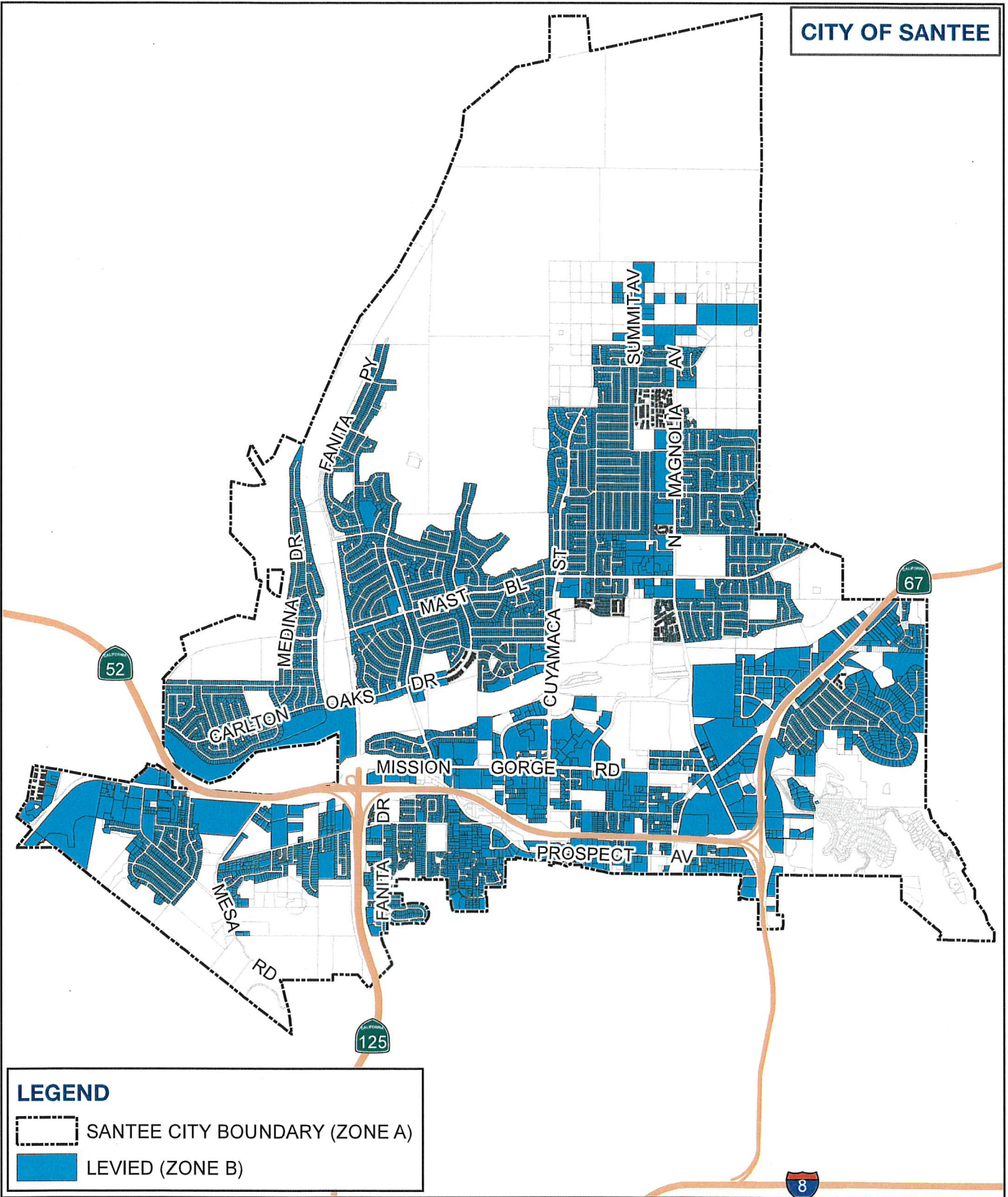




CITY OF SANTEE



LEGEND

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

SANTEE ROADWAY LIGHTING DISTRICT

Levy Audit Map - Fiscal Year 2019-20



0 2,000 4,000 6,000 Feet

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



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING
FOR THE FY 2019-20 SANTEE ROADWAY LIGHTING DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on April 24, 2019, pursuant to Resolution No. 024-2019, the City Council of the City of Santee initiated proceedings for the annual levy of the assessments for 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, on April 24, 2019, also pursuant to Resolution No. 024-2019, the City Council ordered the preparation of an Engineer's Report ("Report") and the Director of Finance filed with this City Council said Report pursuant to the Law for its consideration and subsequently thereto, on May 22, 2019, pursuant to Resolution No. 039-2019, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2019-20 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, at this time this City Council has heard all testimony and evidence, and is desirous of proceeding with said annual levy of assessments.

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

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

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for street lighting purposes for Fiscal Year 2019-20 and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for street lighting purposes as set forth and contained in said Report are hereby confirmed and adopted by this City Council as originally proposed.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2019-20.

SECTION 5. That the estimates of costs, assessment diagram, the assessments and all other matters as set forth in said Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of San Diego Auditor shall

RESOLUTION NO. _____

enter on the County of San Diego Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of San Diego, the net amount of the assessment shall be paid to the Director of Finance of the City, for the benefit of the District.

SECTION 7. That the Director of Finance has established a special fund known as the **SANTEE ROADWAY LIGHTING DISTRICT** into which the Director of Finance shall place all monies collected by the County of San Diego Tax Collector pursuant to the provisions of this Resolution and Law, and said transfer shall be accomplished as soon as said monies have been made available to said Director of Finance.

