent may rely conclusively on such opinion in complying with the provisions hereof, and the covenant hereunder shall be deemed to be modified to that extent.

I. The District shall not directly or indirectly extend the maturity dates of the Bonds or the time of payment of interest with respect thereto.

J. Not later than October 30 of each year, commencing October 30, 2020, and until October 30 following the final maturity of the Bonds, the District shall supply or cause to be supplied the information, if any, then required by Government Code Section 53359.5 to the California Debt and Investment Advisory Commission.

K. The District covenants that it will not adopt any policy pursuant to Section 53344.1 of the Act permitting tender of Bonds in full payment or partial payment of any Special Taxes unless it first receives a certificate of a Special Tax Consultant that accepting such tender will not result in the District having insufficient Net Special Tax Revenues to pay the principal of and interest on the Bonds when due.

L. The District shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the District under the provisions of this Agreement. The District warrants that upon the date of execution and delivery of the Bonds, the conditions, acts and things required by law and this Agreement to exist, to have happened and to have been performed precedent to and in the execution and delivery of such Bonds do exist, have happened and have been performed and the execution and delivery of the Bonds shall comply in all respects with the applicable laws of the State.

**Section 6.05. Arbitrage Certificate.** On the basis of the facts, estimates and circumstances now in existence and in existence on the date of issue of the Bonds, as determined by the Treasurer, the Treasurer is hereby authorized to certify in the Tax Certificate that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be arbitrage bonds. Such certification shall be delivered to the initial purchaser of the Bonds together with the Bonds.

**Section 6.06. Defeasance.** If the District shall pay or cause to be paid, or there shall otherwise be paid, to the Owner of an Outstanding Bond the interest due thereon and the principal thereof, at the times and in the manner stipulated in the Agreement, then the Owner of such Bond shall cease to be entitled to the pledge of the Net Special Tax Revenues, and, other than as set forth below, all covenants, agreements and other obligations of the District to the Owner of such Bond under the Agreement shall thereupon cease, terminate and become void and discharged and satisfied. In the event of the defeasance of all Outstanding Bonds, the Fiscal Agent shall pay over or deliver to the District all money or securities held by it pursuant to the Agreement which are not required for the payment of the principal of, premium, if any, and interest due on such Bonds.

Any Outstanding Bond shall be deemed to have been paid within the meaning expressed in the preceding paragraph if such Bond is paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal of, premium, if any, and interest on such Bond, as and when the same shall become due and payable;

(b) by depositing with the Fiscal Agent, in trust, at or before maturity, money which, together with the amounts then on deposit in the funds established pursuant to the Agreement (exclusive of the Rebate Fund) and available for such purpose, is fully sufficient to pay the principal of, premium, if any, and interest on such Bond, as and when the same shall become due and payable; or

(c) by depositing with the Fiscal Agent or an escrow bank appointed by the District, in trust, noncallable Permitted Investments of the type described in subparagraph 1 of the definition thereof, in such amount as an Independent Accountant shall determine (as set forth in a verification report from such Independent Accountant) will be sufficient, together with the interest to accrue thereon and moneys then on deposit in the funds established under the Agreement (exclusive of the Rebate Fund) and available for such purpose, together with the interest to accrue thereon, to pay and discharge the principal of, premium, if any, and interest on such Bond, as and when the same shall become due and payable;

then, at the election of the District, and notwithstanding that any Outstanding Bonds shall not have been surrendered for payment, all obligations of the District under the Agreement with respect to such Bond shall cease and terminate, except for the obligation of the Fiscal Agent to pay or cause to be paid to the Owners of any such Bond not so surrendered and paid, all sums due thereon and except for the covenants of the District to preserve the exclusion of the interest on the Bonds from gross income for federal income tax purposes. Notice of such election shall be filed with the Fiscal Agent not less than ten (10) days prior to the proposed defeasance date, or such shorter period of time as may be acceptable to the Fiscal Agent.

In connection with a defeasance under (b) or (c) above, there shall be provided to the District and the Fiscal Agent (i) a report of the Independent Accountant verifying the determination made pursuant to paragraph (b) or (c) above, as applicable (the "Verification Report") stating its opinion as to the sufficiency of the moneys or securities deposited with the Fiscal Agent or the escrow bank, together with the interest to accrue thereon and moneys then on deposit in the funds established under the Agreement (exclusive of the Rebate Fund) and available for such purpose, together with

the interest to accrue thereon to pay and discharge the principal of, premium, if any, and interest on all such Bonds to be defeased in accordance with the Agreement as and when the same shall become due and payable, and (ii) an opinion of Bond Counsel (which may rely upon the opinion of the Independent Accountant) to the effect that the Bonds being defeased have been defeased in accordance with the Agreement and are no longer Outstanding. The Verification Report and opinion of Bond Counsel shall be acceptable in form and substance to the District, and addressed to the District and the Fiscal Agent.

**Section 6.07. Fiscal Agent.** The District hereby appoints U.S. Bank National Association as Fiscal Agent for the Bonds. The Fiscal Agent is hereby authorized to and shall mail or otherwise provide for the payment of interest payments to the Bondholders, and upon written instruction of the District shall select Bonds for redemption, give notice of redemption of Bonds and maintain the Bond Register. The Fiscal Agent is hereby authorized to pay the principal of and premium, if any, on the Bonds when the same are duly presented to it for payment at maturity or on call and redemption, to provide for the registration of transfer and exchange of Bonds presented to it for such purposes, to provide for the cancellation of Bonds all as provided in this Agreement, and to provide for the authentication of Bonds, and shall perform all other duties assigned to or imposed on it as provided in this Agreement. The Fiscal Agent shall keep accurate records of all Bonds paid and discharged by it.

The District shall from time to time, subject to any agreement between the District and the Fiscal Agent then in force, pay to the Fiscal Agent compensation for its services, reimburse the Fiscal Agent for all its advances and expenditures, including, but not limited to, advances to and fees and expenses of independent accountants or counsel employed by it in the exercise and performance of its powers and duties hereunder, and indemnify and hold the Fiscal Agent, its officers, directors, agents and employees, harmless from and against losses, claims, expenses and liabilities not arising from its own negligence or willful misconduct which it may incur in the exercise and performance of its powers and duties hereunder. Such obligations shall survive the termination or discharge of this Agreement.

The District may at any time at its sole discretion remove the Fiscal Agent initially appointed, and any successor thereto, by delivering to the Fiscal Agent a written notice of its decision to remove the Fiscal Agent and may appoint a successor or successors thereto, provided that any such successor, other than the Treasurer, shall be a bank or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least fifty million dollars (\$50,000,000), and subject to supervision or examination by Federal or State authority. Any removal shall become effective only upon acceptance of appointment by the successor Fiscal Agent or the Treasurer. If any bank or trust company appointed as a successor publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Fiscal Agent may at any time resign by giving written notice to the District and by giving to the Owners notice of such resignation, which notice shall be mailed to the Owners at their addresses appearing in the Registration Books. Upon receiving such notice of resignation, the

District shall promptly appoint a successor Fiscal Agent by an instrument in writing. Any resignation or removal of the Fiscal Agent and appointment of a successor Fiscal Agent shall become effective only upon acceptance of appointment by the successor Fiscal Agent.

**Section 6.08. Liability of Fiscal Agent.** The recitals of fact and all promises, covenants and agreements contained herein and in the Bonds shall be taken as statements, promises, covenants and agreements of the District, and the Fiscal Agent assumes no responsibility for the correctness of the same and makes no representations as to the validity or sufficiency of this Agreement or of the Bonds, and shall incur no responsibility in respect thereof, other than in connection with its duties or obligations herein or in the Bonds or in the certificate of authentication on the Bonds. The Fiscal Agent shall be under no responsibility or duty with respect to the issuance of the Bonds. The Fiscal Agent shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful misconduct. The Fiscal Agent shall have no responsibility with respect to any information, statement or recital in any official statement, offering memorandum or any other disclosure material prepared or distributed with respect to the Bonds.

The Fiscal Agent shall be protected in acting upon any notice, resolution, request, consent, order, certificate, report, bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Fiscal Agent may consult with counsel, who may be counsel to the District, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Agreement, the Fiscal Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of bad faith on the part of the Fiscal Agent, be deemed to be conclusively proved and established by a written certificate of the District, and such certificate shall be full warrant to the Fiscal Agent for any action taken or suffered under the provisions of this Agreement upon the faith thereof, but in its discretion the Fiscal Agent may, in lieu thereof, accept other evidence of such matter or may require such additional evidence of such matter or may require such additional evidence as to it may seem reasonable.

The Fiscal Agent shall have no duty or obligation to enforce the collection of funds to be deposited with it hereunder or as to the correctness of any amounts received, and its liability shall be limited to the proper accounting for such funds as it actually receives.

No provision of this Agreement or any other document related hereto shall require the Fiscal Agent to risk or advance its own funds or otherwise incur any financial liability in the performance of its duties or the exercise of its rights hereunder.

The permissive right of the Fiscal Agent to do things enumerated in this Agreement shall not be construed as a duty.

The Fiscal Agent may execute any of the duties of the Fiscal Agent or powers hereof and perform any of its duties through attorneys, agents and receivers and shall not be answerable for the conduct of the same if appointed by it with reasonable care.

The Fiscal Agent shall be responsible for only those duties expressly set forth in this Agreement and no implied duties or obligations shall be read into this Agreement against the Fiscal Agent.

**Section 6.09. Provisions Constitute Contract.** The provisions of this Agreement shall constitute a contract between the District and the Bondowners and the provisions hereof shall be enforceable by any Bondowner for the equal benefit and protection of all Bondowners similarly situated by mandamus, accounting, mandatory injunction or any other suit, action or proceeding at law or in equity that is now or may hereafter be authorized under the laws of the State in any court of competent jurisdiction. Said contract is made under and is to be construed in accordance with the laws of the State.

No remedy conferred hereby upon any Bondowner is intended to be exclusive of any other remedy, but each such remedy is cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred by the Act or any other law of the State. No waiver of any default or breach of duty or contract by any Bondowner shall affect any subsequent default or breach of duty or contract or shall impair any rights or remedies on said subsequent default or breach. No delay or omission of any Bondowner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed as a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Bondowners may be enforced and exercised as often as may be deemed expedient. In case any suit, action or proceeding to enforce any right or exercise any remedy shall be brought or taken and should said suit, action or proceeding be abandoned or be determined adversely to the Bondowners then, and in every such case, the District and the Bondowners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

After the issuance and delivery of the Bonds, this Agreement shall be irrevocable, but shall be subject to modification to the extent and in the manner provided in this Agreement, but to no greater extent and in no other manner.

**Section 6.10. CUSIP Numbers.** CUSIP identification numbers, if available, will be imprinted on the Bonds, but such numbers shall not constitute a part of the contract evidenced by the Bonds and no liability shall hereafter attach to the District or the Fiscal Agent, or any of the officers or agents thereof because of or on account of said numbers.

**Section 6.11. Severability.** If any covenant, agreement or provision, or any portion thereof, contained in this Agreement, or the application thereof to any person or circumstance, is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement and the application of any such covenant, agreement or provision, or portion thereof, to any other persons or circumstances, shall be deemed severable and shall not be affected, and this Agreement and the Bonds issued pursuant hereto shall remain valid and the Bondholder shall retain all valid rights and benefits



accorded to them under this Agreement and the Constitution and laws of the State. If the provisions relating to the appointment and duties of a Fiscal Agent are held to be unconstitutional, invalid or unenforceable, said duties shall be performed by the Treasurer.

**Section 6.12. Unclaimed Money.** All money which the Fiscal Agent shall have received from any source and set aside for the purpose of paying or redeeming any of the Bonds shall be held in trust for the respective owners of such Bonds, but any money which shall be so set aside or deposited by the Fiscal Agent and which shall remain unclaimed by the Owners of such Bonds for a period of one year after the date on which any payment or redemption with respect to such Bonds shall have become due and payable shall be transferred to the District; provided, however, that the Fiscal Agent, before making such payment, shall cause notice to be mailed to the Owners of such Bonds, by first-class mail, postage prepaid, not less than 90 days prior to the date of such payment to the effect that said money has not been claimed and that after a date named therein any unclaimed balance of said money then remaining will be transferred to the District. Thereafter, the Owners of such Bonds shall look only to the District for payment and then only to the extent of the amount so received without any interest thereon.

**Section 6.13. Nonpresentation of Bonds.** Except as otherwise provided in Section 6.12 hereof, in the event any Bonds shall not be presented for payment when the principal thereof becomes due, if funds sufficient to pay such Bonds shall be held by the Fiscal Agent for the benefit of the Owners thereof, all liability of the District to the Owners thereof shall forthwith cease and be completely discharged and thereupon it shall be the duty of the Fiscal Agent to hold such funds (subject to Section 6.12 hereof), without liability for interest thereon, for the benefit of the Owners of such Bonds, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on, or with respect to, such Bonds.

**Section 6.14. Continuing Disclosure.** The District hereby covenants and agrees that it will comply with and carry out all of the provisions of that certain Continuing Disclosure Agreement dated as of June 1, 2019 (the "Continuing Disclosure Agreement"). Notwithstanding any other provision of this Agreement, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default (as defined in Section 8.01) under the provisions of this Agreement.

**Section 6.15. Execution of Documents and Proof of Ownership by Owners.** Any request, consent, declaration or other instrument which this Agreement may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such a request, consent, declaration or other instrument, or of a writing appointing such an attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such a notary public or other officer.

Any request, consent, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the District or the Fiscal Agent in good faith and in accordance therewith.

**Section 6.16. Notices to and Demands on District and Fiscal Agent.** Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the Fiscal Agent to or on the District may be given or served by being deposited postage prepaid (first class, registered or certified) in a post office letter box addressed (until another address is filed by the District with the Fiscal Agent) as follows:

City of Santee  
Finance Department  
10601 Magnolia Avenue  
Santee, CA 92071  
Attention: Director of Finance/Treasurer  
RE: Community Facilities District No. 2017-1  
(Weston Infrastructure) of the City of Santee  
2019 Special Tax Bonds

Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the District to or on the Fiscal Agent may be given or served by being deposited postage prepaid (first class, registered or certified) in a post office letter box addressed (until another address is filed by the Fiscal Agent with the District) as follows:

U.S. Bank National Association  
Attn: Global Corporate Trust Services  
633 West Fifth Street, 24<sup>th</sup> Floor  
Los Angeles, CA 90071  
Reference: Santee CFD No. 2017-1

**Section 6.17. Applicable Law.** This Agreement shall be governed by and enforced in accordance with the laws of the State applicable to contracts made and performed in the State.

**Section 6.18. Payment on Business Day.** In any case where the date of the payment of interest on or of principal (and premium, if any) of the Bonds or the date fixed for redemption is other than a Business Day, the payment of interest or principal (and premium, if any) need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required, and no interest shall accrue for the period from and after such date.

**Section 6.19. Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original.

## ARTICLE VII

### BOND FORM

**Section 7.01. Form of Bonds.** The format of the Bonds as authorized and to be issued for these proceedings shall be substantially in the form as set forth in the attached, referenced and incorporated Exhibit A.

**Section 7.02. Temporary Bonds.** Any Bonds issued under this Agreement may be initially issued in temporary form exchangeable for definitive bonds. The Bonds may be issued as one temporary bond with an attached maturity schedule and interest rate schedule to represent all Bonds. The temporary bond may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the District and may contain such references to any of the provisions of this Agreement as may be appropriate. Every temporary Bond shall be executed by the District in substantially the same manner as provided in Section 2.06 hereof. If the District issues one or more temporary Bonds, it will execute and furnish definitive Bonds without delay upon the request of any Owner and thereupon the temporary bonds may be surrendered for cancellation at the Principal Corporate Trust Office of the Fiscal Agent, and the District shall deliver in exchange for such temporary bonds an equal aggregate principal amount of definitive Bonds of the same interest rates and maturities. Until so exchanged, the temporary bonds shall be entitled to the same benefits under this Agreement as definitive Bonds issued hereunder.

## ARTICLE VIII

### EVENT OF DEFAULT

**Section 8.01. Events of Default.** The following events shall be Events of Default under this Agreement.

(a) Default in the due and punctual payment of the principal of any Bond when and as the same shall become due and payable, whether at maturity as therein expressed, by proceedings for redemption, by declaration or otherwise.

(b) Default in the due and punctual payment of interest on any Bond when and as such interest shall become due and payable.

(c) Default by the District in the observance of any of the other covenants, agreements or conditions on its part in this Agreement or in the Bonds contained, if such default shall have continued for a period of thirty (30) days after written notice thereof, specifying such default and requiring the same to be remedied, shall have been given to the District by the Fiscal Agent or to the District and the Fiscal Agent by the Owners of not less than twenty-five percent (25%) in aggregate principal amount of the Bonds at the time Outstanding; provided that such default (other than a default arising from nonpayment of the Fiscal Agent's fees and expenses, which must be cured within such 30-day period unless waived by the Fiscal Agent) shall not constitute an Event of Default under this Agreement if the District shall commence to cure such default within said thirty

(30) day period and thereafter diligently and in good faith shall cure such default within a reasonable period of time; or

(d) The filing by the District of a petition or answer seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law of the United States of America, or if a court of competent jurisdiction shall approve a petition, filed with or without the consent of the District, seeking reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or if, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District or of the whole or any substantial part of its property.

**Section 8.02. Application of Revenues and Other Funds after Default.** If a default in the payment of the Bonds shall occur and be continuing, all Special Tax Revenues and any other funds then held or thereafter received under any of the provisions of this Agreement (other than in the Rebate Fund, the Administrative Expense Fund and the Project Fund) shall be applied as follows and in the following order:

A. To the payment of any expenses necessary in the opinion of the District to protect the interest of the owners of the Bonds, the owners of Parity Refunding Obligations, if any, and payment of reasonable charges and expenses of the Fiscal Agent (including reasonable fees and disbursements of its counsel) incurred in and about the performance of its powers and duties under this Agreement;

B. To the payment of the principal of and interest then due with respect to the Bonds and Parity Refunding Obligations, if any (upon presentation of the Bonds and Parity Refunding Obligations to be paid, and stamping thereon of the payment if only partially paid, or surrender thereof if fully paid), subject to the provisions of this Agreement, as follows:

First: To the payment to the persons entitled thereto of all installments of interest then due in the order of the maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment or installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, to the persons entitled thereto, without any discrimination or preference; and

Second: To the payment to the persons entitled thereto of the unpaid principal of any Bonds which shall have become due, whether at maturity or by call for redemption, with interest on the overdue principal at the rate borne by the respective Bonds on the date of maturity of redemption, and if the amount available shall not be sufficient to pay in full all the Bonds, together with such interest, then to the payment thereof ratably, according to the amounts of principal due on such date to the persons entitled thereto, without discrimination or preference.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF, the District and the Fiscal Agent have executed this Fiscal Agent Agreement effective the date first above written.

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE

By: \_\_\_\_\_  
Tim K. McDermott  
Director of Finance/Treasurer

U.S. BANK NATIONAL ASSOCIATION,  
as Fiscal Agent

By: \_\_\_\_\_  
Authorized Officer

**EXHIBIT A – FORM OF BOND**

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE SECURITIES DEPOSITORY (AS DEFINED IN THE FISCAL AGENT AGREEMENT) TO THE FISCAL AGENT FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

R - \_\_\_

\$ \_\_\_\_\_

United States of America  
State of California

**COMMUNITY FACILITIES DISTRICT NO. 2017-1  
(WESTON INFRASTRUCTURE)  
OF THE CITY OF SANTEE  
2019 SPECIAL TAX BONDS**

<b>Interest Rate</b>	<b>Maturity Date</b>	<b>Bond Date</b>	<b>CUSIP No.</b>
%	September 1, 20__	June __, 2019	_____

Registered Owner: **Cede & Co.**

Principal Amount:

Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee (the "District"), situated in Santee, California, for value received, hereby promises to pay, solely from Net Special Tax Revenues (as hereafter defined), to the registered owner named above, or registered assigns, on the maturity date set forth above, unless redeemed prior thereto as hereinafter provided, the principal amount set forth above and to pay interest on such principal amount semiannually on each March 1 and September 1, commencing September 1, 2019, (each an "Interest Payment Date") at the interest rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of and premium, if any, on this Bond are payable to the registered owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at maturity or redemption at the corporate trust office or agency of U.S. Bank National Association (the "Fiscal Agent") in St. Paul, Minnesota (or such other office designated by the Fiscal Agent). Interest on this Bond is payable from the Interest Payment Date next preceding the date of its authentication, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after the

15th calendar day of the month preceding the Interest Payment Date (the "Record Date") but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the Bond Date above; provided, however, that if at the time of authentication of this Bond, interest is in default, interest on this Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment. Interest on this Bond shall be payable by check of the Fiscal Agent mailed first class, postage prepaid, to the registered owner hereof at such registered owner's address as it appears on the registration books maintained by the Fiscal Agent as of the close of business on the Record Date preceding the Interest Payment Date or, upon request in writing prior to the Record Date received from a registered owner of at least \$1,000,000 in aggregate principal amount of the Bonds, by wire transfer in immediately available funds to an account in the United States of America designated by such registered owner.

This Bond is one of a duly authorized issue of the "Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee 2019 Special Tax Bonds" (the "Bonds") issued in the aggregate principal amount of \$\_\_\_\_\_ pursuant to the Mello-Roos Community Facilities Act of 1982, constituting Sections 53311, et seq. of the California Government Code, as amended (the "Act") for the purpose of financing certain public improvements in and for the District. The creation of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement (the "Agreement") dated as of June 1, 2019, and this reference incorporates the Agreement herein, and by acceptance hereof the owner of this Bond assents to said terms and conditions. All capitalized terms used herein shall have the same meaning as set forth in the Agreement unless otherwise specified herein. The Agreement is authorized under, this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Agreement, the principal of, premium, if any, and interest on this Bond are payable solely from, and shall be secured by a pledge of and lien upon, the proceeds of the Special Tax (as defined in the Agreement) levied and received by the District and the proceeds of the redemption and sale of property sold as a result of foreclosure of the lien of the Special Tax to the amount of such lien and penalties thereon minus amounts applied annually to fund the Administrative Expense Requirement (together, the "Net Special Tax Revenues") and certain funds held under the Agreement. The Bonds are not general obligations of the City of Santee or the District, but are special, limited obligations of the District, and neither the faith and credit nor the taxing power of the District (except with respect to the Special Taxes), the City of Santee, the State of California, or any political subdivision thereof is pledged to the payment of the Bonds. Except for the Net Special Tax Revenues, no other revenues or taxes are pledged to the payment of the Bonds.

The District will review the public records of the County in connection with the collection of the Special Taxes and will commence and diligently pursue to completion, judicial foreclosure proceedings against (i) properties under common ownership with delinquent Special Taxes in the aggregate of \$5,000 or more by October 1 following the close of the Fiscal Year in which the Special Taxes were due, (ii) against all properties with delinquent Special Taxes in the aggregate of \$5,000 or more by October 1 following the close of any fiscal year if the amount in the Reserve Fund is less than the Reserve Requirement and (iii) against all properties with delinquent Special Taxes

(regardless of the amount of such delinquency) if the District determines that it has collected less than 95% of the total Special Taxes levied in any Fiscal Year.

The Bonds may be redeemed at the option of the District prior to maturity as a whole, or in part on any Interest Payment Date on and after September 1, 20\_\_, from such maturities as are selected by the District, and by lot within a maturity, from any source of funds, at the following redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), together with accrued interest to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
September 1, 20__ and March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

The Bonds are subject to extraordinary mandatory redemption on any Interest Payment Date, prior to maturity, as a whole, or in part, from such maturities as are selected by the District, and by lot within a maturity, from the amounts deposited in the Redemption Fund in connection with the prepayment of Special Taxes pursuant to the Special Tax RMA. Such extraordinary mandatory redemption of the Bonds shall be at the following redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), together with accrued interest thereon to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
Any Interest Payment Date through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

The Term Bonds maturing on September 1, 20\_\_ are subject to mandatory sinking fund redemption, in part, by lot, on September 1 of each year commencing September 1, 20\_\_ at a redemption price equal to the principal amount of the Term Bonds to be redeemed, plus accrued and unpaid interest thereon to the date fixed for redemption, without premium, in the aggregate principal amounts and in the years shown in the following redemption schedule.

<u>Redemption Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$
--	---

(maturity)

The Term Bonds maturing on September 1, 20\_\_ are subject to mandatory sinking fund redemption, in part, by lot, on September 1 of each year commencing September 1, 20\_\_ at a redemption price equal to the principal amount of the Term Bonds to be redeemed, plus accrued and



unpaid interest thereon to the date fixed for redemption, without premium, in the aggregate principal amounts and in the years shown in the following redemption schedule.

<u>Redemption Date</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u> \$
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(maturity)

Notice of redemption with respect to the Bonds to be redeemed shall be given by the Fiscal Agent to the registered owner thereof at least 30 days but not more than 45 days prior to the redemption date, by first class mail, postage prepaid, at their addresses appearing on the Bond Register; provided, however, so long as the Bonds are registered in the name of the Nominee, notice shall be given in such manner as complies with the requirements of the Depository.

This Bond shall be issued only in fully registered form in the denominations of \$5,000 or any integral multiple thereof. No transfer hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment printed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such owner's order. Interest on this Bond shall be payable to the person whose name appears upon the Registration Books as the registered owner hereof as of the close of business on the Record Date or to such person's order. The Fiscal Agent shall require the registered owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. The Fiscal Agent shall not be required to register, transfer or make exchanges of (i) Bonds for a period of 15 days next preceding the date of any selection of Bonds to be redeemed or (ii) any Bonds chosen for redemption.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon printed shall have been dated and manually signed by the Fiscal Agent.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the District, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF, the Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee, has caused this Bond to be dated June \_\_, 2019 and to be signed by the Mayor of the City of Santee by his or her manual or facsimile signature and attested by the City Clerk by his or her manual or facsimile signature.

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City Clerk, City of Santee, for and on behalf of  
Community Facilities District No. 2017-1  
(Weston Infrastructure) of the City of Santee

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Mayor, City of Santee, for and on behalf of  
Community Facilities District No. 2017-1  
(Weston Infrastructure) of the City of Santee

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within defined Agreement.

Dated: June \_\_, 2019

U.S. Bank National Association,  
as Fiscal Agent

By: \_\_\_\_\_  
Authorized Officer

ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto \_\_\_\_\_

\_\_\_\_\_  
(Name, Address, and Tax Identification or Social Security Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s), \_\_\_\_\_ attorney, to transfer the same on the books of the Fiscal Agent with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature

Guaranteed: \_\_\_\_\_

NOTICE: Signature must be guaranteed by a qualified guarantor.

\_\_\_\_\_  
NOTICE: The signature on this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever

**EXHIBIT B**

**REQUISITION FOR COSTS OF ISSUANCE**

**REQUISITION NO. \_\_\_\_\_ PERTAINING TO DISBURSEMENTS  
FROM COSTS OF ISSUANCE FUND FOR COSTS OF ISSUANCE**

The undersigned hereby states and certifies:

(i) that the undersigned is the duly appointed, qualified and acting Director of Finance/Treasurer of the City of Santee and as such is an Authorized Representative of Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee (the "District") within the meaning of the Fiscal Agent Agreement hereinafter defined;

(ii) that, pursuant to Section 3.04 of the Fiscal Agent Agreement, dated as of June 1, 2019 (the "Fiscal Agent Agreement"), by and between U.S. Bank National Association, as fiscal agent (the "Fiscal Agent") and the District, the undersigned hereby requests the Fiscal Agent to disburse, upon receipt of an invoice or invoices from the payees designated on Attachment A attached hereto and incorporated herein by this reference, from the from the Cost of Issuance Fund established under the Fiscal Agent Agreement to each such payee, amounts not to exceed the respective sum set forth in Attachment A opposite the designation for each such payee;

(iii) that such payments should be made in accordance with the payment instructions contained in such invoices; and

(iv) that the amounts to be disbursed are properly chargeable to the Cost of Issuance Fund.

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

Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee

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

Tim K. McDermott  
Director of Finance/Treasurer  
City of Santee

ATTACHMENT A

COSTS OF ISSUANCE

<b>Payee</b>	<b>Description of Cost of Issuance</b>	<b>Amount</b>
		\$

**EXHIBIT C**

**REQUISITION FOR COSTS**

**REQUISITION NO. \_\_\_ PERTAINING TO DISBURSEMENTS  
FROM THE PROJECT FUND TO FUND PROJECT COSTS**

The undersigned hereby states and certifies:

(i) that the undersigned is the duly appointed, qualified and acting Director of Finance/Treasurer of the City of Santee and as such is an Authorized Representative of Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee (the "District") within the meaning of the Fiscal Agent Agreement hereinafter defined;

(ii) that, pursuant to Section 3.05 of the Fiscal Agent Agreement, dated as of June 1, 2019 (the "Fiscal Agent Agreement"), by and between U.S. Bank National Association, as fiscal agent (the "Fiscal Agent") and the District, the undersigned hereby requests the Fiscal Agent to disburse to the payees designated on Attachment A attached hereto and incorporated herein by this reference, from the Project Fund established under the Fiscal Agent Agreement to each such payee, the respective sum set forth in Attachment A opposite the designation for each such payee;

(iii) that such payments should be made in accordance with the payment instructions contained in Attachment A; and

(iv) that the amounts to be disbursed are properly chargeable to the Project Fund.

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

Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee

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

Tim K. McDermott  
Director of Finance/Treasurer  
City of Santee

ATTACHMENT A  
PROJECT COSTS

<b>Payee</b>	<b>Description of Project Costs</b>	<b>Amount</b>



# COUNCIL AGENDA STATEMENT

Item 17

**MEETING DATE** May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE MANAGEMENT SERVICES AGREEMENT OF THE CITY CLERK

**DIRECTOR/DEPARTMENT** John W. Minto, Mayor

## **SUMMARY**

On March 28, 2018, the City of Santee approved a resolution to appoint Annette Ortiz to serve as the City Clerk effective April 19, 2018. The City then entered into a Management Services Agreement with Ms. Ortiz. On May 8, 2019, a public employee performance evaluation for Ms. Ortiz was conducted by the City Council in accordance with California Government Code Section 54957. As a result of this evaluation, the City Council provided direction to staff to bring to Council for consideration in open session a Second Amendment to Ms. Ortiz's Management Services Agreement to include a 10% merit pay increase which will adjust the base annual salary from the current \$98,090.86 to \$107,900, effective May 30, 2019. This amount is within the salary range for the City Clerk on the City Council approved Salary Schedule, and therefore the requirements of California Code of Regulations, Title 2, Section 570.5 have been met.

## **FINANCIAL STATEMENT**

Funding for the salary and benefits as a result of the Second Amendment to the Management Services Agreement is included in the adopted FY 2018-19 operating budget.

**CITY ATTORNEY REVIEW**  N/A  Completed

## **RECOMMENDATION**

Adopt the attached Resolution approving the Second Amendment to the City Clerk's Management Services Agreement.

## **ATTACHMENTS**

1. Resolution
2. Second Amendment to Management Services Agreement

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING THE SECOND AMENDMENT TO THE MANAGEMENT SERVICES  
AGREEMENT OF THE CITY CLERK**

**WHEREAS**, on March 28, 2018 the City of Santee entered into a Management Services Agreement with Annette Ortiz to serve as the City Clerk effective April 19, 2018; and

**WHEREAS**, on November 14, 2018, following Ms. Ortiz's performance evaluation, the City and Ms. Ortiz amended the Management Services Agreement to increase Ms. Ortiz's annual base salary to \$98,090.86, effective November 15, 2018 ("First Amendment"); and

**WHEREAS**, as the result of a performance evaluation on May 8, 2019, the City Council desires to amend the Management Services Agreement of Ms. Ortiz, to increase her annual salary to \$107,900, effective May 30, 2019, as reflected in Exhibit "A" Second Amendment to the Management Services Agreement;

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby find, determine and declare that the Second Amendment to the Management Services Agreement of the City Clerk provided in Exhibit "A," is approved effective May 30, 2019.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 22<sup>nd</sup> day of May 2019, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Attachment: Exhibit "A" – Second Amendment to the Management Services Agreement



## SECOND AMENDMENT TO MANAGEMENT SERVICES AGREEMENT

This Second Amendment to Management Services Agreement ("Second Amendment") is made and entered into as of the \_\_\_\_\_ day of May 2019, by and between the City of Santee, a municipal corporation ("City") and Annette F. Ortiz ("Employee").

### RECITALS

1. On or about March 28, 2018, City and Employee entered into a Management Services Agreement whereby the City employed Employee as its City Clerk.
2. On or about November 14, 2018, following the Employee's performance evaluation, the City and Employee amended the Management Services Agreement to increase Ms. Ortiz's annual base salary to \$98,090.86, effective November 15, 2018 ("First Amendment").
3. The City Council held Employee's performance evaluation on May 8, 2019 and in accordance with the terms of her Management Services Agreement, considered her salary.
4. City desires to continue to employ the services of Employee as its City Clerk.
5. It is the desire of the City Council to provide inducement for employee to remain in such employment.

**NOW, THEREFORE, IN CONSIDERATION OF PERFORMANCE BY THE PARTIES OF THE COVENANTS AND CONDITIONS HEREIN CONTAINED, THE PARTIES AGREE TO AMEND THE MANAGEMENT SERVICES AGREEMENT AS FOLLOWS:**

6. The Parties hereby amend Paragraph 3 of the Management Services Agreement as follows:

#### **Paragraph 3. Salary and Benefits**

City agrees to increase Employee's annual base salary to \$107,900 effective May 30, 2019.

7. Except as amended in this Second Amendment, the terms and conditions of the Management Services Agreement remain the same.

**IN WITNESS WHEREOF**, City and Employee have signed and executed this Second Amendment as of the \_\_\_\_\_ day of May 2019.

**CITY OF SANTEE**

By: \_\_\_\_\_  
John W. Minto, Mayor

**EMPLOYEE**

By: \_\_\_\_\_  
Annette F. Ortiz, MBA, CMC, City Clerk

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Shawn Hagerty, City Attorney

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

**MEETING DATE** May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE** REPORT SUMMARIZING THE OUTCOME OF THE MARCH 26, 2019  
CITY COUNCIL PLANNING WORKSHOP

**DIRECTOR/DEPARTMENT** Marlene Best, City Manager

**SUMMARY** A special City Council / Executive Staff Planning Workshop was held on March 26, 2019 to review and update the goals and priorities for the City of Santee for Fiscal Years 2019-20 and 2020-21. In summary, the City Council agreed on 11 projects to focus on over the next two fiscal years; five of these were identified as the highest Tier 1 priorities and six were identified as Tier 2 priorities.

Tier 1 Priorities:

1. Hold a City Council Workshop on Possible Funding Options
2. Construct a Teen/Senior/Community Center
3. Construct a Public Safety Center
4. Continue to Address the CalPERS & Retiree Health Unfunded Liabilities
5. Improve the Intersection at Highway 52/Mast Boulevard/West Hills Parkway to address traffic issue

Tier 2 Priorities:

6. Implement (improve & optimize) an automated Permitting System
7. Finish the San Diego River Trail through Santee & Implement a Safety Strategy
8. Complete and Implement the Branding Campaign for the City of Santee
9. Establish an Entertainment District
10. Stay Actively Involved in the Future of CSA 69
11. Create an Affordable Housing Strategy

Three other projects were also identified as continuing focal points: 1) Plan the City's 40th anniversary of incorporation; 2) Study Community Choice Aggregation (CCA); and 3) Continue to update the City's technology systems.

**FINANCIAL STATEMENT** <sup>jm</sup> There is no fiscal impact with this item. Any costs associated with implementation of the priorities will be outlined in the Fiscal Year 2019-20 Proposed Budget and the Five-Year Capital Improvement Program for Fiscal Years 2019-20 through 2023-24.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** <sup>MAB</sup> Receive report and provide direction as needed.

**ATTACHMENTS** Staff Report

**STAFF REPORT**  
**City Council Priorities**  
**For FY 2019-20 and FY 2020-21**  
**May 22, 2019**

**Overview**

This report summarizes the results of the City Council/Executive Staff Planning Workshop held on March 26, 2019, as well as the process leading up to the workshop, for the purpose of developing goals and priorities for the City for the upcoming two fiscal years.

Much of this work began two years ago, in 2017, when the City retained local government consultant, Jim O’Grady, to help plan and facilitate a process to develop priorities for the City that were both achievable and the result of consensus. As discussions evolved, it became clear that what Santee was trying to achieve was similar to what businesses and sports teams do to achieve success – that is, to develop a winning strategy to complement a strong team in the pursuit of its goals.

In 2017, the process included one-on-one discussions with each Council Member and the Mayor to get feedback on what they each hoped to gain from the workshop. The Mayor and Council Members all expressed support for the idea of a goal-setting workshop. However they wanted to make sure the workshop was focused and productive, and any goals identified were realistic. Three of the priorities identified have been fully completed and progress was made on all of the remaining priorities.

In 2019, staff built on the process that had been started in order to review and update the City Council’s priorities. To assist with this effort, the City retained Government Training Agency Executive Director, Mike Gray to help facilitate the meeting.

The Executive Team met on March 25, 2019 to prepare for the workshop with Council. Each department identified projects they were currently working on, projects that were planned or anticipated over the next two years, and any issues that were anticipated to emerge within the next two to five years that should be presented to the City Council. Nearly 60 ideas were discussed.

**Summary of Outcomes**

Based on a review of the City’s current priorities, set by Council in March 2017, along with a review of the projects identified by staff and a discussion of each Council Member’s goals for Santee, the City Council agreed on eleven priority projects to focus on over the next two years -- five were identified as the highest Tier 1 priorities; six were identified as Tier 2 priorities. Three of these represent new projects, not already identified in the City Council’s current priorities, while eight have continued as priorities that are currently in progress.

## **Tier 1 Priorities**

- 1. Hold a City Council Workshop on Possible Funding Options\***
- 2. Construct a Teen/Senior/Community Center:** Complete planning for, and substantially complete construction of a phased Community Center.
- 3. Construct a Public Safety Center:** Develop a financing plan and continue discussions with the County to plan, design and construct a Public Safety Center to include the replacement of Fire Station 4 and a new Sheriff's Station in Santee.
- 4. Continue to Address the CalPERS & Retiree Health Unfunded Liabilities:** Continue to implement measures to reduce the CalPERS unfunded pension obligations and reduce the City's retiree health obligations.
- 5. Continue to Improve the Intersection at Highway 52/Mast Boulevard/West Hills Parkway to address traffic issues:** While median improvements have been made near the Highway 52 on-ramp, additional improvements should be explored to improve traffic flow along Mast Boulevard and West Hills Parkway. Physical improvements as well as possible annexation of land, and operational changes at the landfill to reduce backup by refuse trucks should be explored. Continue to support "Fix the 52" Highway 52 Coalition efforts. Also review financial impacts and public safety/emergency response impacts.

## **Tier 2 Priorities**

- 6. Implement (improve & optimize) an Automated Permitting System:** Continue to implement, improve and optimize a system to automate, coordinate, and streamline the City's development permitting processes. A review of the City's current processes should be undertaken in conjunction with this system to ensure that the processes are as efficient and effective as possible.
- 7. Finish the San Diego River Trail through Santee & Implement a Safety Strategy for all Trails:** Continue to plan for the completion of the San Diego River Trail throughout Santee. Also develop and implement a strategy to improve security along all of the City's trails and parks, including the installation of security cameras and other security measures.
- 8. Complete and Implement the Branding Campaign:** Complete the development and implementation of a "brand" for the City of Santee to provide a proactive, positive identifier that will be used in economic development, recreation and other City marketing efforts.
- 9. Establish an Entertainment District:** Establish an "Entertainment District" in conjunction with the planned movie theater and Karl Strauss development. This district could include various live performance, cultural arts, athletic & entertainment

venues; along with food, beverage and hospitality locations to create an entertainment destination.

**10. Stay Actively Involved in the Future of CSA 69\***

**11. Create an Affordable Housing Strategy\***

\* These are new priority projects, not already included in the current priorities set by Council in 2017.

Three additional projects were identified as continuing priority focal points:

- Plan the City's 40<sup>th</sup> Anniversary
- Study the Feasibility of Community Choice Aggregation (CCA)
- Continue to update the City's technology systems

**Next Steps**

Following the Council Workshop, members of the City's executive and mid-management team met to discuss implementation of these eleven priority projects. Staff responsibilities were assigned and preliminary milestones and target dates were developed to set a plan for the completion of these projects. More information will be brought back to Council on these milestones.

Each department was also tasked with linking budget goals to the appropriate City Council priorities where possible. This information has been included in the proposed Operating and Capital Improvement Program budgets that will be presented to City Council.

Achievements and accomplishments will also be highlighted in updates to the Council throughout the next two years for progress tracking.



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

**Item 19**

**MEETING DATE:**      May 22, 2019

**AGENDA ITEM NO.**

**ITEM TITLE**            **PRESENTATION OF THE PROPOSED FIVE-YEAR CAPITAL  
IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020-2024**

**DIRECTOR/DEPARTMENT**            Marlene Best, City Manager  
Tim McDermott, Director of Finance *TM*

**SUMMARY**

The Proposed Five-Year Capital Improvement Program (CIP) Budget for Fiscal Years 2020-2024 will be presented to the City Council for initial review and discussion. The proposed CIP budget will be included on the June 12, 2019 City Council meeting agenda to provide an opportunity for additional discussion, and will be brought back to the City Council for adoption on June 26, 2019.

The purpose of the CIP is to provide a multi-year planning tool for the infrastructure and other capital needs of the community, and to coordinate the scheduling and financing of projects. Emphasis has been placed on the first two years, which upon City Council action will become the adopted capital project budget. Once adopted, the CIP is continually monitored to ensure funding sources are available as projected and is revised bi-annually in response to continually evolving priorities and economic conditions.

**FINANCIAL STATEMENT** *TM*

The Proposed Five-Year Capital Improvement Program includes over 70 projects and will establish the appropriated budget for fiscal years 2020 and 2021 once adopted

**CITY ATTORNEY REVIEW**       N/A       Completed

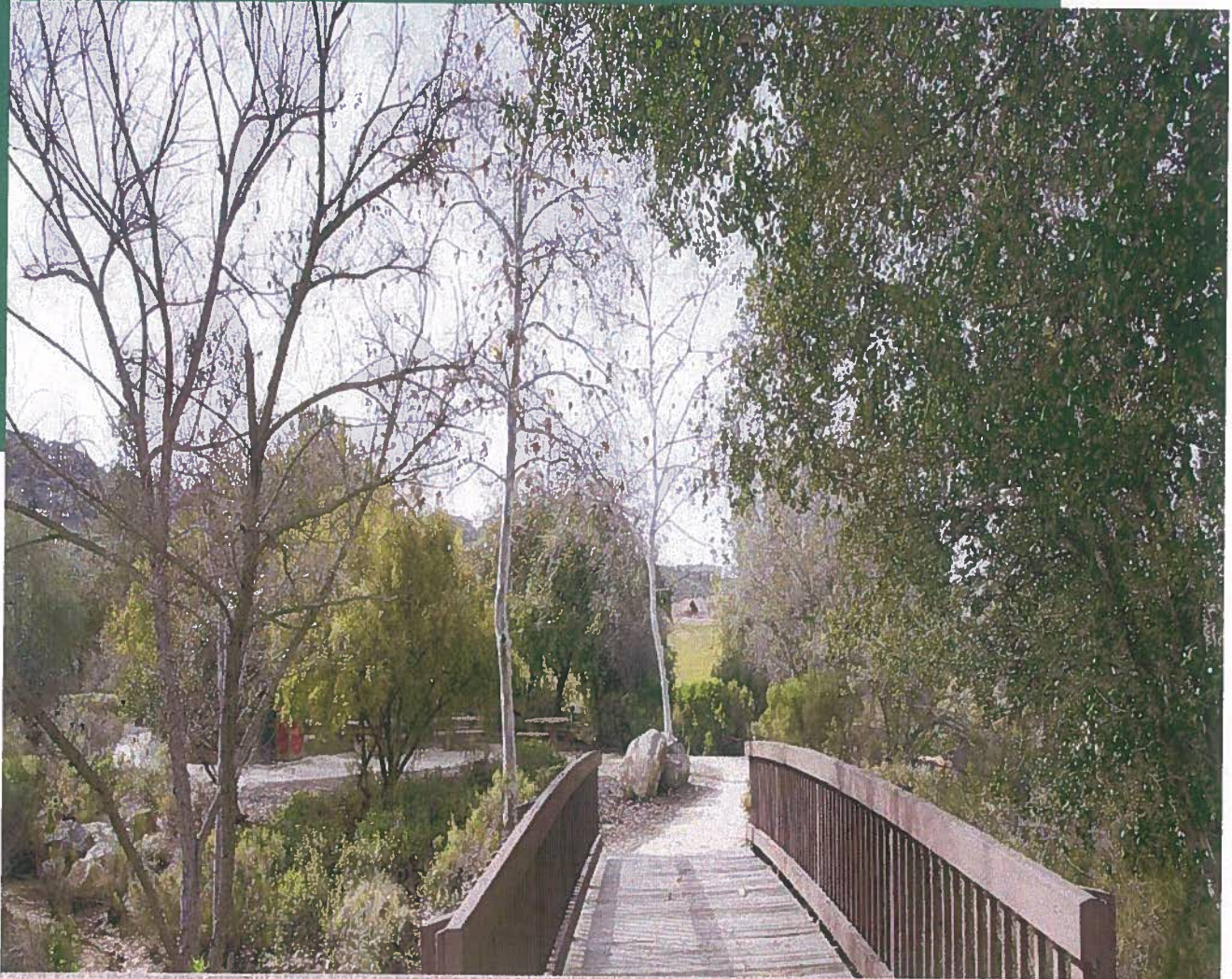
**RECOMMENDATION** *MDB*

Review and discuss the Proposed Five-Year Capital Improvement Program for Fiscal Years 2020-2024 and provide direction to staff as necessary.

**ATTACHMENTS (Listed Below)**

Proposed Five-Year Capital Improvement Program for Fiscal Years 2020-2024

# City of Santee, California



*Proposed  
Capital Improvement Program  
Fiscal Years 2020-2024*

**City of Santee  
California**

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*City of Santee, California*  
*Capital Improvement Program*  
*FY 2019-20 through FY 2023-24*

***JOHN W. MINTO***  
MAYOR

***STEPHEN HOULAHAN***  
VICE MAYOR

***ROB MCNELIS***  
COUNCIL MEMBER

***RONN HALL***  
COUNCIL MEMBER

***LAURA KOVAL***  
COUNCIL MEMBER

***MARLENE D. BEST***  
CITY MANAGER



# Table of Contents

---

## FINANCIAL SUMMARIES

Summary of CIP Projects by Project Type .....	i
Summary of CIP Projects by Revenue Source .....	v

## CIRCULATION PROJECTS

Active Transportation Master Plan .....	1
Bridge Restorations Citywide .....	2
Cottonwood Avenue River Crossing.....	3
Cottonwood Avenue Widening & Sidewalks .....	4
Cuyamaca Right Turn Lanes at Mission Gorge.....	5
Graves Avenue Street Improvements .....	6
Highway 52 Improvements .....	7
Highway 52 Intersection Improvements.....	8
Magnolia Avenue Widening .....	9
Median/Streetscape Improvements Citywide .....	10
Median Upgrade at Mission Gorge Road West .....	11
Olive Lane Improvements .....	12
Pavement Condition Report.....	13
Pavement Repair and Rehabilitation Citywide .....	14
Pavement Roadway Maintenance Citywide .....	15
Prospect Avenue Improvements – West .....	16
Prospect Avenue and Mesa Road Intersection Improvements .....	17
Regional Arterial Management System .....	18
Safe Routes to School Improvements .....	19
San Diego River Trail Improvements.....	20
Sidewalk Installation on Mission Gorge Road.....	21
Sidewalk Program Citywide.....	22
Smart Traffic Signals .....	23
SR-67 /Woodside Avenue Interchange Improvement.....	24
Street Light Installation .....	25
Traffic Sign Upgrades Citywide.....	26
Traffic Signal Visibility Enhancements.....	27
Transportation Improvement Master Plan Implementation .....	28
Utility Undergrounding .....	30

## DRAINAGE PROJECTS

CMP Storm Drain Replacement Program.....	31
Master Drainage Study Update .....	32

# Table of Contents

---

Mission Gorge Road Drainage Improvements – East .....	33
Mission Gorge Road Drainage Improvements – West.....	34
SD River Bacteria Reduction – Invest Order.....	35
SD River Bacteria Reduction – TMDL .....	36
Shadow Hill/Woodside Drainage Improvement .....	37
Storm Drain Trash Diversion .....	38

## **FACILITY PROJECTS**

Backflow Preventers at City Hall .....	39
City Hall Improvements.....	40
Community Center Phase 1 – Teen/Senior Center .....	41
Community Center Phase 2 – Banquet/Community Building .....	42
Electric Vehicle Charging Stations .....	43
Fleet Maintenance Facility .....	44
Light Standards Replacement .....	45
Lighting Upgrades Citywide.....	46
Parking Lot Resurfacing.....	47
Public Safety Center .....	48
Santee Library.....	49
Vactor De-Watering Station .....	50

## **PARK PROJECTS**

Ball Field Improvements.....	51
Big Rock Park Restroom Improvements.....	52
General Park Improvements .....	53
Mast Park Improvements.....	54
Santee Aquatics Center/YMCA Locker Rooms .....	56
Skate Park.....	57
SportsPlex Playground Improvements.....	58
Trails Master Plan Update.....	59
Trails – Mast Blvd to Walker Preserve .....	60
Trails – SD River at Carlton Oaks .....	61
Trails – SD River Interpretive Center.....	62
Trails – SD River North Side.....	63
Trails – SD River South Side.....	64
Trails – Walker Preserve to Tank Hill .....	65
TCCP – Artificial Turf Replacement .....	66
Weston Park .....	67

# Table of Contents

---

## **OTHER PROJECTS**

Computer Workstation Replacement .....	69
Council Chamber AV Upgrade .....	70
IT Disaster Recovery Implementation .....	71
Network Hardware/Software Replacement .....	72
Network Wiring Upgrade .....	73
Permitting and Land Management System .....	74
Website Update.....	75
Work Order and Asset Management System .....	76

**City of Santee  
California**

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# *FINANCIAL SUMMARIES*

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*PROJECT  
TYPE*

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Summary

# Capital Improvement Program - Summary of Projects by Project Type

May 17, 2019

Five-Year Projection FY 2019-20 through FY 2023-24

Pg. No.	Lead Dept	Project	Prior Year Expenditures	Proposed FY 2019-20	Proposed FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total Project Cost
<b>CIRCULATION PROJECTS</b>									
1	DDS	Active Transportation Master Plan	\$ 72,500	\$ 195,000	\$ 4,500	\$ -	\$ -	\$ -	\$ 272,000
2	DDS	Bridge Restorations Citywide <sup>(2)</sup>	-	911,240	711,240	711,240	711,240	711,240	3,756,200
3	DDS	Cottonwood Ave River Crossing <sup>(2)</sup>	-	-	-	-	-	24,183,500	24,183,500
4	DDS	Cottonwood Ave Widening & Sidewalks <sup>(2)</sup>	-	-	-	452,000	4,585,553	2,899,248	7,936,801
5	DDS	Cuyamaca Right Turn Lanes at Mission Gorge	-	210,000	226,950	756,450	-	-	1,193,400
6	DDS	Graves Avenue Street Improvements	-	-	200,000	1,378,200	1,912,700	2,000,000	5,490,900
7	DDS	Highway 52 Improvements <sup>(2)</sup>	600,000	1,000,000	3,400,000	38,400,000	-	-	43,400,000
8	DSD	Highway 52 Intersection Improvements	-	-	1,725,000	-	-	-	1,725,000
9	DDS	Magnolia Avenue Widening <sup>(2)</sup>	-	-	-	-	-	3,894,000	3,894,000
10	CSD	Median/Streetscape Improve Citywide <sup>(1)</sup>	-	-	-	-	100,000	1,000,000	1,100,000
11	CSD	Median Upgrade at Mission Gorge Rd West <sup>(1)</sup>	-	-	-	-	51,000	460,000	511,000
12	DDS	Olive Lane Improvements <sup>(1)</sup>	-	-	-	-	717,200	2,457,600	3,174,800
13	DDS	Pavement Condition Report	-	-	-	70,000	-	-	70,000
14	DDS	Pavement Repair & Rehabilitation Citywide <sup>(2)</sup>	-	3,325,000	3,325,000	3,325,000	3,325,000	3,325,000	16,625,000
15	DDS	Pavement Roadway Maintenance Citywide <sup>(2)</sup>	-	1,425,000	1,425,000	1,425,000	1,425,000	1,425,000	7,125,000
16	DDS	Prospect Avenue Improvements - West <sup>(1)</sup>	-	-	-	1,000,000	4,020,720	10,089,920	15,110,640
17	DDS	Prospect Ave/Mesa Rd Improvements	-	230,000	441,200	-	-	-	671,200
18	DDS	Regional Arterial Management System	-	7,400	7,400	7,400	7,400	7,400	37,000
19	DDS	Safe Routes to School Improvements <sup>(1)</sup>	-	-	180,000	240,000	-	-	420,000
20	DDS	San Diego River Trail Improvements <sup>(2)</sup>	-	-	-	79,000	-	-	79,000
21	DDS	Sidewalk Installation on Mission Gorge Rd <sup>(1)</sup>	-	-	-	-	100,000	565,000	665,000
22	DDS	Sidewalk Program Citywide <sup>(1)</sup>	-	-	-	-	-	40,732,000	40,732,000
23	DDS	Smart Traffic Signals <sup>(1)</sup>	-	-	-	50,000	430,000	-	480,000
24	DDS	SR-67/Woodside Ave Interchange Imp	715,000	3,350,000	-	-	-	-	4,065,000
25	DDS	Street Light Installation <sup>(2)</sup>	50,000	733,700	100,000	-	350,000	-	1,233,700
26	DDS	Traffic Sign Upgrades Citywide	249,500	5,000	-	-	-	-	254,500
27	DDS	Traffic Signal Visibility Enhancements	-	23,500	196,100	-	-	-	219,600
28	DDS	Transportation Impr Master Plan Implementation <sup>(2)</sup>	1,569,750	566,400	376,800	912,000	481,400	2,133,100	6,039,450
30	DDS	Utility Undergrounding	-	-	-	40,000	701,134	-	741,134
<b>Subtotal Circulation Projects</b>			<b>\$ 3,256,750</b>	<b>\$ 11,982,240</b>	<b>\$ 12,319,190</b>	<b>\$ 48,846,290</b>	<b>\$ 18,918,347</b>	<b>\$ 95,883,008</b>	<b>\$ 191,205,825</b>

(1) This project is unfunded at this time. See specific project page for more detail.

(2) This project is partially unfunded at this time. See specific project page for more detail.

# Capital Improvement Program - Summary of Projects by Project Type

May 17, 2019

Five-Year Projection FY 2019-20 through FY 2023-24

Pg. No.	Lead Dept	Project	Prior Year Expenditures	Proposed FY 2019-20	Proposed FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total Project Cost
<b>DRAINAGE PROJECTS</b>									
31	DDS	CMP Storm Drain Replacement Program <sup>(2)</sup>	\$ -	\$ 2,473,900	\$ 2,473,900	\$ 2,473,900	\$ 2,473,900	\$ 2,473,900	\$ 12,369,500
32	DDS	Master Drainage Study Update <sup>(1)</sup>	-	-	-	-	250,000	250,000	500,000
33	DDS	Mission Gorge Rd Drainage Improve East <sup>(1)</sup>	-	-	-	1,586,000	2,000,000	2,423,100	6,009,100
34	DDS	Mission Gorge Rd Drainage Improve West <sup>(1)</sup>	-	-	-	689,500	1,000,000	1,000,000	2,689,500
35	DDS	SD River Bacteria Reduction - Invest Order <sup>(2)</sup>	-	40,000	40,000	60,000	60,000	60,000	260,000
36	DDS	SD River Bacteria Reduction - TMDL	-	40,000	20,000	20,000	20,000	20,000	120,000
37	DDS	Shadow Hill/Woodside Drainage Improvement <sup>(1)</sup>	-	-	-	10,000	619,000	1,000,000	1,629,000
38	DDS	Storm Drain Trash Diversion	-	169,000	169,000	169,000	169,000	169,000	845,000
		<b>Subtotal Drainage Projects</b>	<b>\$ -</b>	<b>\$ 2,722,900</b>	<b>\$ 2,702,900</b>	<b>\$ 5,008,400</b>	<b>\$ 6,591,900</b>	<b>\$ 7,396,000</b>	<b>\$ 24,422,100</b>
<b>FACILITY PROJECTS</b>									
39	CSD	Backflow Preventers at City Hall	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
40	DDS	City Hall Improvements <sup>(2)</sup>	71,928	650,000	-	99,500	126,500	-	947,928
41	CSD	Community Center - Phase 1	60,000	-	1,200,000	11,600,000	-	-	12,860,000
42	CSD	Community Center - Phase 2	-	-	-	-	-	1,350,000	1,350,000
43	DDS	Electric Vehicle Charging Stations <sup>(1)</sup>	-	-	51,000	52,000	53,000	54,000	210,000
44	FIRE	Fleet Maintenance Facility <sup>(1)</sup>	-	-	-	-	2,200,000	-	2,200,000
45	CSD	Light Standards Replacement	-	25,000	25,000	25,000	25,000	25,000	125,000
46	CSD	Lighting Upgrades Citywide	-	-	250,000	-	-	-	250,000
47	CSD	Parking Lot Resurfacing	-	35,000	35,000	35,000	35,000	35,000	175,000
48	FIRE	Public Safety Center <sup>(2)</sup>	-	50,000	25,000	-	1,400,000	16,000,000	17,475,000
49	DDS	Santee Library <sup>(1)</sup>	-	-	-	-	-	20,000,000	20,000,000
50	CSD	Vactor De-Watering Station <sup>(1)</sup>	-	-	-	500,000	-	-	500,000
		<b>Subtotal Facility Projects</b>	<b>\$ 131,928</b>	<b>\$ 835,000</b>	<b>\$ 1,586,000</b>	<b>\$ 12,311,500</b>	<b>\$ 3,839,500</b>	<b>\$ 37,464,000</b>	<b>\$ 56,167,928</b>

(1) This project is unfunded at this time. See specific project page for more detail.  
 (2) This project is partially unfunded at this time. See specific project page for more detail.

# Capital Improvement Program - Summary of Projects by Project Type

May 17, 2019

Five-Year Projection FY 2019-20 through FY 2023-24

Pg. No.	Lead Dept	Project	Prior Year Expenditures	Proposed FY 2019-20	Proposed FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total Project Cost
<b>PARK PROJECTS</b>									
51	CSD	Ball Field Improvements	\$ -	\$ 40,000	\$ -20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000
52	CSD	Big Rock Park Restroom Improvements	-	-	-	-	-	400,000	400,000
53	CSD	General Park Improvements	-	20,000	20,000	20,000	20,000	20,000	100,000
54	CSD	Mast Park Improvements	7,301,892	5,098,940	-	-	-	-	12,400,832
56	CSD	Santee Aquatics Center/YMCA Locker Rooms <sup>(2)</sup>	-	-	-	-	840,000	-	840,000
57	CSD	Skate Park <sup>(1)</sup>	-	-	-	-	-	1,000,000	1,000,000
58	CSD	SportsPlex Playground Improvements	-	120,000	-	-	-	-	120,000
59	CSD	Trails Master Plan Update <sup>(1)</sup>	-	-	-	50,000	-	-	50,000
60	CSD	Trails - Mast Blvd to Walker Preserve	-	-	-	2,500,000	-	-	2,500,000
61	CSD	Trails - SD River at Carlton Oaks	-	2,500,000	8,000,000	-	-	-	10,500,000
62	CSD	Trails - SD River Interpretive Center	-	-	500,000	-	-	-	500,000
63	CSD	Trails - SD River North Side Cuyamaca to Magnolia <sup>(1)</sup>	-	-	400,000	3,625,000	275,000	2,500,000	6,800,000
64	DDS	Trails - SD River South Side Cuyamaca to Magnolia	-	300,000	300,000	3,000,000	7,000,000	6,200,000	16,800,000
65	CSD	Trails - Walker Preserve to Tank Hill <sup>(1)</sup>	-	-	-	-	-	650,000	650,000
66	CSD	TCCP - Artificial Turf Replacement	-	-	-	-	1,100,000	-	1,100,000
67	CSD	Weston Park	-	2,820,000	-	-	-	-	2,820,000
<b>Subtotal Park Projects</b>			<b>\$ 7,301,892</b>	<b>\$ 10,898,940</b>	<b>\$ 9,240,000</b>	<b>\$ 9,215,000</b>	<b>\$ 9,255,000</b>	<b>\$ 10,790,000</b>	<b>\$ 56,700,832</b>

(1) This project is unfunded at this time. See specific project page for more detail.

(2) This project is partially unfunded at this time. See specific project page for more detail.

# Capital Improvement Program - Summary of Projects by Project Type

May 17, 2019

Five-Year Projection FY 2019-20 through FY 2023-24

Pg. No.	Lead Dept	Project	Prior Year Expenditures	Proposed FY 2019-20	Proposed FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total Project Cost
<b>OTHER PROJECTS</b>									
69	IT	Computer Workstation Replacement	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
70	CLERK	Council Chamber A/V Upgrade	-	100,000	15,000	15,000	15,000	15,000	160,000
71	IT	IT Disaster Recovery Implementation <sup>(2)</sup>	22,830	-	-	250,000	-	-	272,830
72	IT	Network Hardware/Software Replacement	-	30,000	30,000	30,000	30,000	30,000	150,000
73	IT	Network Wiring Upgrade <sup>(1)</sup>	-	-	-	80,000	-	-	80,000
74	DDS	Permitting and Land Management System	-	300,000	-	-	-	-	300,000
75	CSD	Website Update	-	50,000	-	-	47,000	-	97,000
76	CSD	Work Order and Asset Management System <sup>(1)</sup>	-	-	-	100,000	-	-	100,000
<b>Subtotal Other Projects</b>			<b>\$ 22,830</b>	<b>\$ 510,000</b>	<b>\$ 75,000</b>	<b>\$ 505,000</b>	<b>\$ 122,000</b>	<b>\$ 75,000</b>	<b>\$ 1,309,830</b>
<b>TOTAL PROJECT SUMMARY</b>			<b>\$ 10,713,400</b>	<b>\$ 26,949,080</b>	<b>\$ 25,923,090</b>	<b>\$ 75,886,190</b>	<b>\$ 38,726,747</b>	<b>\$ 151,608,008</b>	<b>\$ 329,806,515</b>
<b>Less Prior Year Expenditures</b>									<b>\$ (10,713,400)</b>
<b>CAPITAL IMPROVEMENT PROGRAM</b>				<b>\$ 26,949,080</b>	<b>\$ 25,923,090</b>	<b>\$ 75,886,190</b>	<b>\$ 38,726,747</b>	<b>\$ 151,608,008</b>	<b>\$ 319,093,115</b>

(1) This project is unfunded at this time. See specific project page for more detail.

(2) This project is partially unfunded at this time. See specific project page for more detail.

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# *REVENUE SOURCE*

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## Summary

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

<b>REVENUE SOURCE &amp; Project Expenditures</b>	<b>Prior Year Expenditures</b>	<b>Available Balance</b>	<b>Adopted FY 2019-20</b>	<b>Adopted FY 2020-21</b>	<b>Projected FY 2021-22</b>	<b>Projected FY 2022-23</b>	<b>Projected FY 2023-24</b>	<b>Total 5-Year Revenue &amp; Expenditures</b>
<b>CDBG LOAN</b>								
Prior Year Balance	-	-	-	-	-	-	-	-
Revenues						1,500,000	-	1,500,000
Cottonwood Ave Widening & Sidewalk Improve	-	-	-	-	-	1,500,000	-	1,500,000
Total Expenditures			-	-	-	1,500,000	-	1,500,000
Balance			-	-	-	-	-	-
<b>CFD 2017-1</b>								
Prior Year Balance	-	-	-	-	-	-	-	-
Revenues			2,820,000					2,820,000
Weston Park	-	-	2,820,000	-	-	-	-	2,820,000
Total Expenditures	-	-	2,820,000	-	-	-	-	2,820,000
Balance	-	-	-	-	-	-	-	-
<b>DEVELOPER CONTRIBUTIONS</b>								
Prior Year Balance		916,386	916,386	778,965	778,965	747,437	747,437	
Revenues			1,300,000	6,325,000	9,125,000	8,806,517	22,430,117	48,903,020
DDS Cottonwood Ave Widening & Sidewalk Imp	-	-	-	-	-	906,517	906,517	1,813,034
DDS Cottonwood Avenue River Crossing	-	-	-	-	-	-	15,323,600	15,323,600
DDS Cuyamaca Right Turn Lanes at Mission Gorge	-	-	137,421	-	-	-	-	137,421
DDS Graves Avenue Street Improvements	-	-	-	-	-	900,000	-	900,000
DDS HW 52 Imp at Mast Blvd and West Hills Pkwy	-	-	-	1,725,000	-	-	-	1,725,000
DDS HW 52 Imp b/t SR-125 and I-15	600,000	-	1,000,000	3,400,000	-	-	-	4,400,000
DDS Magnolia Ave Widening	-	-	-	-	-	-	71,300	71,300
CSD Mast Park Improvements	931,898	-	-	-	-	-	-	-
CSD San Diego River Trail Walmart to Cuyamaca	-	-	-	-	31,528	-	-	31,528
CSD Trails--Mast Blvd to Walker Preserve	-	-	-	-	2,500,000	-	-	2,500,000
CSD Trails-San Diego River Interpretive Center	-	-	-	500,000	-	-	-	500,000
CSD Trails-SD River N Side Cuyamaca to Magnolia	-	-	-	400,000	3,625,000	-	-	4,025,000
CSD Trails-SD River S Side Cuyamaca to Magnolia	-	-	300,000	300,000	3,000,000	7,000,000	6,200,000	16,800,000
Total Expenditures			1,437,421	6,325,000	9,156,528	8,806,517	22,501,417	48,226,883
Balance			778,965	778,965	747,437	747,437	676,137	676,137

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

<b>REVENUE SOURCE &amp; Project Expenditures</b>		<b>Prior Year Expenditures</b>	<b>Available Balance</b>	<b>Adopted FY 2019-20</b>	<b>Adopted FY 2020-21</b>	<b>Projected FY 2021-22</b>	<b>Projected FY 2022-23</b>	<b>Projected FY 2023-24</b>	<b>Total 5-Year Revenue &amp; Expenditures</b>
<b>DRAINAGE FEES</b>									
<i>Prior Year Balance</i>			2,038,390	2,038,390	1,045,950	353,900	-	-	
<i>Revenues</i>				561,720	862,110	1,018,210	518,930	559,720	5,559,080
DDS	CMP Storm Drain Replacement Program	-		1,554,160	1,554,160	1,372,110	518,930	559,720	5,559,080
<i>Total Expenditures</i>				1,554,160	1,554,160	1,372,110	518,930	559,720	5,559,080
<i>Balance</i>				1,045,950	353,900	-	-	-	-
<b>FEDERAL HSIP GRANT (Highway Safety Improvement Program)</b>									
<i>Prior Year Balance</i>			-	-	-	-	-	-	
<i>Revenues</i>				761,700	296,100	-	-	-	1,057,800
DDS	Street Light Installation	50,000		733,700	100,000	-	-	-	833,700
DDS	Traffic Sign Upgrades Citywide	224,500		4,500	-	-	-	-	4,500
DDS	Traffic Signal Visibility Enhancements	-		23,500	196,100	-	-	-	219,600
<i>Total Expenditures</i>				761,700	296,100	-	-	-	1,057,800
<i>Balance</i>				-	-	-	-	-	-
<b>GAS TAX</b>									
<i>Prior Year Balance</i>			500	500	-	-	-	-	
<i>Revenues</i>				-	-	-	-	-	500
DDS	Traffic Sign Upgrades Citywide	25,000		500	-	-	-	-	500
<i>Total Expenditures</i>				500	-	-	-	-	500
<i>Balance</i>				-	-	-	-	-	-

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

REVENUE SOURCE & Project Expenditures		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>GAS TAX-RMRA</b>									
Prior Year Balance			800,080	800,080	330,170	65,140	103,250	160,990	
Revenues				949,300	962,210	981,450	1,001,080	1,021,100	5,715,220
DDS	Bridge Restoration Citywide	-		383,900	50,000	50,000	50,000	50,000	583,900
DDS	CMP Storm Drain Replacement Program	-		-	333,900	50,000	50,000	50,000	483,900
DDS	Pavement Repair and Rehabilitation Citywide	-		613,640	421,670	421,670	421,670	421,670	2,300,320
DDS	Pavement Roadway Maintenance Citywide	-		421,670	421,670	421,670	421,670	421,670	2,108,350
Total Expenditures				1,419,210	1,227,240	943,340	943,340	943,340	5,476,470
Balance				330,170	65,140	103,250	160,990	238,750	238,750
<b>GENERAL FUND</b>									
Prior Year Balance			1,851,385	1,851,385	319,380	-	(776,500)	(1,550,000)	
Revenues				760,000	157,120	-	-	-	2,768,505
CSD	Backflow Preventers at City Hall	-		75,000	-	-	-	-	75,000
CLRK	City Council Chamber A/V Upgrade	-		100,000	15,000	15,000	15,000	15,000	160,000
DDS	City Hall Improvements	71,928		650,000	-	-	-	-	650,000
DDS	CMP Storm Drain Replacement Program	-		100,000	100,000	100,000	100,000	100,000	500,000
IT	Computer Workstation Replacement	-		30,000	30,000	30,000	30,000	30,000	150,000
IT	IT Disaster Recovery Implementation	22,830		-	-	50,000	-	-	50,000
CSD	Light Standards Replacements	-		12,500	12,500	12,500	12,500	12,500	62,500
CSD	Mast Park Improvements	278,380		54,655	-	-	-	-	54,655
IT	Network Hardware/Software Replacement	-		30,000	30,000	30,000	30,000	30,000	150,000
CSD	Parking Lot Resurfacing	-		35,000	35,000	35,000	35,000	35,000	175,000
DDS	Pavement Roadway Maintenance Citywide	-		608,610	-	-	-	-	608,610
DDS	Permitting and Land Management System	-		300,000	-	-	-	-	300,000
DDS	Public Safety Center	-		50,000	25,000	-	-	-	75,000
DDS	SD River Bacteria Reduction-Invest Order	-		40,000	40,000	40,000	40,000	40,000	200,000
DDS	SD River Bacteria Reduction-TMDL	-		40,000	20,000	20,000	20,000	20,000	120,000
DDS	Storm Drain Trash Diversion	-		116,240	169,000	169,000	169,000	169,000	792,240
CSD	TCCP-Artificial Turf Replacement	-		-	-	275,000	275,000	-	550,000
CSD	Website Update	-		50,000	-	-	47,000	-	97,000
Total Expenditures				2,292,005	476,500	776,500	773,500	451,500	4,770,005
Balance				319,380	-	(776,500)	(1,550,000)	(2,001,500)	(2,001,500)

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

REVENUE SOURCE & Project Expenditures		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>HOUSING RELATED PARKS PROGRAM GRANT</b>									
Prior Year Balance			-	-	-	-	-	-	-
Revenues				-	-	-	-	-	-
CSD	Mast Park Improvements	321,431		-	-	-	-	-	-
Total Expenditures				-	-	-	-	-	-
Balance				-	-	-	-	-	-
<b>PARK-IN-LIEU FEES</b>									
Prior Year Balance			2,342,020	2,342,020	1,369,430	2,721,600	273,070	1,444,340	
Revenues				1,151,900	1,904,670	1,703,970	1,773,770	1,283,820	10,160,150
CSD	Ball Field Improvements	-		40,000	20,000	20,000	20,000	20,000	120,000
CSD	Big Rock Park Restroom Improv	-		-	-	-	-	200,000	200,000
CSD	Community Center Phase 1-Teen/Senior Center	-		-	500,000	4,100,000	-	-	4,600,000
CSD	General Park Improvements	-		20,000	20,000	20,000	20,000	20,000	100,000
CSD	Light Standard Replacement	-		12,500	12,500	12,500	12,500	12,500	62,500
CSD	Mast Park Improvements	1,647,393		2,036,990	-	-	-	-	2,036,990
CSD	SportPlex Playground Improv	-		15,000	-	-	-	-	15,000
CSD	TCCP-Artificial Turf Replacement	-		-	-	-	550,000	-	550,000
Total Expenditures				2,124,490	552,500	4,152,500	602,500	252,500	7,684,490
Balance				1,369,430	2,721,600	273,070	1,444,340	2,475,660	2,475,660
<b>PROPOSITION 68 FUNDS</b>									
Prior Year Balance			-	-	-	-	-	-	-
Revenues				-	250,000	-	-	-	250,000
CSD	Community Center Phase 1-Teen/Senior Center	-		-	250,000	-	-	-	250,000
Total Expenditures				-	250,000	-	-	-	250,000
Balance				-	-	-	-	-	-

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

<b>REVENUE SOURCE &amp; Project Expenditures</b>		<b>Prior Year Expenditures</b>	<b>Available Balance</b>	<b>Adopted FY 2019-20</b>	<b>Adopted FY 2020-21</b>	<b>Projected FY 2021-22</b>	<b>Projected FY 2022-23</b>	<b>Projected FY 2023-24</b>	<b>Total 5-Year Revenue &amp; Expenditures</b>
<b>PUBLIC FACILITIES FEES</b>									
<i>Prior Year Balance</i>			5,461,500	5,461,500	4,415,497	5,766,677	43,647	1,292,457	
<i>Revenues</i>				1,448,680	1,801,180	1,401,970	1,458,810	1,062,730	12,634,870
CSD	Big Rock Park Restroom Improv	-		-	-	-	-	200,000	200,000
CSD	Community Center - Phase 1	60,000			450,000	7,125,000	-	-	7,575,000
CSD	Community Center - Phase 2	-		-	-	-	-	1,350,000	1,350,000
CSD	Mast Park Improvements	2,529,231		2,494,683	-	-	-	-	2,494,683
CSD	Santee Aquatic Center/YMCA Locker Rooms	-		-	-	-	210,000	-	210,000
<i>Total Expenditures</i>				2,494,683	450,000	7,125,000	210,000	1,550,000	11,829,683
<i>Balance</i>				4,415,497	5,766,677	43,647	1,292,457	805,187	805,187
<b>RTCIP FEE</b>									
<b>(Regional Transportation Congestion Improvement Program)</b>									
<i>Prior Year Balance</i>			1,349,510	1,349,510	-	838,020	1,054,660	1,508,530	
<i>Revenues</i>				637,510	838,020	574,540	602,070	411,290	4,412,940
DDS	SR-67/Woodside Ave Interchange Improvement	715,000		1,987,020	-	-	-	-	1,987,020
DDS	Transportation Improve Master Plan Implement	1,272,139		-	-	357,900	148,200	1,081,700	1,587,800
<i>Total Expenditures</i>				1,987,020	-	357,900	148,200	1,081,700	3,574,820
<i>Balance</i>				-	838,020	1,054,660	1,508,530	838,120	838,120
<b>SAN DIEGO COUNTY</b>									
<i>Prior Year Balance</i>			-	-	-	-	-	-	
<i>Revenues</i>						375,000			375,000
CSD	Community Center Phase 1			-	-	375,000	-	-	375,000
<i>Total Expenditures</i>				-	-	375,000	-	-	375,000
<i>Balance</i>				-	-	-	-	-	-

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

REVENUE SOURCE & Project Expenditures		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>SAN DIEGO COUNTY REINVESTMENT GRANT</b>									
Prior Year Balance		-	-	-	-	-	-	-	-
Revenues									
CSD	Mast Park Improvements	186,271	-	-	-	-	-	-	-
Total Expenditures									
Balance			-	-	-	-	-	-	-
<b>SANDAG</b>									
Prior Year Balance			-	-	-	-	-	-	
Revenues				2,500,000	8,000,000	-	-	-	10,500,000
CSD	San Diego River Trail at Carlton Oaks	-	2,500,000	8,000,000	-	-	-	-	10,500,000
Total Expenditures			2,500,000	8,000,000	-	-	-	-	10,500,000
Balance			-	-	-	-	-	-	-
<b>SANDAG Active Transportation Grant</b>									
Prior Year Balance			-	-	-	-	-	-	
Revenues				-	306,999	-	-	-	306,999
DDS	Prospect Ave and Mesa Rd Intersection Imp	-	-	306,999	-	-	-	-	306,999
Total Expenditures			-	306,999	-	-	-	-	306,999
Balance			-	-	-	-	-	-	-
<b>SDG&amp;E Rule 20A</b>									
Prior Year Balance			-	-	-	-	-	-	
Revenues							701,134		701,134
DDS	Utility Undergrounding (MG at Carlton Hills)	-	-	-	-	-	701,134	-	701,134
Total Expenditures			-	-	-	-	701,134	-	701,134
Balance			-	-	-	-	-	-	-

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

REVENUE SOURCE & Project Expenditures		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>STATE OF CALIFORNIA - CALTRANS GRANT</b>									
Prior Year Balance			-	-	-	-	-	-	-
Revenues				172,634	3,984				176,618
DDS	Active Transportation Master Plan	64,184		172,634	3,984	-	-	-	176,618
Total Expenditures				172,634	3,984	-	-	-	176,618
Balance				-	-	-	-	-	-
<b>STATE WATER BOND PROP 1 GRANTS</b>									
Prior Year Balance			-	-	-	-	-	-	-
Revenues				512,612					512,612
CSD	Mast Park Improvements	1,407,288		512,612	-	-	-	-	512,612
Total Expenditures				512,612	-	-	-	-	512,612
Balance				-	-	-	-	-	-
<b>TRAFFIC MITIGATION FEES</b>									
Prior Year Balance			1,868,760	1,868,760	964,225	2,530,248	2,513,318	2,094,408	
Revenues				783,390	2,127,690	2,157,720	593,790	787,230	8,318,580
DDS	Active Transportation Master Plan	8,316		22,366	516	-	-	-	22,882
DDS	Cuyamaca Right Turn Lanes at Mission Gorge	-		72,579	226,950	756,450	-	-	1,055,979
DDS	Graves Avenue Street Improvements	-		-	200,000	1,378,200	1,012,700	2,000,000	4,590,900
DDS	Prospect Ave/Mesa Rd Intersection Improve	-		230,000	134,201	-	-	-	364,201
DDS	SR-67/Woodside Ave Interchange Improvement	-		1,362,980	-	-	-	-	1,362,980
DDS	Utility Undergrounding at Mission Gorge and Ca	-		-	-	40,000	-	-	40,000
Total Expenditures				1,687,925	561,667	2,174,650	1,012,700	2,000,000	7,436,942
Balance				964,225	2,530,248	2,513,318	2,094,408	881,638	881,638



# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

REVENUE SOURCE & Project Expenditures		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>TRAFFIC SIGNAL FEES</b>									
Prior Year Balance			572,860	572,860	100,740	19,420	333,970	62,060	
Revenues				94,280	295,480	314,550	61,290	95,580	1,434,040
DDS	Transportation Improve Master Plan Implement	297,611		566,400	376,800	-	333,200	69,300	1,345,700
Total Expenditures				566,400	376,800	-	333,200	69,300	1,345,700
Balance				100,740	19,420	333,970	62,060	88,340	88,340
<b>TRANSIT DEVELOPMENT ACT (TDA)</b>									
Prior Year Balance			52,760	52,760	-	-	-	-	
Revenues				-	-	-	-	-	52,760
DDS	Storm Drain Trash Diversion	-		52,760	-	-	-	-	52,760
Total Expenditures				52,760	-	-	-	-	52,760
Balance				-	-	-	-	-	-
<b>TRANSNET / PROP A</b>									
Prior Year Balance			235,170	235,170	-	-	-	-	
Revenues				1,461,605	1,513,600	1,568,650	1,623,300	1,655,770	8,058,095
Debt Service				(966,605)	(965,600)	(962,650)	(966,300)	(968,570)	(4,829,725)
DDS	Pavement Condition Report	-		-	-	70,000	-	-	70,000
DDS	Pavement Repair & Rehabilitation Citywide	-		503,700	376,200	346,800	452,500	475,900	2,155,100
DDS	Pavement Roadway Maintenance Citywide	-		219,070	164,400	181,800	197,100	203,900	966,270
DDS	Regional Arterial Management System	-		7,400	7,400	7,400	7,400	7,400	37,000
Total Expenditures				730,170	548,000	606,000	657,000	687,200	3,228,370
Balance				-	-	-	-	-	-
<b>TRANSPORTATION INFRASTRUCTURE pre-IMPACT FEES (from County)</b>									
Prior Year Balance			38,182	38,182	38,182	38,182	38,182	38,182	
Revenues				-	-	-	-	-	38,182
Total Expenditures				-	-	-	-	-	-
Balance				38,182	38,182	38,182	38,182	38,182	38,182

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

<b>REVENUE SOURCE &amp; Project Expenditures</b>		<b>Prior Year Expenditures</b>	<b>Available Balance</b>	<b>Adopted FY 2019-20</b>	<b>Adopted FY 2020-21</b>	<b>Projected FY 2021-22</b>	<b>Projected FY 2022-23</b>	<b>Projected FY 2023-24</b>	<b>Total 5-Year Revenue &amp; Expenditures</b>
<b>YMCA</b>									
<i>Prior Year Balance</i>		-	-	-	-	-	-	-	-
<i>Revenues</i>							210,000		210,000
CSD	Santee Aquatic Center/YMCA Locker Rooms	-	-	-	-	-	210,000	-	210,000
<i>Total Expenditures</i>							210,000		210,000
<i>Balance</i>									
<b>VENDOR FINANCING</b>									
<i>Prior Year Balance</i>		-	-	-	-	-	-	-	-
<i>Revenues</i>					250,000				250,000
DDS	Lighting Upgrades Citywide (Financing)	-	-	250,000	-	-	-	-	250,000
<i>Total Expenditures</i>					250,000				250,000
<i>Balance</i>									
<b><u>UNFUNDED</u></b>									
<b>UNFUNDED - HIGH PRIORITY</b>									
DDS	CMP Storm Drain Replacement Program	-	819,740	485,840	951,790	1,804,970	1,764,180		5,826,520
FIRE	Fleet Maintenance Facility	-	-	-	-	2,200,000	-		2,200,000
DDS	Master Drainage Study	-	-	-	-	250,000	250,000		500,000
DDS	Pavement Repair and Rehab-Citywide	-	2,207,660	2,527,130	2,556,530	2,450,830	2,427,430		12,169,580
DDS	Pavement Roadway Maintenance Citywide	-	175,650	838,930	821,530	806,230	799,430		3,441,770
FIRE	Public Safety Center	-	-	-	-	1,400,000	16,000,000		17,400,000
Sub-Total Unfunded High Priority			3,203,050	3,851,900	4,329,850	8,912,030	21,241,040		41,537,870

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

Five-Year Projection FY 2019-20 through FY 2023-24

<b>REVENUE SOURCE &amp; Project Expenditures</b>		<b>Prior Year Expenditures</b>	<b>Available Balance</b>	<b>Adopted FY 2019-20</b>	<b>Adopted FY 2020-21</b>	<b>Projected FY 2021-22</b>	<b>Projected FY 2022-23</b>	<b>Projected FY 2023-24</b>	<b>Total 5-Year Revenue &amp; Expenditures</b>
<b>UNFUNDED - INTERMEDIATE PRIORITY</b>									
DDS	Mission Gorge Rd Drainage Imp-East	-		-	-	1,586,000	2,000,000	2,423,100	6,009,100
DDS	Mission Gorge Rd Drainage Imp-West	-		-	-	689,500	1,000,000	1,000,000	2,689,500
IT	Network Wiring Upgrade					80,000			80,000
DDS	Prospect Ave Imp-West	-		-	-	1,000,000	4,020,720	10,089,920	15,110,640
DDS	San Diego River Trail Walmart to Cuyamaca	-		-	-	47,472	-	-	47,472
DDS	Santee Library	-		-	-	-	-	20,000,000	20,000,000
DDS	SD River Bacteria Reduction-Invest Order	-		-	-	20,000	20,000	20,000	60,000
DDS	Shadow Hill Rd/Woodside Drainage Imp	-		-	-	10,000	619,000	1,000,000	1,629,000
CSD	Work Order Management System	-		-	-	100,000	-	-	100,000
	Sub-Total Unfunded High Priority			-	-	3,532,972	7,659,720	34,533,020	45,725,712
<b>UNFUNDED - LONGER TERM PRIORITY</b>									
DDS	City Hall Improvements	-		-	-	99,500	126,500	-	226,000
DDS	Cottonwood Ave Widening & Sidewalk Improve	-		-	-	452,000	2,179,036	1,992,731	4,623,767
DDS	Cottonwood Avenue River Crossing	-		-	-	-	-	8,859,900	8,859,900
DDS	Magnolia Ave Widening	-		-	-	-	-	3,822,700	3,822,700
DDS	Median/Streetscape Improvements	-		-	-	-	100,000	1,000,000	1,100,000
DDS	Olive Lane Improvements	-		-	-	-	717,200	2,457,600	3,174,800
DDS	Sidewalk Program Citywide	-		-	-	-	-	40,732,000	40,732,000
DDS	Transportation Improve Master Plan Implement	-		-	-	-	-	982,100	982,100
	Sub-Total Unfunded Longer-Term Priority			-	-	551,500	3,122,736	59,847,031	63,521,267

# Capital Improvement Program - Summary of Projects by Revenue Source

5/17/2019

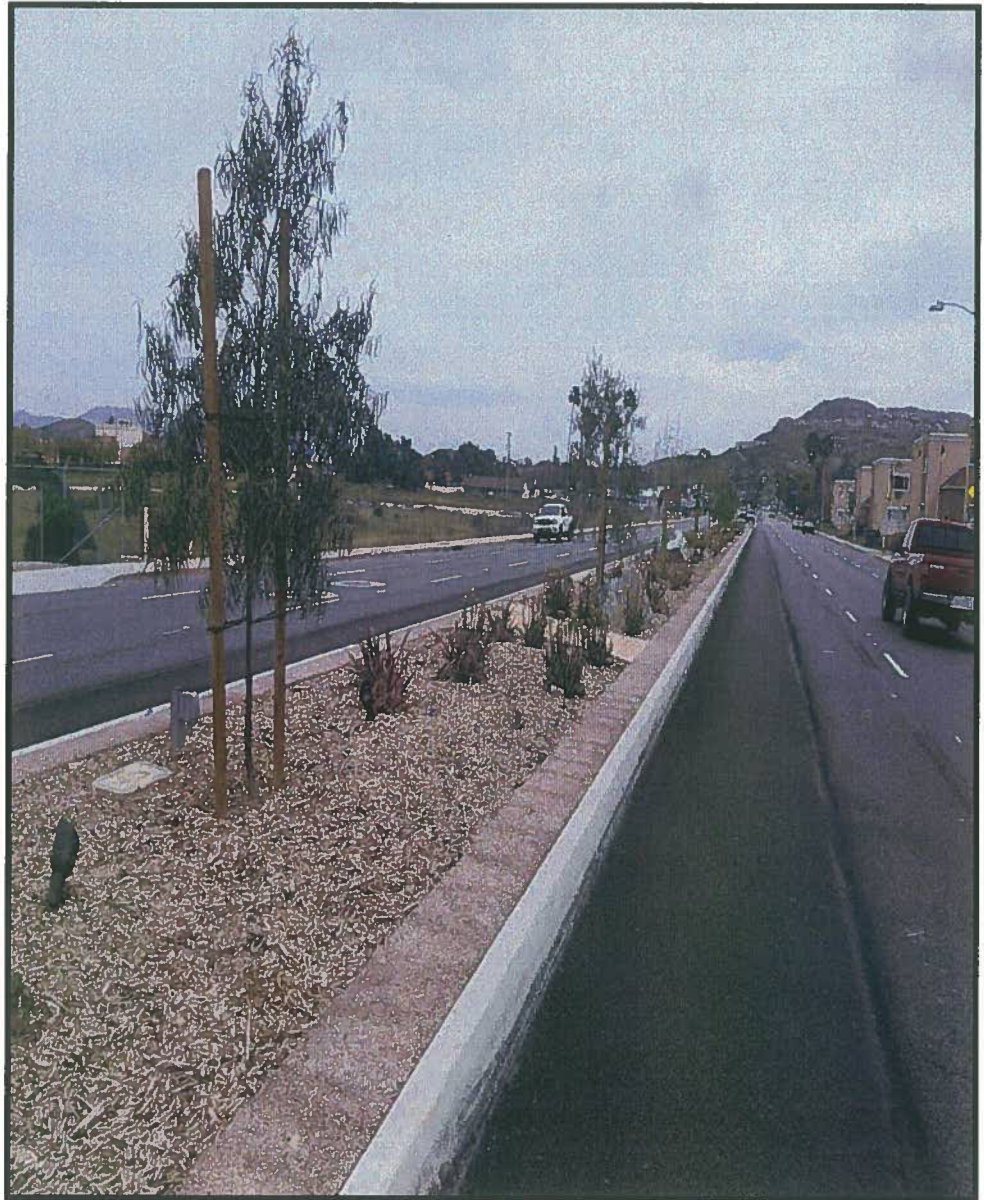
Five-Year Projection FY 2019-20 through FY 2023-24

<i>REVENUE SOURCE &amp; Project Expenditures</i>		Prior Year Expenditures	Available Balance	Adopted FY 2019-20	Adopted FY 2020-21	Projected FY 2021-22	Projected FY 2022-23	Projected FY 2023-24	Total 5-Year Revenue & Expenditures
<b>UNFUNDED - SEEKING GRANT FUNDS</b>									
DDS	Bridge Restorations Citywide	-		527,340	661,240	661,240	661,240	661,240	3,172,300
DDS	Electric Vehicle Charging Stations	-		-	51,000	52,000	53,000	54,000	210,000
DDS	HW 52 Improvements b/t SR-125 and I-15	-		-	-	38,400,000	-	-	38,400,000
IT	I.T. Disaster Recovery Implementation	-		-	-	200,000	-	-	200,000
DDS	Median Upgrade at Mission Gorge Rd	-		-	-	-	51,000	460,000	511,000
DDS	Safe Routes to School Improvements	-		-	180,000	240,000	-	-	420,000
CSD	Santee Aquatics Center/YMCA Locker Room Up	-		-	-	-	420,000	-	420,000
CSD	SD River Trail-North Side from Cuyamaca to Me	-		-	-	-	275,000	2,500,000	2,775,000
DDS	Sidewalk Installation at Mission Gorge Rd	-		-	-	-	100,000	565,000	665,000
CSD	Skate Park at Public Safety Center	-		-	-	-	-	1,000,000	1,000,000
DDS	Smart Traffic Signals	-		-	-	50,000	430,000	-	480,000
CSD	SportPlex Playground Improvements	-		105,000	-	-	-	-	105,000
DDS	Street Light Installation	-		-	-	-	350,000	-	350,000
CSD	Trail Master Plan Update	-		-	-	50,000	-	-	50,000
CSD	Trails-Walker Preserve to Tank Hill	-		-	-	-	-	650,000	650,000
DDS	Transportation Improv Master Plan	-		-	-	554,100	-	-	554,100
CSD	Vactor De-Watering Station	-		-	-	500,000	-	-	500,000
Sub-Total Unfunded-Seeking Grant Funds				632,340	892,240	40,707,340	2,340,240	5,890,240	50,462,400
Total Unfunded Projects				3,835,390	4,744,140	49,121,662	22,034,726	121,511,331	201,247,249
<b>TOTAL 5-YEAR CAPITAL IMPROVEMENT PROGRAM</b>		<b>\$ 10,713,400</b>	<b>\$ -</b>	<b>\$ 26,949,080</b>	<b>\$ 25,923,090</b>	<b>\$ 76,161,190</b>	<b>\$ 38,451,747</b>	<b>\$ 151,608,008</b>	<b>\$ 319,093,115</b>
Total CIP Funded Projects (excludes unfunded projects)				\$ 23,113,690	\$ 21,178,950	\$ 27,039,528	\$ 16,417,021	\$ 30,096,677	\$ 117,845,866

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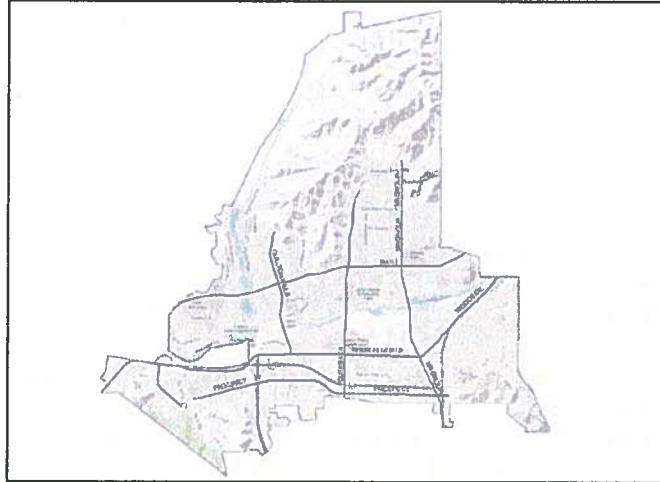
# *CIRCULATION PROJECTS*

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## Active Transportation Master Plan CIP 2018-01 • Circulation Project



Project Location: Citywide

**Description:** Update the current citywide bicycle master plan and include a pedestrian master plan, to create an Active Transportation Plan that reflects improvements completed to date and identifies deficiencies for future improvements.

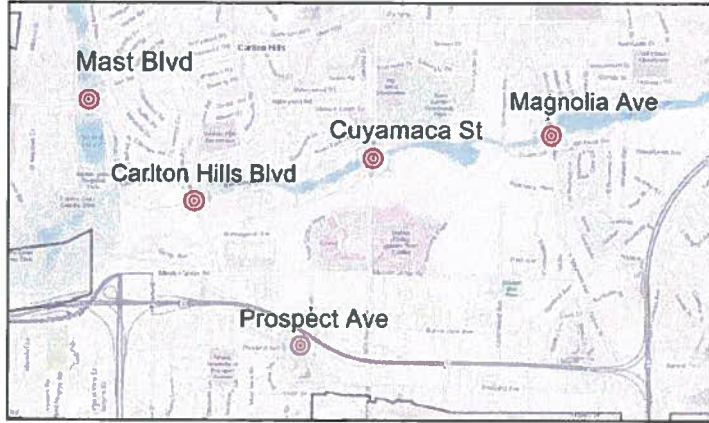
**Justification:** State law requires the bicycle master plan be updated every five years to qualify for state funding. The current bicycle master plan was prepared in 2009 and is due for an update. The City does not currently have a pedestrian master plan; this will provide one.

**Operating Impact:** None.

	Prior Year						
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$	72,500	\$ 195,000	\$ 4,500	\$ -	\$ -	\$ 272,000
Land Acquisition		-	-	-	-	-	-
Construction		-	-	-	-	-	-
<b>Total</b>	<b>\$</b>	<b>72,500</b>	<b>\$ 195,000</b>	<b>\$ 4,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,000</b>
<b>Source of Funds:</b>							
Caltrans Grant	\$	64,184	\$ 172,634	\$ 3,984	\$ -	\$ -	\$ 240,802
Traffic Mitigation Fees		8,316	22,367	516	-	-	31,198
<b>Total</b>	<b>\$</b>	<b>72,500</b>	<b>\$ 195,000</b>	<b>\$ 4,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272,000</b>



## Bridge Restorations Citywide CIP 2013-01 • Circulation Project



Project Location: Citywide

**Description:** This project will provide maintenance and repairs to the Magnolia Avenue Bridge, Cuyamaca Street Bridge, Carlton Hills Boulevard Bridge, Mast Boulevard Bridge and Prospect Avenue Bridge. This includes replacing bridge joint seals, deck sealing, and minor patching.

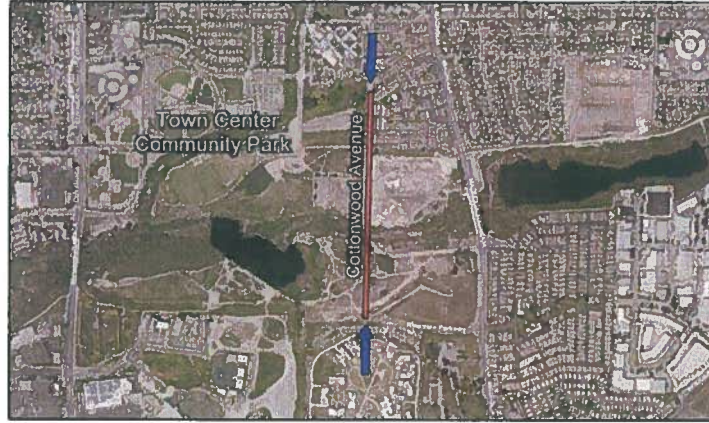
**Justification:** Preventative maintenance will offset higher maintenance costs in the future and extend the service life of high-cost public infrastructure.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Land Acquisition	-	-	-	-	-	-
Construction	-	861,240	661,240	661,240	661,240	3,506,200
<b>Total</b>	<b>\$ -</b>	<b>\$ 911,240</b>	<b>\$ 711,240</b>	<b>\$ 711,240</b>	<b>\$ 711,240</b>	<b>\$ 3,756,200</b>
<b>Source of Funds:</b>						
Gas Tax RMRA	\$ -	\$ 383,900	\$ 50,000	\$ 50,000	\$ 50,000	\$ 583,900
Unfunded*	-	527,340	661,240	661,240	661,240	3,172,300
<b>Total</b>	<b>\$ -</b>	<b>\$ 911,240</b>	<b>\$ 711,240</b>	<b>\$ 711,240</b>	<b>\$ 711,240</b>	<b>\$ 3,756,200</b>

\* Seeking Grant Funds

## Cottonwood Avenue River Crossing CIP XXXX-XX • Circulation Project



Project Location: Cottonwood Avenue from Rochelle Avenue  
to Riverview Parkway

- Description:** Completion of Cottonwood Avenue from Rochelle Avenue, north of the San Diego River to Riverview Parkway. This includes right-of-way, a low water crossing of the San Diego River, curb, gutter, sidewalks, and street widening and construction. This may be partially offset as development occurs adjacent to the proposed road improvements.
- Justification:** Completion of the final river crossing of the San Diego River consistent with the circulation element of the General Plan by providing a necessary north-south transportation and pedestrian corridor.
- Operating Impact:** Increased street and landscape maintenance costs are anticipated with this project.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 1,979,400	\$ 1,979,400
Land Acquisition	-	-	-	-	6,063,100	6,063,100
Construction	-	-	-	-	16,141,000	16,141,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,183,500</b>	<b>\$ 24,183,500</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ -	\$ -	\$ -	\$ 15,323,600	\$ 15,323,600
Unfunded	-	-	-	-	8,859,900	8,859,900
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,183,500</b>	<b>\$ 24,183,500</b>

# Cottonwood Avenue Widening and Sidewalk Improvements

## CIP 2015-02 • Circulation Project



Project Location: Cottonwood Avenue between Mission Gorge Road and Prospect Avenue

**Description:** Perform widening and right of acquisition as needed, install missing sections of curb, gutter and sidewalk on Cottonwood Avenue between Mission Gorge Road and Prospect Avenue. Also provide street lighting and relocate drainage inlets.

**Justification:** This project will provide better circulation between Prospect Avenue and Mission Gorge Road for pedestrian and vehicular traffic.

**Operating Impact:** Minor street and sidewalk maintenance costs are anticipated with this project.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 452,000	\$ 435,553	\$ -	\$ 887,553
Land Acquisition	-	-	-	3,150,000	-	3,150,000
Construction	-	-	-	1,000,000	2,899,248	3,899,248
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 452,000</b>	<b>\$ 4,585,553</b>	<b>\$ 2,899,248</b>	<b>\$ 7,936,801</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ -	\$ -	\$ 906,517	\$ 906,517	\$ 1,813,034
CDBG Loan	-	-	-	1,500,000	-	1,500,000
Unfunded	-	-	452,000	2,179,036	1,992,731	4,623,767
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 452,000</b>	<b>\$ 4,585,553</b>	<b>\$ 2,899,248</b>	<b>\$ 7,936,801</b>

## Cuyamaca Street Right Turn Lanes at Mission Gorge Road CIP 2014-02 • Circulation Project



Project Location: Cuyamaca Street at Mission Gorge Road

**Description:** Acquire right-of-way and widen north-bound Cuyamaca Street to provide a dedicated right-turn lane onto Mission Gorge Road traveling east-bound.

**Justification:** The conditions of approval for the Fanita Ranch and Riverview Office Park projects require that these offsite improvements be constructed with fair share contributions from each development. Project costs in excess of the developments' fair share contributions will be paid with impact fees.

**Operating Impact:** Minimal increase in street maintenance costs.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ 210,000	\$ 10,550	\$ -	\$ -	\$ -	\$ 220,550
Land Acquisition	-	-	116,400	-	-	-	116,400
Construction	-	-	100,000	756,450	-	-	856,450
<b>Total</b>	<b>\$ -</b>	<b>\$ 210,000</b>	<b>\$ 226,950</b>	<b>\$ 756,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,193,400</b>
<b>Source of Funds:</b>							
Developer Contribution	\$ -	\$ 137,421	\$ -	\$ -	\$ -	\$ -	\$ 137,421
Traffic Mitigation Fees	-	72,579	226,950	756,450	-	-	1,055,979
<b>Total</b>	<b>\$ -</b>	<b>\$ 210,000</b>	<b>\$ 226,950</b>	<b>\$ 756,450</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,193,400</b>

## Graves Avenue Street Improvements CIP 2014-03 • Circulation Project



Project Location: Graves Avenue from Prospect Avenue  
to Pepper Drive

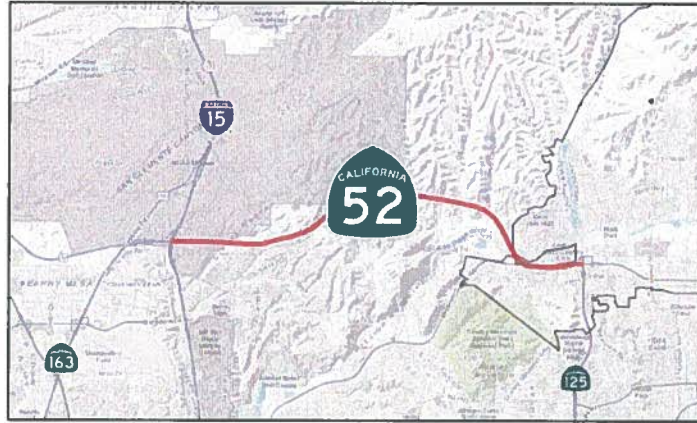
**Description:** Acquire right-of-way, install missing curb, gutter, sidewalks and drainage, and widen Graves Avenue to two-lane collector standards between Prospect Avenue and Pepper Drive.

**Justification:** The Circulation Element of the General Plan shows the need to make improvements to Graves Avenue. Curb, gutter and drainage facilities will be installed to control water runoff. Sidewalks and bike lanes will be installed to improve pedestrian and cycling safety.

**Operating Impact:** Minimal increased street and sidewalk maintenance costs are anticipated with this project.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 200,000	\$ 528,200	\$ -	\$ -	\$ 728,200
Land Acquisition	-	-	850,000	1,000,000	-	1,850,000
Construction	-	-	-	912,700	2,000,000	2,912,700
<b>Total</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 1,378,200</b>	<b>\$ 1,912,700</b>	<b>\$ 2,000,000</b>	<b>\$ 5,490,900</b>
<b>Source of Funds:</b>						
Traffic Mitigation Fees	\$ -	\$ 200,000	\$ 1,378,200	\$ 1,012,700	\$ 2,000,000	\$ 4,590,900
Developer Contribution	-	-	-	900,000	-	900,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 1,378,200</b>	<b>\$ 1,912,700</b>	<b>\$ 2,000,000</b>	<b>\$ 5,490,900</b>

## Highway 52 Improvements Between SR-125 and I-15 CIP 201X-XX • Circulation Project



Project Location: Highway 52 between I-15 and SR-125

**Description:** This project will improve Highway 52 between State Route 125 and Interstate 15 to alleviate congestion on the freeway and on Santee streets. The project will add a westbound lane from Mast Boulevard to Santo Road, relocate the bike lane to the south side of the freeway, add an additional lane to the westbound on-ramp at Mast Boulevard, and add an eastbound auxiliary lane from Interstate 15 to Santo Road.

**Justification:** Improving Highway 52 is one of the City's top priorities. The City is working with regional partners to find a solution. Potential funding sources include federal and state funds, local funds, private funding, and developer contributions.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ 600,000	\$ 1,000,000	\$ 3,400,000	\$ -	\$ -	\$ 5,000,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	38,400,000	-	-	38,400,000
<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 1,000,000</b>	<b>\$ 3,400,000</b>	<b>\$ 38,400,000</b>	<b>\$ -</b>	<b>\$ 43,400,000</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ 600,000	\$ 1,000,000	\$ 3,400,000	\$ -	\$ -	\$ 5,000,000
Unfunded*	-	-	38,400,000	-	-	38,400,000
<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 1,000,000</b>	<b>\$ 3,400,000</b>	<b>\$ 38,400,000</b>	<b>\$ -</b>	<b>\$ 43,400,000</b>

\* Seeking Grant Funds

# Highway 52 Improvements at Mast Boulevard and West Hills Parkway Intersection

## CIP 2017-01 • Circulation Project



Project Location: Intersection of Mast Boulevard and West Hills Parkway at Highway 52

**Description:** Widen and improve the intersection at Mast Boulevard and West Hills Parkway to improve traffic flow onto Highway 52.

**Justification:** Due to the anticipated expansion of Sycamore Landfill at the west end of Mast Boulevard at the Highway 52 on-ramp, the intersection needs to be widened to accommodate the anticipated increase in traffic. The Landfill will provide funding for the widening, which will cost approximately \$1.725 million as estimated by the developer. The project will be constructed by the developer with approval of the City of San Diego.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ 225,000
Land Acquisition	-	-	-	-	-	-
Construction	-	1,500,000	-	-	-	1,500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,725,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,725,000</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ 1,725,000	\$ -	\$ -	\$ -	\$ 1,725,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,725,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,725,000</b>

# Magnolia Avenue Widening CIP 20XX-XX • Circulation Project



Project Location: West side of Magnolia Avenue between  
the San Diego River and Park Avenue

- Description:** The project will widen the west side of Magnolia Avenue between the San Diego River and Park Avenue installing curb, gutter, sidewalks, street lighting, landscaping, bike lanes and upgrading drainage.
- Justification:** Complete much needed accessibility and bike lane improvements for safety on the southbound side of Magnolia Avenue.
- Operating Impact:** Minimal increase in landscape, street and sidewalk maintenance costs anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 315,400	\$ 315,400
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	3,578,600	3,578,600
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,894,000</b>	<b>\$ 3,894,000</b>
<b>Source of Funds:</b>						
Developer Contribution*	\$ -	\$ -	\$ -	\$ -	\$ 71,300	\$ 71,300
Unfunded	-	-	-	-	3,822,700	3,822,700
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,894,000</b>	<b>\$ 3,894,000</b>

\* County of San Diego



## Median/Streetscape Improvements Citywide CIP 2006-09 • Circulation Project



Project Location: Arterials and Main Collector Streets throughout the City

- Description:** Design and construct new landscape improvements at all City gateways and major medians in need of aesthetic and irrigation improvements.
- Justification:** Currently some entrances to the City lack a formal gateway and existing gateways are starting to show signs of wear. In addition, medians along arterials and collector streets have landscaping and irrigation systems that are not drought tolerant. This project will help to implement the City's ongoing branding initiative.
- Operating Impact:** The median improvements may result in minimal increases to annual maintenance costs. However, increased costs should be offset by savings in water usage.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	1,000,000	1,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,100,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ 100,000	\$ 1,000,000	\$ 1,100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,100,000</b>

## Median Upgrade at Mission Gorge Road West CIP 2015-12 • Circulation Project



Project Location: Mission Gorge Road between Post Office  
and Cuyamaca Street

- Description:** This project will remove the water intensive and overgrown landscaping on the Mission Gorge Road median from Cuyamaca Street to the Post Office.
- Justification:** The current irrigation system is in need of repair and landscaping is not drought tolerant.
- Operating Impact:** It is anticipated that these improvements to City medians will result in minimal increases to annual maintenance costs and cost savings in water usage.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 51,000	\$ -	\$ 51,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	460,000	460,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,000</b>	<b>\$ 460,000</b>	<b>\$ 511,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ -	\$ 51,000	\$ 460,000	\$ 511,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,000</b>	<b>\$ 460,000</b>	<b>\$ 511,000</b>

\*Seeking Grant Funds

## Olive Lane Improvements CIP 2013-04 • Circulation Project



Project Location: Olive Lane Road between Mission Gorge Road and Via Zapador

- Description:** Acquire right of way, Install missing curb, gutter and sidewalks and widen Olive Lane to a two-lane collector between Mission Gorge Road and Via Zapador.
- Justification:** Forecasted traffic volumes for 2020 and the Circulation/Mobility Element of the General Plan show the need to widen Olive Lane. Curb, gutter and drainage facilities will be installed to control water runoff and sidewalks will be installed to improve pedestrian safety.
- Operating Impact:** Minimal increase in street and sidewalk maintenance costs anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 517,200	\$ -	\$ 517,200
Land Acquisition	-	-	-	200,000	389,000	589,000
Construction	-	-	-	-	2,068,600	2,068,600
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 717,200</b>	<b>\$ 2,457,600</b>	<b>\$ 3,174,800</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ 717,200	\$ 2,457,600	\$ 3,174,800
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 717,200</b>	<b>\$ 2,457,600</b>	<b>\$ 3,174,800</b>

# Pavement Condition Report

## CIP XXXX-XX • Circulation Project



Project Location: Citywide

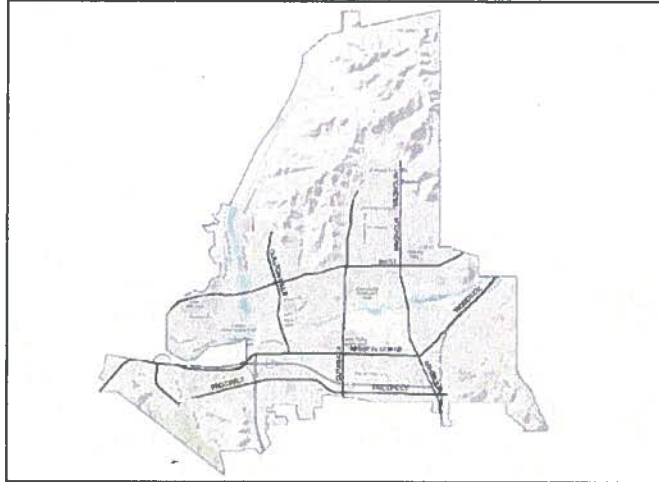
**Description:** The pavement condition report would be prepared by an assets management consultant to conduct a complete survey of all City streets and propose repair and funding strategies to maintain current and future pavement conditions.

**Justification:** The pavement condition report will provide a tool to predict future paving conditions based on current spending and pavement life expectancy. This is used by staff to conduct the most effective and efficient use of available funding when preparing repair schedules, strategies, alternatives and construction documents.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 70,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>
<b>Source of Funds:</b>						
TransNet	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 70,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>

## Pavement Repair and Rehabilitation Citywide CIP XXXX-XX • Circulation Project



Project Location: Citywide

**Description:** This is an ongoing project developed through the use of the City's Pavement Management Analysis, streets are repaired and rehabilitated by using a variety of pavement methods. This project will focus on overlays and full reconstruction. Street repairs adjacent to pavement repairs are often conducted at the same time and include curbs, pedestrian ramps, cross gutters and drainage.

**Justification:** Routine maintenance and repair of the City's asphalt pavement is required to maintain an average condition classification of fair for the City's streets and prevent the need for more costly reconstructions if roadways are not maintained at this minimum projected level.

**Operating Impact:** Minimal.

	Prior Year						
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$	-	\$ 232,750	\$ 232,750	\$ 232,750	\$ 232,750	\$ 1,163,750
Land Acquisition		-	-	-	-	-	-
Construction		-	3,092,250	3,092,250	3,092,250	3,092,250	15,461,250
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 16,625,000</b>
<b>Source of Funds:</b>							
TransNet	\$	-	\$ 503,700	\$ 376,200	\$ 346,800	\$ 452,500	\$ 2,155,100
Gas Tax RMRA		-	613,640	421,670	421,670	421,670	2,300,320
Unfunded		-	2,207,660	2,527,130	2,556,530	2,450,830	12,169,580
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 3,325,000</b>	<b>\$ 16,625,000</b>

## Pavement Roadway Maintenance Citywide CIP XXXX-XX • Circulation Project



Project Location: Citywide

**Description:** This is an ongoing project developed through the use of the City's Pavement Management Analysis, streets are repaired and rehabilitated by using a variety of pavement methods. This project will focus on maintenance efforts like slurry seals cape seals. Street repairs adjacent to pavement repairs are often conducted at the same time and include curbs, pedestrian ramps, cross gutters and drainage.

**Justification:** Routine maintenance and repair of the City's asphalt pavement is required to maintain an average condition classification of fair for the City streets and prevent the need for more costly reconstructions if roadways are not maintained at this minimum projected level.

**Operating Impact:** Minimal.

	Prior Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ 99,750	\$ 99,750	\$ 99,750	\$ 99,750	\$ 99,750	\$ 498,750
Land Acquisition	-	-	-	-	-	-	-
Construction	-	1,325,250	1,325,250	1,325,250	1,325,250	1,325,250	6,626,250
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 7,125,000</b>
<b>Source of Funds:</b>							
TransNet	\$ -	\$ 219,070	\$ 164,400	\$ 181,800	\$ 197,100	\$ 203,900	\$ 966,270
General Fund	-	608,610	-	-	-	-	608,610
Gas Tax RMRA	-	421,670	421,670	421,670	421,670	421,670	2,108,350
Unfunded	-	175,650	838,930	821,530	806,230	799,430	3,441,770
<b>Total</b>	<b>\$ -</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 7,125,000</b>

## Prospect Avenue Improvements – West CIP 2015-04 • Circulation Project



Project Location: Prospect Avenue from Fanita Drive to Mesa Road

**Description:** Acquire right-of-way, design and construct street widening, and perform drainage and sidewalk improvements on Prospect Avenue from Fanita Drive to Mesa Road. These improvements will include sidewalk, curb and gutter, pedestrian ramps, and minor drainage improvements in order to provide a walkable path, with minimal impacts to residents.

**Justification:** This project will provide improved pedestrian and driver safety by widening the road to current standards.

**Operating Impact:** Minimal increase in street and sidewalk maintenance costs are anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 1,000,000	\$ 770,720	\$ -	\$ 1,770,720
Land Acquisition	-	-	-	3,250,000	3,260,000	6,510,000
Construction	-	-	-	-	6,829,920	6,829,920
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 4,020,720</b>	<b>\$ 10,089,920</b>	<b>\$ 15,110,640</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ 1,000,000	\$ 4,020,720	\$ 10,089,920	\$ 15,110,640
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 4,020,720</b>	<b>\$ 10,089,920</b>	<b>\$ 15,110,640</b>

# Prospect Avenue and Mesa Road Intersection Improvements

## CIP 2019-XX • Circulation Project



Project Location: Prospect Avenue and Mesa Road Intersection

**Description:** This project will modify the intersection by rebuilding the northeast, southeast, and southwest corners of the intersection. It will improve visibility, reduce pedestrian crossing distance, and improve safety at the school crossing.

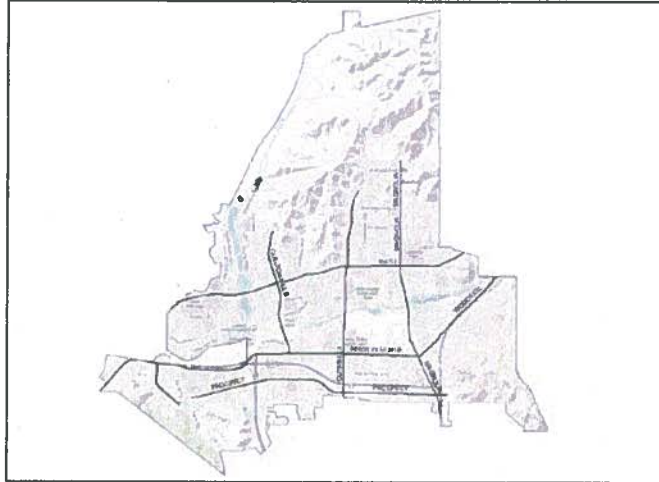
**Justification:** The current intersection has a very long east crossing due to its unusual layout and encourages high speed turns. As a result, school age pedestrians are exposed to more traffic hazards than in a typical intersection. The size of the intersection also entices illegal parking and unsafe movement in the intersection. The modified intersection will realign the westbound approach, shorten the pedestrian crossing on the east leg, and improve overall safety.

**Operating Impact:** Minimal increase in street and sidewalk maintenance costs are anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 230,000	\$ -	\$ -	\$ -	\$ 230,000
Land Acquisition	-	-	-	-	-	-
Construction	-	441,200	-	-	-	441,200
<b>Total</b>	<b>\$ -</b>	<b>\$ 230,000</b>	<b>\$ 441,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 671,200</b>
<b>Source of Funds:</b>						
Traffic Mitigation Fees	\$ -	\$ 230,000	\$ 134,201	\$ -	\$ -	\$ 364,201
SANDAG ATGP Grant	-	-	306,999	-	-	306,999
<b>Total</b>	<b>\$ -</b>	<b>\$ 230,000</b>	<b>\$ 441,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 671,200</b>



## Regional Arterial Management System CIP 2018-XX • Circulation Project



Project Location: Traffic Signals Citywide

- Description:** This program, required and managed by SANDAG, provides the ability to coordinate traffic signal plan development with a common platform to build an integrated corridor management system. This includes software and hardware maintenance and communication infrastructure.
- Justification:** This system allows a regional management system to be implemented across jurisdictional boundaries for regional consistency.
- Operating Impact:** None.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 37,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 37,000</b>
<b>Source of Funds:</b>							
TransNet	\$ -	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 7,400	\$ 37,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 7,400</b>	<b>\$ 37,000</b>

## Safe Route to School Improvements CIP 2015-05 • Circulation Project



Project Location: Citywide

**Description:** Implement improvements identified by the Citywide Safe Route to School Plan, such as sidewalks, curb and gutter, pedestrian ramps, crosswalks, signage and other improvements to provide a safer walkable path.

**Justification:** This project is needed to improve safety around schools throughout the City.

**Operating Impact:** None.

	Prior Year							
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>								
Planning/Design	\$	-	\$	30,000	\$	40,000	\$	70,000
Land Acquisition		-		-		-		-
Construction		-		150,000		200,000		350,000
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>180,000</b>	<b>\$</b>	<b>240,000</b>	<b>\$</b>	<b>420,000</b>
<b>Source of Funds:</b>								
Unfunded*	\$	-	\$	180,000	\$	240,000	\$	420,000
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>180,000</b>	<b>\$</b>	<b>240,000</b>	<b>\$</b>	<b>420,000</b>

\* Seeking Grant Funds

## San Diego River Trail Improvements (Walmart to Cuyamaca Street) CIP 20XX-XX • Circulation Project



Project Location: South Side of the San Diego River  
(Walmart to Cuyamaca Street)

- Description:** This project will remove existing abandoned concrete bollard light poles that are no longer in operation, repair damaged concrete sidewalks along the San Diego River Trail, and install security cameras. The trail currently has metal pole overhead lighting that replaced the vandalized poles and will not impact trail lighting.
- Justification:** Completion of the project will reduce long term maintenance costs and trip hazards and improve safety.
- Operating Impact:** Minimal cost to monitor security camera operations.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 6,100	\$ -	\$ -	6,100
Land Acquisition	-	-	-	-	-	-
Construction	-	-	72,900	-	-	72,900
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>79,000</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ -	\$ 31,528	\$ -	\$ -	31,528
Unfunded	-	-	47,472	-	-	47,472
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>79,000</b>

## Sidewalk Installation on Mission Gorge Rd. CIP XXXX-XX • Circulation Project



Project Location: Mission Gorge Road from Carlton Hills  
Boulevard to Fanita Drive

**Description:** This project will install sidewalk and minimal landscaping along the north side of Mission Gorge Road from Carlton Hills Boulevard to Fanita Drive. It will upgrade pedestrian improvements and landscaping groundcover to enhance the gateway from SR-125 to the heart of Santee's Town Center.

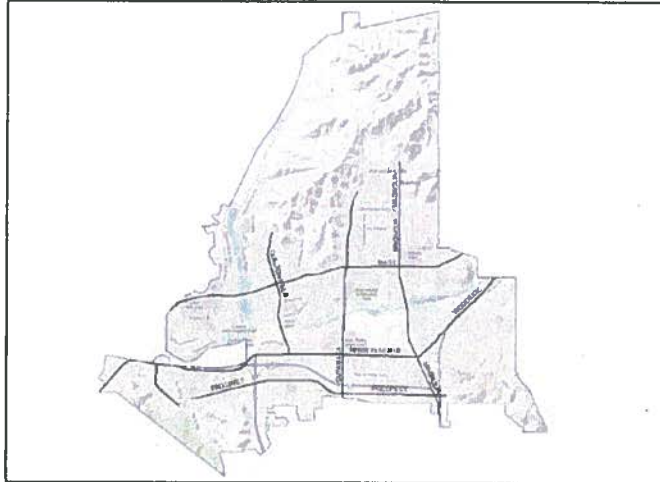
**Justification:** A pedestrian accessible sidewalk and enhanced landscaping is needed for this highly visible section of Mission Gorge Road.

**Operating Impact:** Minimal increased costs for additional landscaping maintenance anticipated with this project.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	565,000	565,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 565,000</b>	<b>\$ 665,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ -	\$ 100,000	\$ 565,000	\$ 665,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 565,000</b>	<b>\$ 665,000</b>

\* Seeking Grant Funds

## Sidewalk Program Citywide CIP 2015-06 • Circulation Project



Project Location: Citywide

**Description:** Install missing segments of sidewalks on City streets, including the addition of pedestrian ramps, driveways and utility conflict relocations.

**Justification:** Provide missing sidewalks in locations to improve pedestrian and disabled access.

**Operating Impact:** Minimal.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 6,364,375	\$ 6,364,375
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	34,367,625	34,367,625
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,732,000</b>	<b>\$ 40,732,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ -	\$ 40,732,000	\$ 40,732,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,732,000</b>	<b>\$ 40,732,000</b>

## Smart Traffic Signals

### CIP 20XX-XX • Circulation Project



Project Location: Citywide

- Description:** This project will install smart traffic signals on major arterials.
- Justification:** Smart (adaptive) traffic signals have the capability to adjust signal timing based on traffic demand and the potential to improve traffic flow. Staff will identify locations and seek funding for improvement.
- Operating Impact:** Minor increase in maintenance cost.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 50,000	\$ 30,000	\$ -	\$ 80,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	400,000	-	400,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 430,000</b>	<b>\$ -</b>	<b>\$ 480,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ 50,000	\$ 430,000	\$ -	\$ 480,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 430,000</b>	<b>\$ -</b>	<b>\$ 480,000</b>

\* Seeking Grant Funds

## State Route 67/Woodside Avenue Interchange Improvements CIP 2015-07 • Circulation Project



Project Location: Woodside Avenue and North Woodside Avenue  
at State Route 67

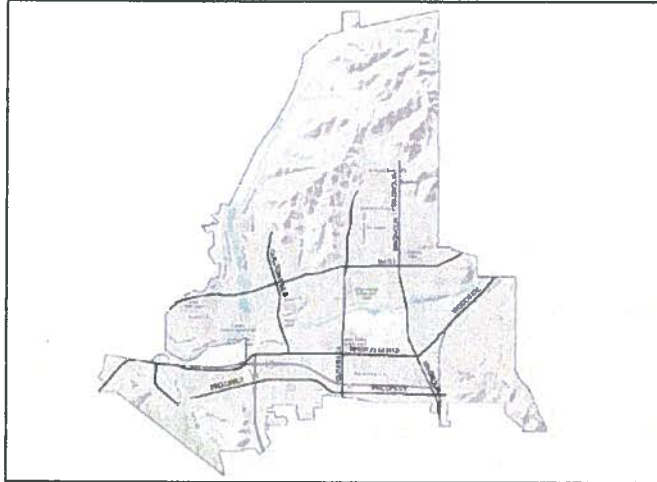
**Description:** This project proposes to improve traffic circulation at the intersection of Woodside Avenue and North Woodside Avenue at State Route 67. It includes replacing the stop sign controlled intersection with medians, sidewalks, roundabout and/or other traffic signal improvements. The project will also require improvements within the Caltrans right-of-way on the State Route 67 off-ramp.

**Justification:** The project will improve traffic circulation, traffic and pedestrian safety at the intersection.

**Operating Impact:** Minimal increase in street, landscaping, and sidewalk maintenance costs are anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ 715,000	\$ 60,000	\$ -	\$ -	\$ -	\$ 775,000
Land Acquisition	-	-	-	-	-	-
Construction	-	3,290,000	-	-	-	3,290,000
<b>Total</b>	<b>\$ 715,000</b>	<b>\$ 3,350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,065,000</b>
<b>Source of Funds:</b>						
RTCIP Fee	\$ 715,000	\$ 1,987,020	\$ -	\$ -	\$ -	\$ 2,702,020
Traffic Mitigation Fees	-	1,362,980	-	-	-	1,362,980
<b>Total</b>	<b>\$ 715,000</b>	<b>\$ 3,350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,065,000</b>

## Street Light Installation CIP 2014-06 • Circulation Project



Project Location: Citywide

**Description:** Install street lights on residential and arterial streets where there are currently no lights.

**Justification:** Currently, there are sections of streets throughout the City where there is no street lighting. This project will install street lights, as funding permits, to improve roadway safety. With a Federal Highway Safety Improvement Program grant, street lights will be installed on Mission Gorge Road between Fanita Drive and Carlton Hills Boulevard, and on Magnolia Avenue and Mast Boulevard near Santana High School.

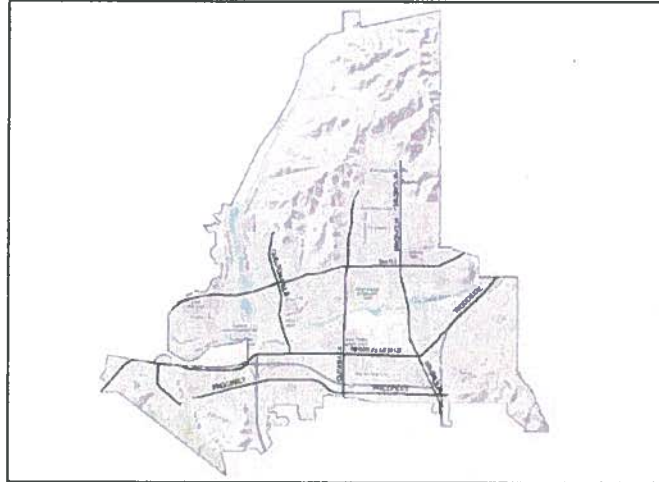
**Operating Impact:** None.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ 50,000	\$ 5,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 105,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	728,700	100,000	-	300,000	-	1,128,700
<b>Total</b>	<b>\$ 50,000</b>	<b>\$ 733,700</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ 1,233,700</b>
<b>Source of Funds:</b>							
Federal Hwy Safety							
Improv (HSIP) Grant	\$ 50,000	\$ 733,700	\$ 100,000	\$ -	\$ -	\$ -	\$ 883,700
Unfunded*	-	-	-	-	350,000	-	350,000
<b>Total</b>	<b>\$ 50,000</b>	<b>\$ 733,700</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ 1,233,700</b>

\* Seeking Grant Funds



## Traffic Sign Upgrades Citywide CIP 2013-10 • Circulation Project



Project Location: Citywide

**Description:** Upgrade all traffic signs to meet current standards for retro-reflectivity as outlined in the Manual on Uniform Traffic Control Devices (MUTCD).

**Justification:** The current MUTCD requires that traffic signs meet established minimum retro-reflectivity standards. The City has received a Federal Highway Safety Improvement Program grant to carry out the project.

**Operating Impact:** None.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ 20,985	\$ -	\$ -	\$ -	\$ -	\$ 20,985	
Land Acquisition	-	-	-	-	-	-	
Construction	228,515	5,000	-	-	-	233,515	
<b>Total</b>	<b>\$ 249,500</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 254,500</b>	
<b>Source of Funds:</b>							
Federal Hwy Safety Improv (HSIP) Grant	\$ 224,500	\$ 4,500	\$ -	\$ -	\$ -	\$ 229,000	
Gas Tax	25,000	500	-	-	-	25,500	
<b>Total</b>	<b>\$ 249,500</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 254,500</b>	

## Traffic Signal Visibility Enhancements CIP 2019-50 • Circulation Project



Project Location: Citywide

**Description:** This project will install reflective yellow tape around traffic signal indication back-plates and paint faded back-planes to improve visibility and safety.

**Justification:** The City has received periodic complaints from residents that some vehicles do not stop as required at traffic signals when they lose power, causing dangerous situations. The reflective tape will make signal heads more visible with or without power, thus improving safety. The City has received a Federal Highway Safety Improvement Program grant to implement the project.

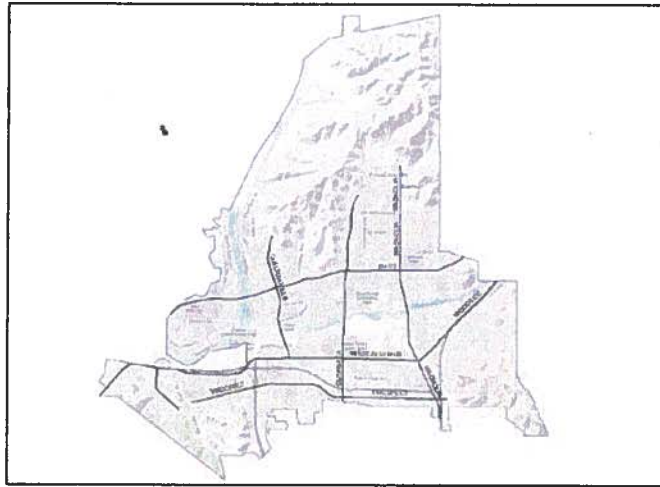
**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 23,500	\$ -	\$ -	\$ -	\$ 23,500
Land Acquisition	-	-	-	-	-	-
Construction	-	196,100	-	-	-	196,100
<b>Total</b>	<b>\$ -</b>	<b>\$ 23,500</b>	<b>\$ 196,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219,600</b>
<b>Source of Funds:</b>						
Federal Hwy Safety Improv (HSIP) Grant	\$ -	\$ 23,500	\$ 196,100	\$ -	\$ -	\$ 219,600
<b>Total</b>	<b>\$ -</b>	<b>\$ 23,500</b>	<b>\$ 196,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219,600</b>

# Transportation Improvement Master Plan Implementation

## CIP 2013-54 • Circulation Project

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Project Location: Citywide

**Description:** This project will provide Citywide improvements to existing traffic signals, communication systems, surveillance cameras and other improvements pursuant to the recommendations of the City's Transportation Improvement Master Plan. In order to upgrade existing obsolete traffic signal controllers, conform to San Diego regional standards, and improve signal operations, the project will: a) upgrade four traffic signal controllers on Magnolia Avenue including improvements identified in the Safe Routes to School Plan in FY2019-20, b) install interconnect and communication upgrade for Magnolia Avenue from Mast Boulevard to 2<sup>nd</sup> Street and upgrade two isolated traffic signals in FY 2020-21; c) install interconnect on Magnolia Avenue in FY2021-22; d) modify the traffic signal including improvements identified in the Safe Routes to School Plan at Carlton Oaks Drive and Wethersfield Road and the one at Mast Boulevard and Carlton Hills Boulevard in FY 2022-23; e) upgrade five traffic signal controllers and install interconnect on Mission Gorge Road west of Fanita Drive in FY 2023-24.

**Justification:** This project is needed to replace obsolete traffic signal hardware, address traffic demands within the City, and maximize the effectiveness of the City's traffic signal system for more efficient traffic flow.

**Operating Impact:** May minimally increase maintenance of the traffic signals and communication system.

(Continued)

	Prior Year							
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>								
Planning/Design	\$	42,426	\$ 39,200	\$ 26,100	\$ 63,100	\$ 33,300	\$ 147,700	\$ 351,826
Land Acquisition		-	-	-	-	-	-	-
Construction		1,527,324	527,200	350,700	848,900	448,100	1,985,400	5,687,624
<b>Total</b>	<b>\$</b>	<b>1,569,750</b>	<b>\$ 566,400</b>	<b>\$ 376,800</b>	<b>\$ 912,000</b>	<b>\$ 481,400</b>	<b>\$ 2,133,100</b>	<b>\$ 6,039,450</b>
<b>Source of Funds:</b>								
Traffic Signal Fees	\$	297,611	\$ 566,400	\$ 376,800	\$ -	\$ 333,200	\$ 69,300	1,643,311
RTCIP Fee		1,272,139	-	-	357,900	148,200	1,081,700	2,859,939
Unfunded*		-	-	-	554,100	-	-	554,100
Unfunded		-	-	-	-	-	982,100	982,100
<b>Total</b>	<b>\$</b>	<b>1,569,750</b>	<b>\$ 566,400</b>	<b>\$ 376,800</b>	<b>\$ 912,000</b>	<b>\$ 481,400</b>	<b>\$ 2,133,100</b>	<b>\$ 6,039,450</b>

\*Seeking Grant Funds

## Utility Undergrounding at Mission Gorge Road and Carlton Hills Boulevard CIP XXXX-XX • Circulation Project



Project Location: Mission Gorge Road and Carlton Hills Blvd

**Description:** This project will underground the existing overhead utilities at the intersection of Mission Gorge Road and Carlton Hills Boulevard through the use of California Public Utilities Rule 20A funds. Allocations are made to the City annually for the undergrounding of certain utilities within the City’s established priority list.

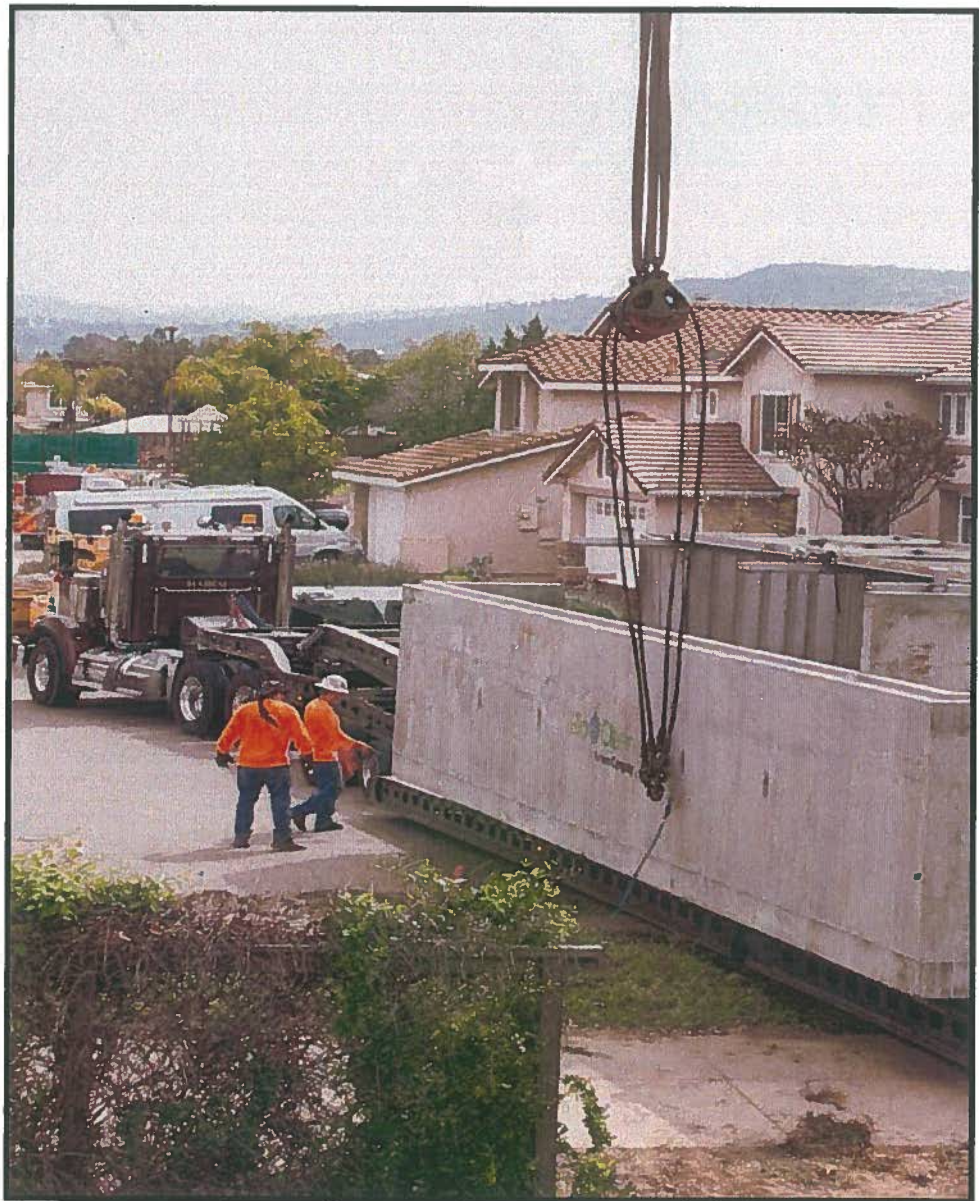
**Justification:** Undergrounding of the utility lines will provide for a safer and more visibly attractive entrance into Santee’s business corridor along Mission Gorge Road and will complete the undergrounding within this area.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 40,000	\$ -	\$ -	40,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	701,134	-	701,134
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 701,134</b>	<b>\$ -</b>	<b>741,134</b>
<b>Source of Funds:</b>						
SDG&E Rule 20A	\$ -	\$ -	\$ -	\$ 701,134	\$ -	701,134
Traffic Mitigation Fee	-	-	40,000	-	-	40,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 701,134</b>	<b>\$ -</b>	<b>741,134</b>

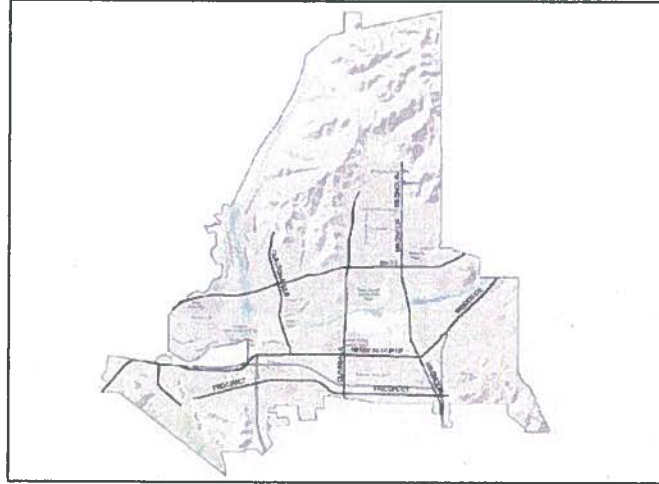
# *DRAINAGE PROJECTS*

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## CMP Storm Drain Replacement Program CIP 2012-20 • Drainage Project



Project Location: Citywide

**Description:** This ongoing project will design and construct previously identified corrugated metal pipe (CMP) storm drains in need of replacement. The CMP storm drain replacement program replaces pipe facilities with service life deficiencies. CMP facilities are located throughout the City within the public right-of-way and across private property. CMP will be replaced with reinforced concrete pipe (RCP), high density polyethylene pipe (HDPE) or lined with cast-in-place pipe (CIPP). Through FY2019 the program has completed 167 Pipe segments totaling 3.6 miles of repairs.

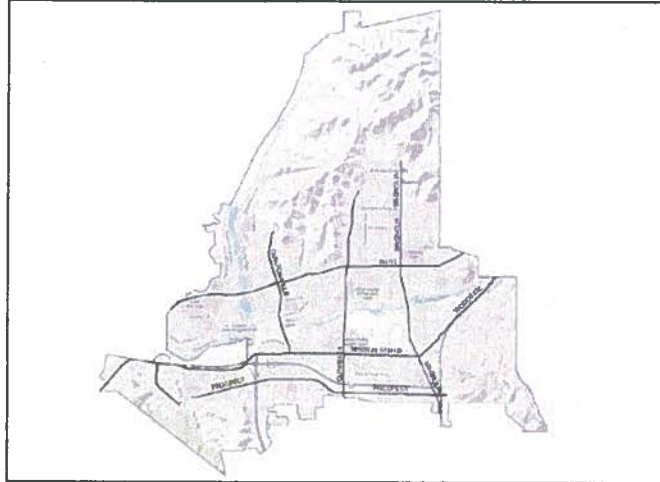
**Justification:** Older corrugated metal pipes are nearing the end of their useful life and are in need of replacement.

**Operating Impact:** Minimal.

		Prior Year					
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$	-	\$ 247,400	\$ 247,400	\$ 247,400	\$ 247,400	\$ 1,237,000
Land Acquisition		-	-	-	-	-	-
Construction		-	2,226,500	2,226,500	2,226,500	2,226,500	11,132,500
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 12,369,500</b>
<b>Source of Funds:</b>							
Drainage Fees	\$	-	\$ 1,554,160	\$ 1,554,160	\$ 1,372,110	\$ 518,930	\$ 5,559,080
Gas Tax RMRA		-	-	333,900	50,000	50,000	483,900
General Fund		-	100,000	100,000	100,000	100,000	500,000
Unfunded		-	819,740	485,840	951,790	1,804,970	5,826,520
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 2,473,900</b>	<b>\$ 12,369,500</b>



## Master Drainage Study Update CIP XXXX-XX • Drainage Project



Project Location: Citywide

**Description:** Update the City's Master Drainage study to identify deficient storm drain facilities throughout Santee.

**Justification:** The current study is now 25 years old and in need of updating to reflect changes in development and to update the anticipated flow rates. The standards developed in the County Hydrology Manual have been updated twice since the development of the Master Drainage Facility Study and are no longer compatible with current development studies.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 500,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 500,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 500,000</b>

## Mission Gorge Road Drainage Improvements – East CIP 2016-21 • Drainage Project



Project Location: Mission Gorge Road from Cuyamaca Street  
to Cottonwood Avenue

**Description:** Improve drainage facilities on Mission Gorge Road, including replacement of an aging corrugated metal storm drain pipe (CMP) with a larger reinforced concrete pipe.

**Justification:** Upsizing and extending the storm drain system will improve aging CMP that is past its useful service life and alleviate drainage problems in the Cottonwood Avenue, Prospect Avenue and Buena Vista Avenue areas.

**Operating Impact:** Minimal.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 586,000	\$ -	\$ -	\$ 586,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	1,000,000	2,000,000	2,423,100	5,423,100
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,586,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,423,100</b>	<b>\$ 6,009,100</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ 1,586,000	\$ 2,000,000	\$ 2,423,100	\$ 6,009,100
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,586,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,423,100</b>	<b>\$ 6,009,100</b>

## Mission Gorge Road Drainage Improvements – West CIP 2016-22 • Drainage Project



Project Location: Mission Gorge Road from Forester Creek  
to the Post Office

- Description:** Improve drainage facilities on Mission Gorge Road near Carlton Hills Boulevard, including replacement of an aging corrugated metal storm drain pipe (CMP) with a larger reinforced concrete pipe.
- Justification:** Upsizing and extending the storm drain system will improve aging CMP that is past its useful service life and alleviate drainage problems on Mission Gorge Road and the surrounding areas.
- Operating Impact:** Minimal.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 264,800	\$ -	\$ -	\$ 264,800
Land Acquisition	-	-	-	-	-	-
Construction	-	-	424,700	1,000,000	1,000,000	2,424,700
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 689,500</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,689,500</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ 689,500	\$ 1,000,000	\$ 1,000,000	\$ 2,689,500
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 689,500</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,689,500</b>

## San Diego River Bacteria Reduction (Investigative Order) CIP 201X-XX • Drainage Project



Project Location: Citywide

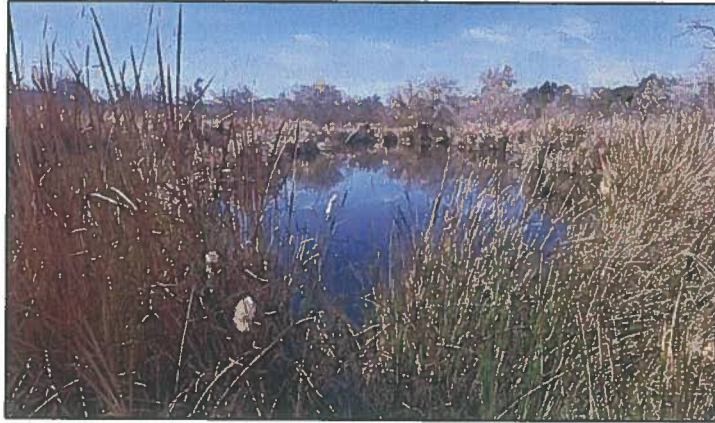
**Description:** Because evidence of human sourced bacteria has been detected in stormwater runoff from the San Diego River, this project will study and quantify various potential bacteria sources, such as onsite wastewater treatment systems (septic), homelessness, and illicit discharges. This will help to reduce the risk of human illness through water contact, and comply with the State of California’s Investigative Order to study and reduce wet-weather fecal contamination loading. Water quality monitoring work will also be conducted along the San Diego River to help identify where contamination tracking activities can be incorporated, if necessary.

**Justification:** In order to comply with the state issued Bacteria Investigative Order, the City must conduct research and investigations and subsequently implement programs that will evaluate and lessen human sourced bacteria inputs into the river.

**Operating Impact:** There will be significant costs for both phases of work: investigation and implementation, as well as long-term operation and maintenance costs.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	20,000	20,000	20,000	60,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 260,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 200,000
Unfunded	-	-	20,000	20,000	20,000	60,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 260,000</b>

**San Diego River Bacteria Reduction  
(Total Maximum Daily Load Reduction)  
CIP 201X-XX • Drainage Project**



Project Location: Citywide

**Description:** Prepare and implement a strategic plan to achieve compliance with the state issued Total Maximum Daily Load (TMDL) requirement for bacteria in the San Diego River. This plan will provide a strategy to incrementally decrease bacteria levels through the installation of structural controls throughout the City. It will also identify ways for improvements to be integrated within existing projects through retrofits; identify new improvement projects that may be needed; and provide for a fiscal analysis and funding plan.

**Justification:** In order to achieve bacteria load reduction (TMDL) and remain in compliance with the City's Storm Water Permit, the City has implemented both educational programs and various Best Management Practices. However, the addition of more advanced storm water treatment facilities are required to ensure compliance with state regulatory requirements and the San Diego River Watershed, Water Quality Improvement Plan.

**Operating Impact:** No impact in the plan development phase. However, the implementation and long term operation and maintenance of completed projects are anticipated to range in cost from \$5,000 - \$20,000 per project, dependent upon project scope.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000	
Land Acquisition	-	-	-	-	-	-	
Construction	-	-	20,000	20,000	20,000	80,000	
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 120,000</b>	
<b>Source of Funds:</b>							
General Fund	\$ -	\$ 40,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 120,000</b>	

# Shadow Hill Road / Woodside Avenue Drainage Improvements

## CIP 2016-22 • Drainage Project



Project Location: Shadow Hill Road at Woodside Avenue

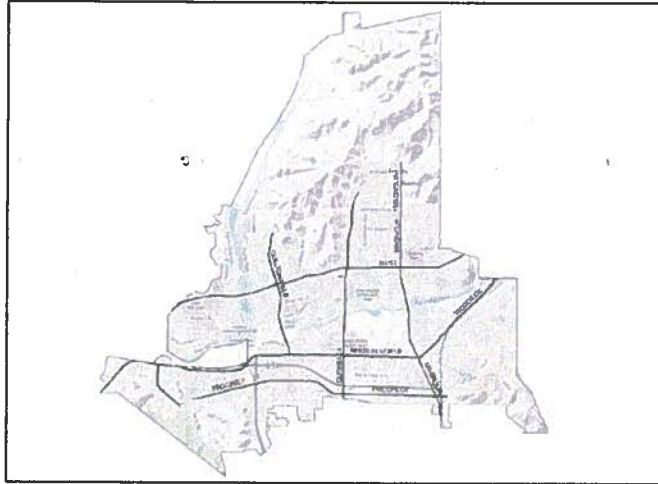
**Description:** Improve drainage facilities on Shadow Hill Road at the intersection of Woodside Avenue, including the addition of new inlets and replacement of an aging and undersized corrugated metal storm drain pipe (CMP) with a larger reinforced concrete box culvert.

**Justification:** Upsizing and extending the storm drain system will improve aging CMP that is past its useful service life and alleviate drainage problems on Woodside Avenue and the surrounding areas.

**Operating Impact:** Minimal

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ 110,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	519,000	1,000,000	1,519,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 619,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,629,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ 10,000	\$ 619,000	\$ 1,000,000	\$ 1,629,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 619,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,629,000</b>

## Storm Drain Trash Diversion CIP 2015-23 • Drainage Project



Project Location: Storm Drains Citywide

**Description:** Prepare a “Trash Amendment Compliance Plan” to address the State’s actions to address a Total Maximum Daily Load (TMDL) for trash within the City’s waterways, with subsequent funding in future years for the cost of plan implementation. Implementation will require infrastructure improvements such as retrofitting storm drain inlets with trash interceptor devices, as determined by the plan to be installed/constructed over a ten-year period.

**Justification:** The State has adopted a Statewide Trash Amendment which is incorporated into all regional stormwater permits. The Trash Amendment requires full trash capture (numeric effluent limit of 0% in all waterways). Existing development is required to achieve full compliance within a ten-year time frame

**Operating Impact:** There will be significant costs associated with the street sweeping and long term operation and maintenance of facilities, monitoring and compliance documentation.

		Prior Year					
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$	-	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 70,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	155,000	155,000	155,000	155,000	155,000	775,000
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 845,000</b>
<b>Source of Funds:</b>							
General Fund*	\$	-	\$ 116,245	\$ 169,000	\$ 169,000	\$ 169,000	\$ 792,245
Transit Dev. Act	-	52,755	-	-	-	-	52,755
<b>Total</b>	<b>\$</b>	<b>-</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 169,000</b>	<b>\$ 845,000</b>

\* Additional funds for Storm Drain Trash Diversion are reflected in the Mast Park Improvements project.

# *FACILITY PROJECTS*

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## Backflow Preventers at City Hall

### CIP 2018-XX • Facility Project



Project Location: City Hall

**Description:** Replace two post indicator valves and install two backflow preventers.

**Justification:** One post indicator valve has seized, preventing shut-off and testing of downstream systems. Current codes require installation of a backflow preventer in conjunction with the new post indicator valve. A second post indicator valve of the same vintage serves the City Hall site. Replacing both valves under a single contract will be more cost-effective than replacing each valve separately.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	-	-	-	-	-	-
Construction	-	75,000	-	-	-	75,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>

## City Hall Improvements CIP 2018-XX • Facility Project



Project Location: Santee City Hall

**Description:** This project will provide needed repairs and upgrades to City Hall. Improvements planned for FY 2019-20 and FY 2020-21 include:

- Accessibility access improvements to the parking lot, walkways and doors
- Replacement of the Building 6 roof
- Construction of an accessible public counter in Building 5 for Fire services

Improvements planned for future years include:

- Interior modifications to Building 4 to improve noise and disruption impacts on staff
- Access for a public restroom in Building 2
- Replacement of toilets with low-flow fixtures
- Replacement of flooring in Buildings 7 and 8

**Justification:** These projects will provide improved public access to meet accessibility requirements, needed maintenance and building repairs, and functional improvements to work spaces.

**Operating Impact:** None.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	71,928	650,000	-	99,500	126,500	947,928	
<b>Total</b>	<b>\$ 71,928</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ 99,500</b>	<b>\$ 126,500</b>	<b>\$ 947,928</b>	
<b>Source of Funds:</b>							
General Fund	\$ 71,928	\$ 650,000	\$ -	\$ -	\$ -	721,928	
Unfunded	-	-	-	99,500	126,500	226,000	
<b>Total</b>	<b>\$ 71,928</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ 99,500</b>	<b>\$ 126,500</b>	<b>\$ 947,928</b>	

## Community Center Phase 1 - Teen/Senior Center CIP 2018-XX • Facility Project



Project Location: Town Center Community Park

- Description:** Construct a 12,500 square foot community center with dedicated spaces for teens and seniors, multipurpose rooms and administrative offices.
- Justification:** The need for a community center has been identified in various strategic planning documents. In 2017, the City Council established construction of a community center with facilities for teens and seniors as a Tier 1 priority.
- Operating Impact:** The development of this new facility will result in an estimated operational impact of \$250,000 per year depending on the level of development and the programming capabilities. A large portion of the anticipated operating cost may or may not be offset by usage fees depending on the types of programming that can be accommodated. Private and non-profit partnerships are options to reduce operating costs

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ 60,000	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,260,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	11,600,000	-	-	-	11,600,000
<b>Total</b>	<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ 1,200,000</b>	<b>\$ 11,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,860,000</b>
<b>Source of Funds:</b>							
Public Facilities Fees	\$ 60,000	\$ -	\$ 450,000	\$ 7,125,000	\$ -	\$ -	\$ 7,635,000
Park-in-Lieu Fees	-	-	500,000	4,100,000	-	-	4,600,000
Prop 68 Funds	-	-	250,000	-	-	-	250,000
County Grant	-	-	-	375,000	-	-	375,000
<b>Total</b>	<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ 1,200,000</b>	<b>\$ 11,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,860,000</b>

## Community Center Phase 2 – Event Center CIP XXXX-XX • Facility Project

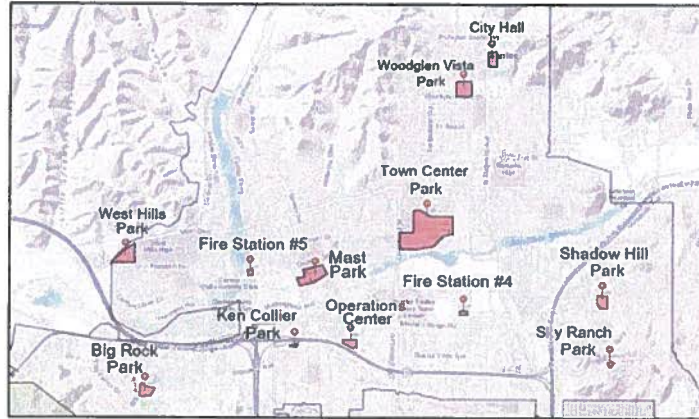


Project Location: Town Center Community Park

- Description:** Construct a 13,600 square foot event center adjacent to Phase I of the Community Center. This project will also provide additional multi-purpose space.
- Justification:** This building will provide opportunities for large community banquets and gatherings for all age groups.
- Operating Impact:** The development of this new facility will result in an estimated operational impact of \$131,000 per year depending on the level of development and the programming capabilities. A large portion of the anticipated operating cost may or may not be offset by usage fees depending on the types of programming that can be accommodated. Private and non-profit partnerships are options to reduce operating costs.

	Prior Year						Total
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 23-24	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000	\$ 1,350,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>
<b>Source of Funds:</b>							
Public Facilities Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000	\$ 1,350,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>

## Electric Vehicle Charging Stations CIP 201X-XX • Facility Project



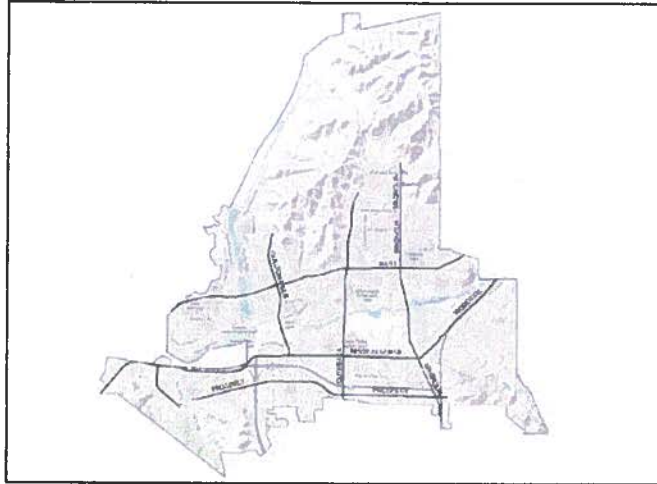
Project Location: City Facilities and Parks

- Description:** Purchase and installation of electric vehicle charging stations at various City locations to meet the needs in the community. The first installation is planned for Mast Park (under CIP 2008-53) in Fiscal Year 2019-20, with anticipated installation of two (2) EV charging stations each fiscal year thereafter at City facilities.
- Justification:** To provide vehicle charging capabilities in an effort to meet the Santee Sustainability Plan goals to reduce climate impacts and greenhouse gas emissions.
- Operating Impact:** May potentially be operated by private industry with minimal anticipated costs to manage billing and monitoring activities.

	Prior Year						
Expenditures:	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
Planning/Design	\$ -	\$ -	\$ 15,300	\$ 15,600	\$ 15,900	\$ 16,200	\$ 63,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	35,700	36,400	37,100	37,800	147,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,000</b>	<b>\$ 52,000</b>	<b>\$ 53,000</b>	<b>\$ 54,000</b>	<b>\$ 210,000</b>
<b>Source of Funds:</b>							
Unfunded *	\$ -	\$ -	\$ 51,000	\$ 52,000	\$ 53,000	\$ 54,000	\$ 210,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,000</b>	<b>\$ 52,000</b>	<b>\$ 53,000</b>	<b>\$ 54,000</b>	<b>\$ 210,000</b>

\* Seeking Grant Funds

## Fleet Maintenance Facility CIP 2015-42 • Facility Project



Project Location: Unknown

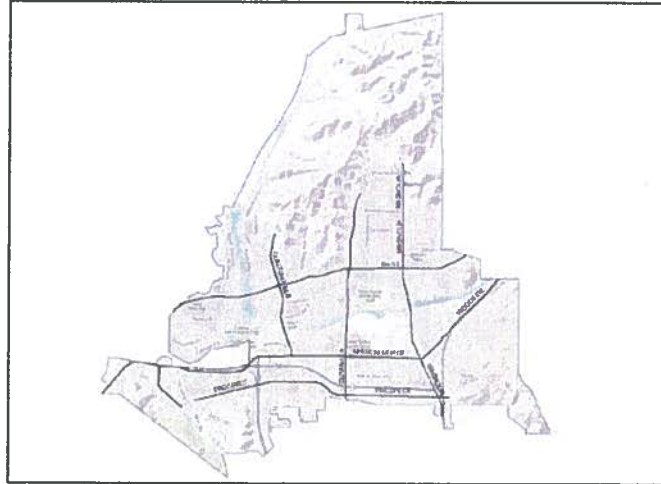
**Description:** Relocate and rebuild the current 4,000 square-foot fleet maintenance facility, currently located at Fire Station 4.

**Justification:** With the planned relocation and rebuild of Fire Station 4, it will be necessary to relocate the City's fleet maintenance facility. The current facility is an aging metal building in need of repairs and improvements. Relocating the facility will eliminate the need to allocate funds for maintenance and repairs, will provide additional storage for reserve emergency response vehicles, and could provide a more central location to provide service for the City's fleet. Currently, there are conceptual plans to potentially partner with the County of San Diego to build a Public Safety Facility to house both Sheriff and Fire operations, and fleet maintenance. The relocation and consolidation of fleet maintenance was originally part of the design concept for the City's Public Services Operations Center located on Via Zappador, but is now undetermined pending conversations with the County.

**Operating Impact:** Operating costs associated with the new facility will be offset by the reduction of costs required to maintain and/or upgrade the existing facility.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	2,000,000	-	2,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ 2,200,000	\$ -	\$ 2,200,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>

## Light Standards Replacement CIP XXXX-XX • Facility Project



Project Location: Citywide

**Description:** Replacement of deteriorating metal light standards along pedestrian walkways in City parks and rights-of-way.

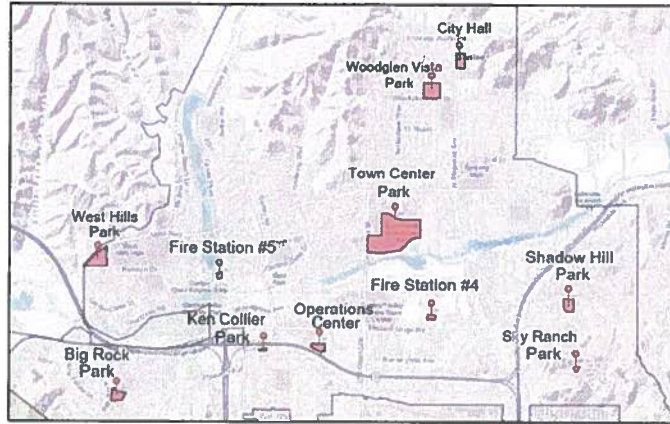
**Justification:** Aging pedestrian-serving light standards show indications of rust damage. Timely replacement of deteriorating standards will promote public safety.

**Operating Impact:** None.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-	-
Construction	-	25,000	25,000	25,000	25,000	25,000	125,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 125,000</b>
<b>Source of Funds:</b>							
Park-in-Lieu Fees	\$ -	12,500	12,500	12,500	12,500	12,500	62,500
General Fund	-	12,500	12,500	12,500	12,500	12,500	62,500
<b>Total</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 125,000</b>



## Lighting Upgrades Citywide CIP 2014-41 • Facility Project



Project Location: City Facilities and Parks

**Description:** Upgrade the City's outdoor lighting to more energy efficient lighting technologies and lighting controls at 12 locations, including City Hall, the Operations Center, Fire Stations, City parks and parking lots. Up to 300 fixtures are planned to be upgraded, resulting in energy savings of approximately 160,000 kWh per year and annual cost savings of \$30,000.

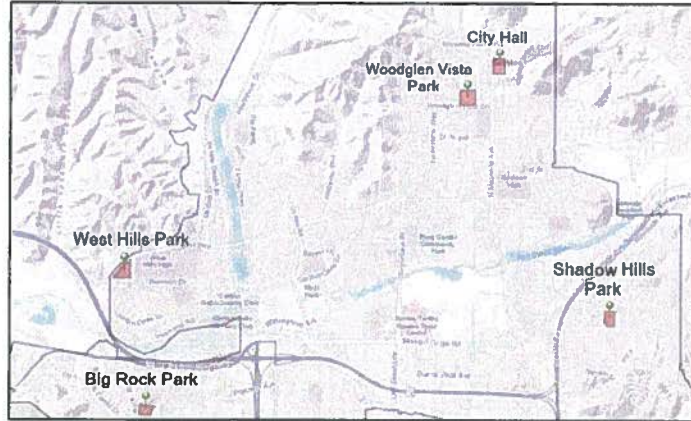
**Justification:** Replacement of lights will reduce the City's energy use, reduce greenhouse gas emissions, achieve cost savings for taxpayers through energy efficiency and conservation, and maintain long-term benefits for the environment and our future by becoming more sustainable. With a subsequent reduction in energy use, the City will realize annual cost savings. Payback on the project is expected within 10 years.

**Operating Impact:** Energy savings will be realized with more efficient lighting.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-
Construction	-	250,000	-	-	-	250,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<b>Source of Funds:</b>						
Vendor Financing*	\$ -	\$ 250,000	\$ -	\$ -	\$ -	250,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>

\* Subject to vendor terms. Utility on-bill-financing will be evaluated.

## Parking Lot Resurfacing CIP 2018-XX • Facility Project



Project Location: West Hills Park, City Hall, Big Rock Park,  
Woodglan Vista Park and Shadow Hills Park

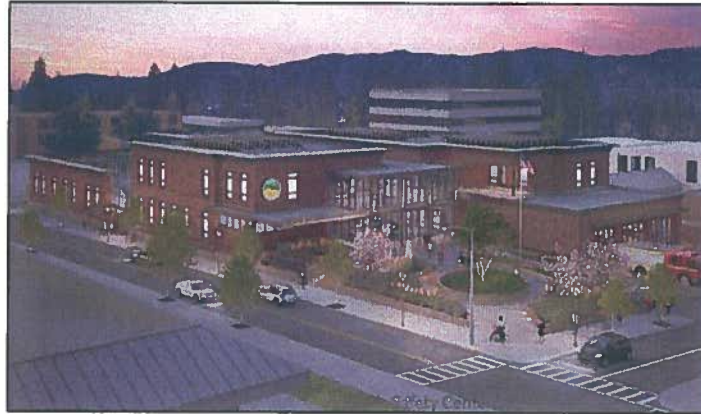
**Description:** Perform patching, crack sealing, seal coating and re-striping of City parking lots as needed.

**Justification:** Improvements are needed to extend the life of City parking lots.

**Operating Impact:** Routine maintenance and upkeep of parking lots is included in the operating budget.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	-	-	-	-	-	-
Construction	-	35,000	35,000	35,000	35,000	175,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 35,000</b>	<b>\$ 175,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	35,000	35,000	35,000	35,000	175,000
<b>Total</b>	<b>\$ -</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>	<b>175,000</b>

## Public Safety Center CIP 2019-XX • Facility Project



Current Location: Fire Station 4 at 8950 Cottonwood Avenue  
Proposed Project Location: Area near Magnolia Avenue and Riverview Parkway

**Description:** Partner with the County of San Diego and Heartland Communications to build a joint Public Safety Center to house Sheriff, Fire and Dispatch operations, and replace Fire Station 4.

**Justification:** Fire Station 4 was built in 1971 and now has structural and environmental issues that need to be addressed. Extensive maintenance/remodeling of the current facility and rebuilding on the current site have been evaluated but are not deemed as beneficial or cost effective as relocating and rebuilding the fire station on a new site. The City of Santee, County of San Diego, and Heartland Communications have been in communication on a conceptual plan to potentially partner to build a joint Public Safety Center. The plan would address options for land acquisition, cost sharing and building design. The County owns a desired 10-acre parcel, located at Magnolia Avenue and Riverview Parkway, and the County has expressed interest in a joint public safety center located on this parcel. This site would enhance response times to the north end of the City and provide direct access to central Santee with the completion of Riverview Parkway.

**Operating Impact:** Operating costs associated with the new facility will be offset by the reduction of costs required to maintain and/or upgrade the existing facility.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 50,000	\$ 25,000	\$ -	\$ 400,000	\$ -
Land Acquisition	-	-	-	-	1,000,000	-
Construction	-	-	-	-	-	14,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 1,400,000</b>	<b>\$ 14,000,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ 75,000
Unfunded	-	-	-	-	1,400,000	14,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 1,400,000</b>	<b>\$ 14,000,000</b>

## Santee Library CIP 20XX-XX • Facility Project



Project Location: Town Center Corridor

- Description:** This project is anticipated to build a new, updated 20,000 square foot Library facility to replace the undersized rented space currently owned by the County. It is anticipated land may be donated by the County to build the facility.
- Justification:** To meet the needs of the community and to provide for an estimated 18,000 monthly visitors, the current Library needs to be improved, increased in size, and the programs and services need to be expanded.
- Operating Impact:** Operating expenses are anticipated to be paid for by the County of San Diego.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Land Acquisition	-	-	-	-	2,000,000	2,000,000
Construction	-	-	-	-	17,000,000	17,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>

## Vactor De-Watering Station CIP 2022-XX • Facility Project



Project Location: City Operations Center

**Description:** Construct a Vactor dumping and de-watering station at the City Operations Center to separate solid waste from water and direct soiled water to the sanitary sewer system.

**Justification:** This facility is needed to ensure that soiled water does not contaminate the stormwater collection system.

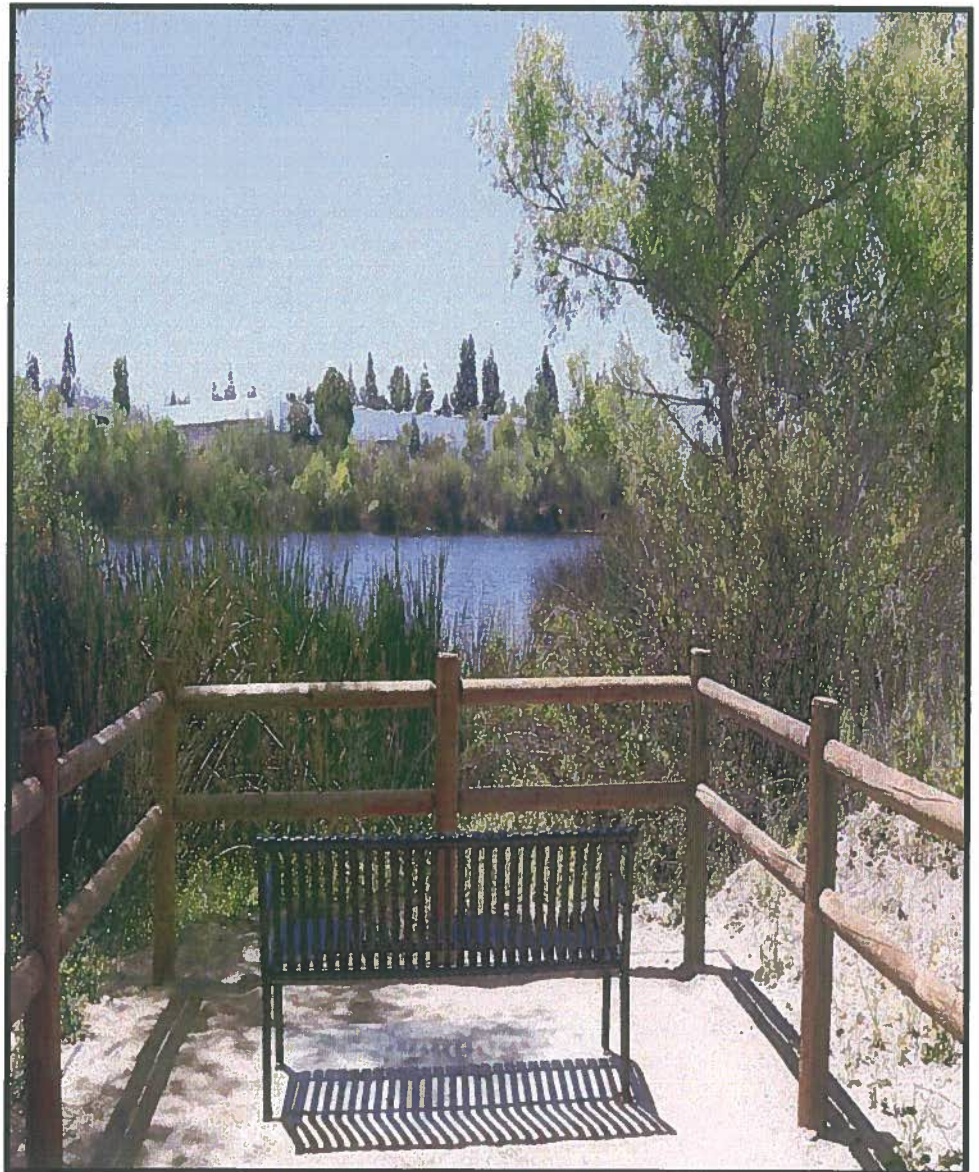
**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-
Construction	-	-	500,000	-	-	500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ 500,000	\$ -	\$ -	500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

\* Seeking Grant Funds

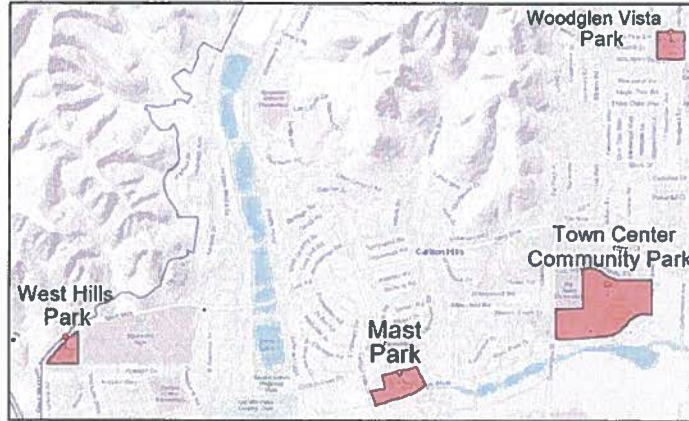
# *PARKS PROJECTS*

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## Ball Field Improvements CIP 2011-34 • Park Project



Project Location: Various Athletic Fields at City Parks and School Sites

- Description:** Annual improvements to City ball fields, including infield, outfield, turf, sports lighting and other general site improvements. The project will also construct or improve irrigation systems, expand turf and replace fencing, as needed.
- Justification:** This project will standardize athletic fields throughout the City to provide all Santee youth similar playing experiences.
- Operating Impact:** The school district, in partnership with the City, will maintain the improvements proposed at school sites. The City will perform the annual agricultural work as needed. The net operating impact to the City is estimated at \$60,000.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land Acquisition	-	-	-	-	-	-	
Construction	-	40,000	20,000	20,000	20,000	120,000	
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 120,000</b>	
<b>Source of Funds:</b>							
Park-in-Lieu Fees	\$ -	\$ 40,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000	
<b>Total</b>	<b>\$ -</b>	<b>\$ 40,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 120,000</b>	



# Big Rock Park Restroom Improvements

## CIP XXXX-XX • Park Project



Project Location: Big Rock Park

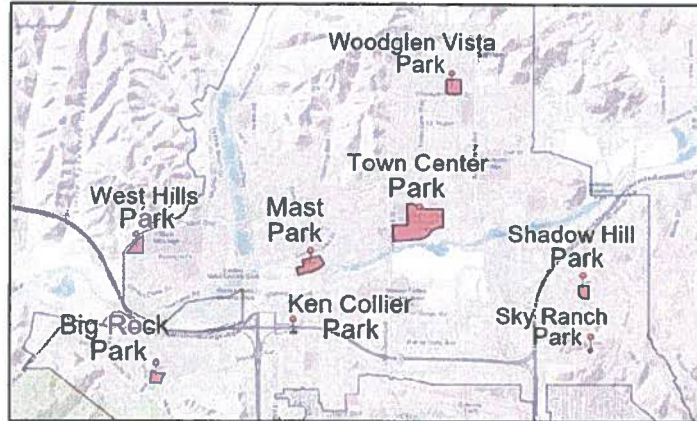
**Description:** Construct new restrooms, including gender neutral facilities to improve safety, convenience and ADA accessibility.

**Justification:** The current restrooms at Big Rock Park are out of date and detract from the experience of Big Rock Park.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	360,000	360,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>
<b>Source of Funds:</b>						
Public Facilities Fees	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
Park-in-Lieu Fees	-	-	-	-	200,000	200,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>

## General Park Improvements CIP 2012-30 • Park Project



Project Location: City Parks

- Description:** Annual improvements and systematic replacement of existing park facilities and amenities such as park benches, picnic tables, drinking fountains, signage, sports fields and security cameras.
- Justification:** As part of the recommendations from the Park and Recreation Master Plan Update, this project will standardize park amenities and upgrade current standards as life expectancy of amenities is realized. As the park system ages, this will allow for a mechanism by which to plan for the replacement of park infrastructure and amenities.
- Operating Impact:** These improvements will result in a reduction in actual maintenance costs to those amenities that are aged and/or highly used.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Land Acquisition	-	-	-	-	-	-	
Construction	20,000	20,000	20,000	20,000	20,000	100,000	
<b>Total</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 100,000</b>	
<b>Source of Funds:</b>							
Park-in-Lieu Fees	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000	
<b>Total</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 100,000</b>	

## Mast Park Improvements

### CIP 2008-53 • Park Project

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Project Location: Mast Park

**Description:** Refurbish existing facilities and natural areas at Mast Park, and expand underdeveloped areas within the park to increase public access and usage.

**Justification:** The Mast Park Master Plan update was adopted in 2012. Over the past several years, Mast Park has experienced an increase in usage but is underutilized. The original plan called for the development of the 58-acre site. To date, only 26.5 acres have been improved. The impacts of new development in this area necessitate the renovation and expansion of Mast Park, including expansion of a multi-use trail; addition of a nature play area, reestablishment of natural and programmed areas; development of picnic pavilions, tables and benches; a comprehensive signage program; and extensive xeriscaping and landscaping. Renovations include restoration of the pedestrian/hiking/biking trail, restroom building, picnic pavilion, parking areas, playgrounds, disc golf course and related infrastructure. The reclamation project will include the latest design principles such as Crime Prevention Through Environmental Design (CPTED).

**Operating Impact:** The 58-acre park will require an additional \$228,000 per year for ongoing maintenance. Additional off-setting revenue is anticipated as follows: annual park shelter rental (\$10,000); concessions (\$5,000); weekend greens fees (\$15,000); and disk golf tee box sponsorships (\$3,200).

(Continued)

## Mast Park Improvements (cont.)

### CIP 2008-53 • Park Project

	Prior Year						
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Design/Engineering	\$ 1,224,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,390
Land Acquisition	-	-	-	-	-	-	-
Construction	6,077,502	5,098,940	-	-	-	-	11,176,442
<b>Total</b>	<b>\$ 7,301,892</b>	<b>\$ 5,098,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,400,832</b>
<b>Source of Funds:</b>							
Prop 1 Grants:							
Water Quality	\$ 720,388	\$ 512,612	\$ -	\$ -	\$ -	\$ -	\$ 1,233,000
Trash Removal and Water Enhancement	686,900	-	-	-	-	-	686,900
General Fund (Storm Drain Trash Diversion)	278,380	54,655	-	-	-	-	333,035
San Diego County Reinvestment Grant	186,271	-	-	-	-	-	186,271
Housing Related Parks Program Grant	321,431	-	-	-	-	-	321,431
Developer Contribution	931,898	-	-	-	-	-	931,898
Public Facilities Fees	2,529,231	2,494,683	-	-	-	-	5,023,914
Park-in-Lieu Fees	1,647,393	2,036,990	-	-	-	-	3,684,383
<b>Total</b>	<b>\$ 7,301,892</b>	<b>\$ 5,098,940</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,400,832</b>

## Santee Aquatics Center/YMCA Locker Room Upgrade

### CIP XXXX-XX • Park Project



Project Location: Santee Aquatic Center/Cameron Family YMCA

**Description:** Reconstruct existing locker rooms and add new family locker rooms at the Santee Aquatics Center/Cameron Family YMCA.

**Justification:** The current locker rooms at the Santee Aquatics Center/YMCA are fifteen years old and in disrepair. The City of Santee, County of San Diego and the YMCA are joining to fund the construction of new locker rooms.

**Operating Impact:** There is no operating impact as the YMCA operates the facility through an existing Partnership Agreement.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	840,000	-	840,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 840,000</b>	<b>\$ -</b>	<b>\$ 840,000</b>
<b>Source of Funds:</b>						
YMCA	\$ -	\$ -	\$ -	\$ 210,000	\$ -	210,000
Public Facilities Fees	-	-	-	210,000	-	210,000
Unfunded*	-	-	-	420,000	-	420,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 840,000</b>	<b>\$ -</b>	<b>\$ 840,000</b>

\* Seeking Grant Funds (County of San Diego Neighborhood Reinvestment Program)

## Skate Park at Public Safety Center CIP XXXX-XX • Park Project



Project Location: Adjacent to the Proposed Public Safety Center  
on Riverview Parkway

**Description:** Construction of a new wheeled park (skateboards, bikes, wheelchairs and scooters) adjacent to the proposed Public Safety Center, which is anticipated to be located west of Magnolia Avenue and north of Riverview Parkway.

**Justification:** Demand for access to the City's existing skate/wheeled park is high. Construction of a skate park adjacent to the safety center would promote safety at this popular facility for youth.

**Operating Impact:** Annual operation and maintenance costs are estimated at \$10,000 (if unlighted).

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	900,000	900,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>

\* Seeking Grant Funds

## SportsPlex Playground Improvements CIP XXXX-XX • Park Project



Project Location: Town Center Community Park - SportsPlex

**Description:** Construct and improve the playground area at SportsPlex with climbing structures for both children and adults to provide more active use opportunities.

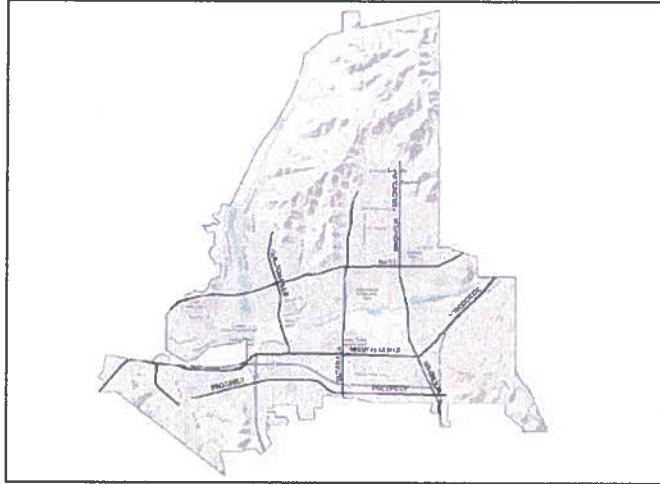
**Justification:** There is a need for a secure and engaging playground within the SportsPlex facility for children and adults not participating in organized games. There is an existing space immediately north of the concession building that would accommodate a playground with climbing structures. With the 10th anniversary of the opening of the SportsPlex approaching, installation of a playground would add a needed amenity and celebrate the success of this community hub.

**Operating Impact:** No operating impact to the City as SportsPlex is maintained by the concessioner.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Land Acquisition	-	-	-	-	-	-
Construction	-	100,000	-	-	-	100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>
<b>Source of Funds:</b>						
Park-in-Lieu Fees	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Unfunded*	-	105,000	-	-	-	105,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>

\* Seeking Grant Funds (KaBoom and County Neighborhood Revitalization Program)

## Trails Master Plan Update CIP 2015-34 • Park Project



Project Location: Citywide

**Description:** This project will provide funding for a consultant to update the Trails Master Plan, consistent with the recommendations of the City of Santee's General Plan 2020.

**Justification:** The Master Plan will integrate the Bikeway Master Plan with a trails component to provide a comprehensive Trails Master Plan consistent with the recommendations in the Trails Element of the General Plan.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 202-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Source of Funds:</b>						
Unfunded*	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>

\* Seeking Grant Funds



## Trails – Mast Boulevard in Lakeside to Walker Preserve CIP XXXX-XX • Park Project



Project Location: Walker Preserve to Mast Boulevard in Lakeside

- Description:** Construct a 14-foot wide bike and pedestrian trail from Mast Boulevard in Lakeside to the Walker Preserve Trail along the base of the east side of Tank Hill.
- Justification:** This project will complete a loop route around Tank Hill.
- Operating Impact:** The cost to maintain this trail is anticipated to be less than \$5,000 per year.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	-	-	-	-	-	-
Construction	-	-	2,500,000	-	-	2,500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>

## Trails – San Diego River at Carlton Oaks CIP 2013-33 • Park Project



Project Location: North side of the San Diego River at the west end of Santee, from Mast Park West to West Hills Parkway

- Description:** This project will design and construct approximately 1.4 miles of pedestrian/bike trail along the San Diego River adjacent to the Carlton Oaks Golf Course, connecting the Mast Park West trail to West Hills Parkway. Amenities will include park benches and interpretive signs.
- Justification:** The San Diego River Park Master Plan describes a contiguous east/west trail along the San Diego River. This project will provide public access to an important portion of the river corridor between Santee and the City of San Diego.
- Operating Impact:** Ongoing maintenance of the trail is anticipated to be \$32,000 per year. Cost to be shared by the City of Santee and City of San Diego.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 2,500,000
Land Acquisition	-	-	-	-	-	-
Construction	-	8,000,000	-	-	-	8,000,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ 8,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,500,000</b>
<b>Source of Funds:</b>						
SANDAG*	\$ -	\$ 2,500,000	\$ 8,000,000	\$ -	\$ -	\$ 10,500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 2,500,000</b>	<b>\$ 8,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,500,000</b>

\* This project will be funded and managed by SANDAG

## Trails – San Diego River Interpretive Center CIP 2017-30 • Park Project



Project Location: North of Riverwalk Development

- Description:** Construction of an interpretive center, which will provide educational information on the rich ecosystem that exists along the San Diego River in Santee.
- Justification:** The San Diego River is a major ecological resource in San Diego County. This interpretive center will educate the public on the fauna and flora that exists along the river.
- Operating Impact:** Annual maintenance is anticipated to be \$5,000.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-
Construction	-	500,000	-	-	-	500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Source of Funds:</b>						
Developer Contribution	\$ -	\$ 500,000	\$ -	\$ -	\$ -	500,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

## Trails – San Diego River North Side Cuyamaca Street to Magnolia Avenue CIP 2017-31 • Park Project



Project Location: North Side of the San Diego River between  
Cuyamaca Street to Magnolia Avenue

**Description:** Construct a 14-foot-wide trail along the north side of the San Diego River from Cuyamaca Street to Magnolia Avenue.

**Justification:** The 2020 General Plan Recreation and Trails elements encourage the continued establishment of the San Diego River corridor to develop a continuous east/west trail along the river. This project will provide public access to an important portion of the River corridor west of the Walker Preserve trail that links to Lakeside.

**Operating Impact:** Ongoing maintenance of the trail is anticipated to be \$7,500 per year.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ 400,000	\$ -	\$ 275,000	\$ -	\$ 675,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	3,625,000	-	2,500,000	-	6,125,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 3,625,000</b>	<b>\$ 275,000</b>	<b>\$ 2,500,000</b>	<b>\$ 6,800,000</b>
<b>Source of Funds:</b>							
Developer Contribution	\$ -	\$ -	\$ 400,000	\$ 3,625,000	\$ -	\$ -	\$ 4,025,000
Unfunded*	-	-	-	275,000	2,500,000	-	2,775,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 3,625,000</b>	<b>\$ 275,000</b>	<b>\$ 2,500,000</b>	<b>\$ 6,800,000</b>

\* Seeking Grant Funds

## Trails – San Diego River South Side Cuyamaca Street to Magnolia Avenue CIP 2018-XX • Park Project



Project Location: South Side of the San Diego River between  
Cuyamaca Street to Magnolia Avenue

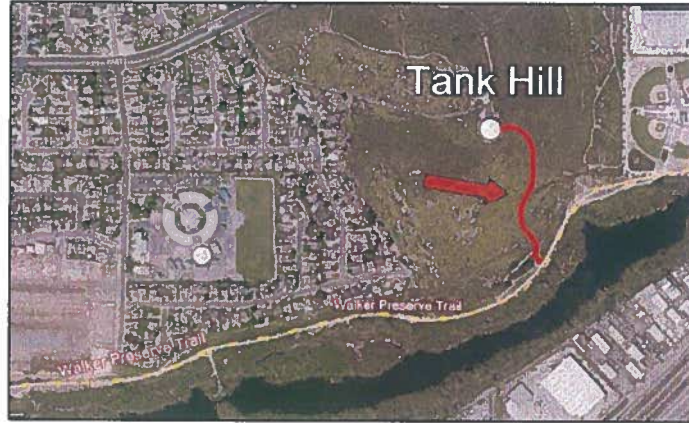
- Description:** This project will construct a 14 foot wide concrete river trail from Cuyamaca Street to Magnolia Avenue as part of the connection of the river trail system on the south side of San Diego River in the absence of development. Trail segments are already conditioned as part of the master plan development of Town Center.
- Justification:** This project will construct a river trail to complete connectivity of a continuous river trail system in Santee that is consistent with the General Plan and Bicycle Master Plan.
- Operating Impact:** Increased maintenance costs for landscaping and irrigation are anticipated.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ 300,000	\$ 300,000	\$ 1,000,000	\$ -	\$ 1,600,000
Land Acquisition	-	-	2,000,000	2,000,000	950,000	4,950,000
Construction	-	-	-	5,000,000	5,250,000	10,250,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 3,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 6,200,000</b>	<b>\$ 16,800,000</b>
<b>Source of Funds:</b>						
Developer Contribution*	\$ -	\$ 300,000	\$ 3,000,000	\$ 7,000,000	\$ 6,200,000	\$ 16,800,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 3,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ 6,200,000</b>	<b>\$ 16,800,000</b>

\* Seeking grant funds in an effort to accelerate the project

## Trails – Walker Preserve to Tank Hill

### CIP XXXX-XX • Park Project



Project Location: Walker Preserve Trail

- Description:** Construct a narrow switchback trail from the existing Walker Preserve Trail to the top of “Tank Hill” at the eastern boundary of the City.
- Justification:** The creation of this trail to the top of Tank Hill would give walkers a view of the valley to the east and west. In accordance with grant provisions, it is anticipated that construction will be performed by the Urban Corps of San Diego.
- Operating Impact:** The cost to maintain this trail is anticipated to be less than \$5,000 per year.

	Prior Year						
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
Land Acquisition	-	-	-	-	-	-	-
Construction	-	-	-	-	300,000	300,000	300,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ 650,000</b>
<b>Source of Funds:</b>							
Unfunded*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ 650,000</b>

\* Seeking Grant Funds (Prop 68)

## Town Center Community Park – Artificial Turf Replacement CIP XXXX-XX • Park Project

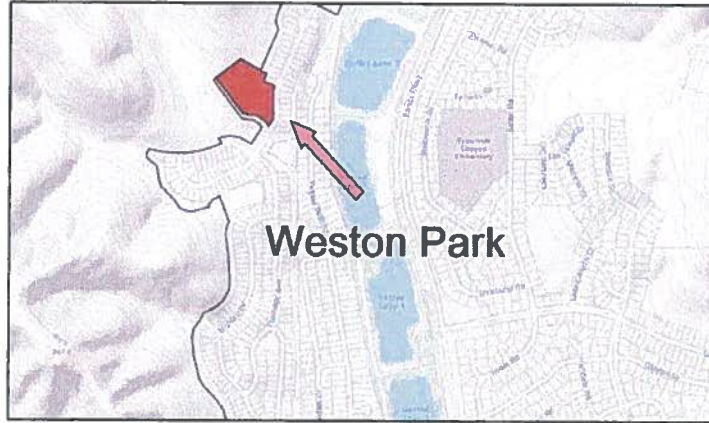


Project Location: Town Center Community Park

- Description:** Replace the artificial turf on two sports fields at Town Center Community Park and add striping for Lacrosse play.
- Justification:** Replacement will occur in Fiscal Year 2022-23 when the expected useful life of the existing artificial turf has expired.
- Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	-	-	-	-	-	-
Construction	-	-	-	1,100,000	-	1,100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>
<b>Source of Funds:</b>						
Park-in-Lieu Fees	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000
General Fund	-	-	275,000	275,000	-	550,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 275,000</b>	<b>\$ 825,000</b>	<b>\$ -</b>	<b>\$ 1,100,000</b>

## Weston Park CIP XXXX-XX • Park Project



Project Location: Weston Development, located at the west end of Mast Boulevard

- Description:** Construction of a new park at the northwest end of the Castlerock development, which is located at the west end of Mast Boulevard.
- Justification:** This park is conditioned as part of the Weston development and will serve as a trail head for the Stowe Trail. The five-acre park will include a 22-space parking lot, restrooms, bike repair station and picnic shelter.
- Operating Impact:** The projected annual maintenance of cost \$102,000 will be offset by an assessment paid by property owners within CFD 2017-2: Weston Community Services.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Acquisition	-	-	-	-	-	-
Construction	- 2,820,000	-	-	-	-	2,820,000
<b>Total</b>	<b>\$ - 2,820,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,820,000</b>
<b>Source of Funds:</b>						
CFD 2017-1	\$ - 2,820,000	\$ -	\$ -	\$ -	\$ -	\$ 2,820,000
<b>Total</b>	<b>\$ - 2,820,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,820,000</b>



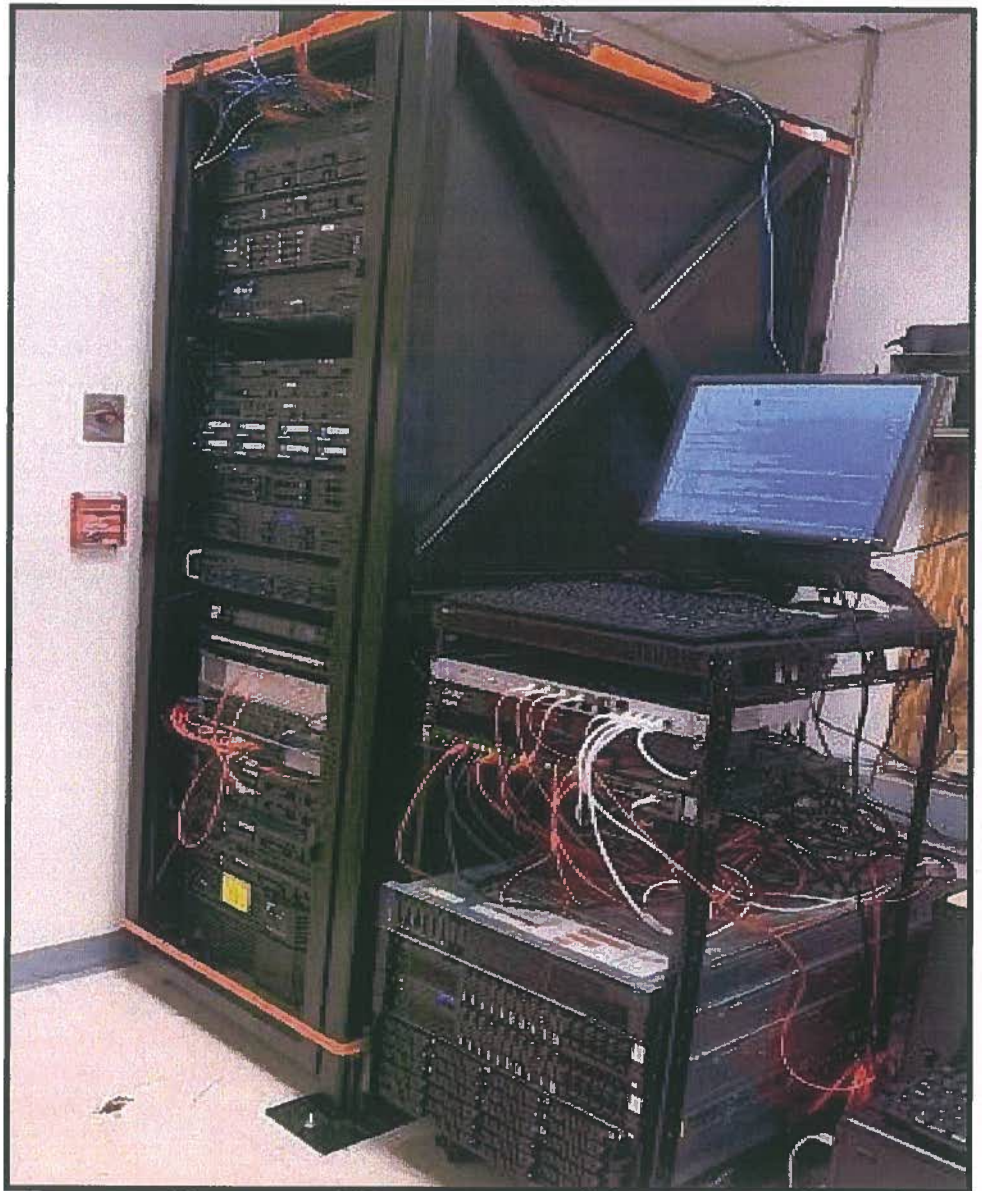
**City of Santee  
California**

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# *OTHER PROJECTS*

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## Computer Workstation Replacement Program CIP XXXX-XX • Other Project



Project Location: City Hall, Fire Stations, Operations Center

**Description:** This project sets aside funds each year for the replacement and/or upgrade of computer workstations, software and printers with a planned replacement schedule every five years.

**Justification:** It is essential that the City's computer equipment is upgraded on a regular basis to keep up to date with technology changes and advances, to ensure the equipment is properly maintained and supported, and to ensure continuity of the City's day-to-day business activities.

**Operating Impact:** Operating costs will include annual licensing fees for software. There is also a potential for additional maintenance or repair costs if equipment fails outside of the warranty period; new equipment typically comes with a one to three-year warranty.

	Prior Year						
	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total	
<b>Expenditures:</b>							
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Replacement Fund	-	30,000	30,000	30,000	30,000	30,000	150,000
Acquisition	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 150,000</b>
<b>Source of Funds:</b>							
General Fund	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 150,000</b>

## Council Chamber Audio/Visual Upgrade CIP 2016-51 • Other Project



Project Location: Council Chamber

**Description:** Update the City's current audio/visual/voting system in the Council Chamber.

**Justification:** The current voting system and audio/visual equipment is at the end of its useful life. The equipment is no longer under warranty, there are no maintenance agreements available, and repairs are becoming more difficult. This project will also set aside funds each year after initial implementation in order to maintain up-to-date infrastructure with a planned replacement schedule every five years.

**Operating Impact:** Potential cost for maintenance or repairs when equipment is no longer under warranty; new equipment typically comes with a one to three-year warranty.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Replacement Fund	-	15,000	15,000	15,000	15,000	60,000
Construction	100,000	-	-	-	-	100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 160,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 100,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 160,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 160,000</b>

## I.T. Disaster Recovery Implementation CIP 2015-53 • Other Project



Project Location: City Hall

**Description:** The City’s Information Technology Master Plan identified the need to improve disaster recovery efforts. While upgrades have been made to the network infrastructure, connectivity, security and back-up processes, this project will continue to work on disaster recovery improvements with the implementation of a redundant, off-site location to continue City operations in the case of an emergency or should City Hall become unusable. Specifically, this project will provide for trenching and installation of dedicated fiber from Mast Boulevard to Fire Station 5, which in turn will provide a secure, dedicated connection with the required bandwidth to operate an offsite “satellite City Hall” if ever necessary.

**Justification:** The implementation of a redundant, off-site location will allow the City to continue operating should City Hall become unusable during a disaster. This will also provide for a more secure and reliable back-up system.

**Operating Impact:** Operating costs will include the ongoing management and maintenance of equipment and software.

	Prior Year						
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>							
Planning/Design	\$	-	\$	-	\$	-	\$
Acquisition		22,830		-		-	22,830
Construction		-		250,000		-	250,000
<b>Total</b>	<b>\$</b>	<b>22,830</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>250,000</b>	<b>\$</b>
<b>Source of Funds:</b>							
General Fund	\$	22,830	\$	-	\$	50,000	\$
Unfunded*		-		-		200,000	-
<b>Total</b>	<b>\$</b>	<b>22,830</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>250,000</b>	<b>\$</b>

\*Seeking Grants Funds

## Network Hardware/Software Replacement Program CIP 2016-52 • Other Project



Project Location: City Hall

**Description:** This project sets aside funds each year to maintain the City's network infrastructure with a planned replacement schedule every five years. This includes replacement and/or upgrade of network hardware and software, including all servers, storage area network (SAN) units, network switches and software licensing.

**Justification:** It is essential that the City's network equipment is upgraded on a regular basis to keep up to date with technology changes and advances, to ensure the equipment is properly maintained and supported, and to ensure the City's data is protected.

**Operating Impact:** Operating costs will include annual licensing fees for software. There is also a potential for additional maintenance or repair costs if equipment fails outside of the warranty period; new equipment typically comes with a one to three-year warranty.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement Fund	- 30,000	30,000	30,000	30,000	30,000	150,000
Acquisition	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 150,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 150,000</b>

## Network Wiring Upgrade CIP 2016-53 • Other Project



Project Location: City Hall

**Description:** Upgrade the current Cat3 and Cat5 cabling at City Hall with Cat6 Ethernet cable to improve speed and reliability of our network infrastructure, and keep up-to-date with technological advances.

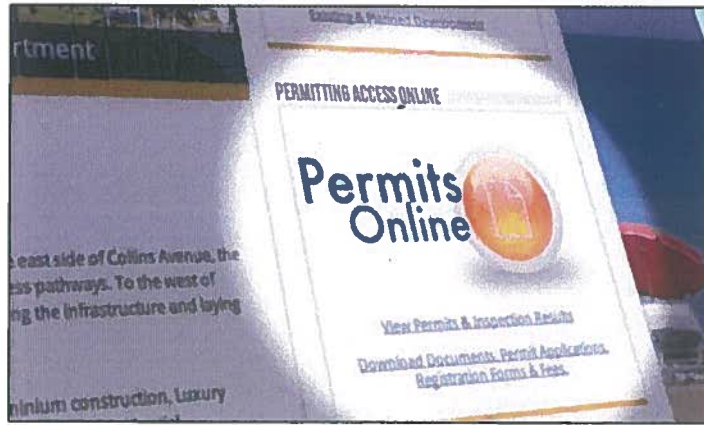
**Justification:** When Santee City Hall moved to the current location in 1994, the standard Ethernet cabling was Cat3, which has a speed of 10 Mbps. A small portion of the wiring has since been updated to Cat5. Currently all of the network devices are capable of speeds of 1,000 Mbps; however due to constraints in the cabling we are not able to achieve optimal performance on all of the network workstations and phone devices. As technology advances, so do the requirements for greater bandwidth/speed.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Replacement Fund	-	-	-	-	-	-
Acquisition	-	-	-	-	-	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>



## Permitting and Land Management System CIP 2015-54 • Other Project



Project Location: City Hall

**Description:** Implementation of a fully automated Permitting and Land Management System, which will be used to manage the City's permitting, inspection, code enforcement, planning and zoning processes. This would build upon the start begun with the very cost-effective Community Core (Meritage) software.

**Justification:** A fully automated Permitting and Land Management System will improve customer service. The City currently employs a low-cost electronic permitting system which lacks capabilities for geographically relating development actions related to planning, permitting, inspections, code enforcement, engineering, and storm water management. The lack of a fully automated system to manage and support business processes related to the Development Services Department has resulted in numerous redundant and inefficient processes.

**Operating Impact:** Annual maintenance fees are estimated at \$50,000 to \$75,000.

	Prior Year					Total
	Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	
<b>Expenditures:</b>						
Planning/Design	\$	- \$ 300,000	\$	- \$	- \$	- \$ 300,000
Land Acquisition		-	-	-	-	-
Construction		-	-	-	-	-
<b>Total</b>	<b>\$</b>	<b>- \$ 300,000</b>	<b>\$</b>	<b>- \$</b>	<b>- \$</b>	<b>- \$ 300,000</b>
<b>Source of Funds:</b>						
General Fund	\$	- \$ 300,000	\$	- \$	- \$	- \$ 300,000
<b>Total</b>	<b>\$</b>	<b>- \$ 300,000</b>	<b>\$</b>	<b>- \$</b>	<b>- \$</b>	<b>- \$ 300,000</b>

## Website Update CIP XXXX-XX • Other Project



Project Location: City Hall

**Description:** Update City website to enhance functionality.

**Justification:** The last substantial update to the City's website was undertaken three years ago. In the interim, website software functionality has advanced to provide greater interactivity and media integration.

**Operating Impact:** None.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Land Acquisition	-	-	-	-	-	-
Construction	50,000	-	-	47,000	-	97,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 47,000</b>	<b>\$ -</b>	<b>\$ 97,000</b>
<b>Source of Funds:</b>						
General Fund	\$ -	\$ 50,000	\$ -	\$ 47,000	\$ -	97,000
<b>Total</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 47,000</b>	<b>\$ -</b>	<b>\$ 97,000</b>

\*Project will utilize approximately \$18,000 in Vendor Credits. These credits are accounted for in the amounts listed.

## Work Order and Asset Management System CIP XXXX-XX • Other Project



Project Location: City Hall

**Description:** Implementation of an automated system to schedule, track and document work order requests across multiple departments. This may include citizen requests for Public Services, facility reservations for Community Services, inspections for the Fire Department and Storm Water, permits for Development Services, code compliance actions, as well as asset management of City facilities.

**Justification:** The City is experiencing a growing need to document preventative maintenance and service requests, and respond to citizen concerns. A centralized software solution to administer work orders will increase both operational and managerial efficiency and support timely reporting to regulators and community members.

**Operating Impact:** Additional costs of system maintenance are anticipated to be offset by reduced costs for data collection and operational efficiencies.

	Prior Year					
Expenditures	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Expenditures:</b>						
Planning/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Replacement Fund	-	-	-	-	-	-
Acquisition	-	-	100,000	-	-	100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100,000</b>
<b>Source of Funds:</b>						
Unfunded	\$ -	\$ -	100,000	\$ -	\$ -	100,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>100,000</b>