SECTION 8. That the City Clerk is hereby ordered and directed to file a certified copy of the assessment diagram and assessment roll with the County of San Diego Auditor, together with a certified copy of this Resolution immediately upon its adoption, but in no event later than August 10, 2019.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Finance, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 24th day of July, 2019, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

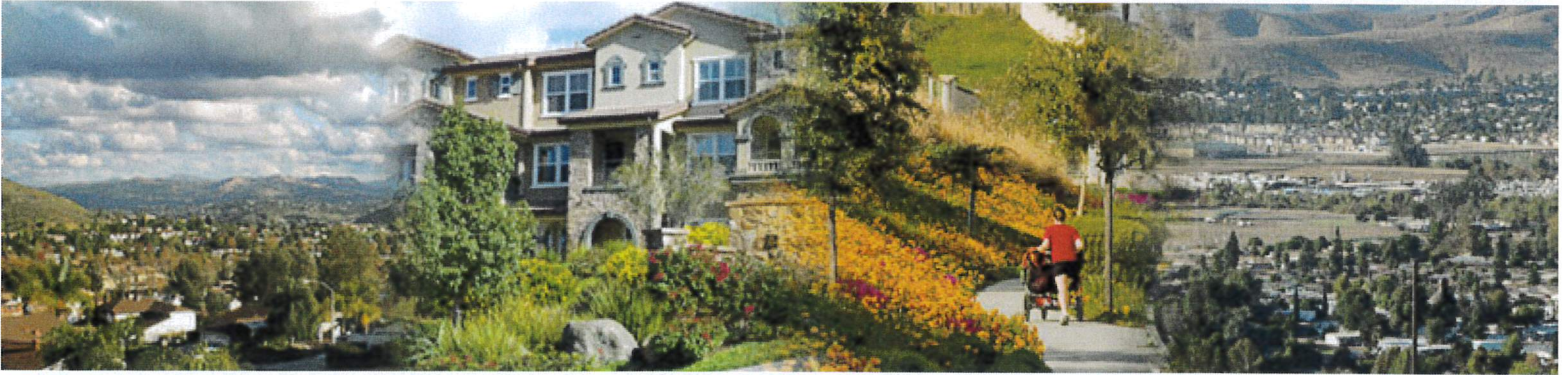
JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK



Fiscal Year 2019-20 Final Engineer's Report



City of Santee

Santee Roadway Lighting District

Prepared for:



July 2019

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Appendices

- Appendix A. Final Assessment Roll
- Appendix B. Land Use Factors
- Appendix C. Resolution of Initiation

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. 024-2019 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.

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

i. Engineer’s Statement

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 |
| Total | \$343,112 |

1. Plans and Specifications

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 \$330,300. 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 ⁽¹⁾ | Fiscal Year 2019-20 Total |
|--|--------------------|-----------------------|------------------------------|
| Estimated Revenue | | | |
| Property Tax | \$330,300 | \$0 | \$330,300 |
| Assessment | \$0 | \$343,112 | \$343,112 |
| Interest | \$20,000 | \$9,000 | \$29,000 |
| Total Estimated Revenue | \$350,300 | \$352,112 | \$702,412 |
| Estimated Expenditures | | | |
| 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 |
| Total Estimated Expenditures | \$164,000 | \$344,590 | \$508,590 |
| Increase (decrease) in Reserves | \$186,300 | \$7,522 | \$193,822 |
| Beginning of Year Reserves | \$1,172,352 | \$582,970 | \$1,755,322 |
| Total End of Year Reserves | \$1,358,652 | \$590,492 | \$1,949,144 |
| End of Year Operation Reserves ⁽²⁾ | \$164,000 | \$344,590 | \$508,590 |
| End of Year Capital Improvements Reserves ⁽³⁾ | \$1,194,652 | \$245,902 | \$1,440,554 |
| Total End of Year Reserve Allocation | \$1,358,652 | \$590,492 | \$1,949,144 |

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

⁽²⁾ 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.

⁽³⁾ 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

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

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

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 traffic study completed in 2014 and on file with the City of Santee Department of Development Services, the percent of special benefit is estimated by taking the total measured Average Daily Traffic (ADT) volumes and comparing this amount to the estimated ADT volumes generated from the parcels fronting the roadway. The percentage of traffic that is from the parcels fronting the roadway is defined to be the percentage of local benefit. The percentage of traffic that is not from the parcels fronting the roadway is considered to be general benefit. All properties within the District are being assessed the estimated benefit received from the public lighting facilities within the City of Santee.

In 2017 the City updated the General Plan's Mobility Element which was intended to provide a framework for the development of the City's transportation network through the year 2035 and to comply with current state laws and codes. As a result of these changes, a new traffic study was needed which affected the classification of the roadways within the City as well as the special benefit and general benefit provided by each roadway classification. The information below reflects the changes determined by the traffic study completed July 2019.

The streetlights along major roadways provide both general and special benefit. Based on the City's 2017 Mobility Element and the July 2019 traffic study, the streets below have been classified as prime arterials, collectors, major arterials, parkways, or industrial.

Prime Arterials

1. Cuyamaca Street
2. Mission Gorge Road
3. Magnolia Avenue

Major Arterials

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

Parkways

1. Town Center Parkway
2. Riverview Parkway
3. Park Center Drive
4. 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 Drive
2. Carlton Oaks Drive
3. Halberns Boulevard
4. El Nopal
5. Mesa Road
6. Prospect Avenue
7. Olive Lane
8. Cottonwood Avenue
9. Graves Avenue
10. Carlton Hills Boulevard
11. N. Woodside Avenue
12. S. Woodside Avenue
13. Mast Boulevard

The distinction between special benefit and general benefit for each road classification, as shown in the table below, is utilized by the City to determine the cost breakdown for electricity and repairs associated with each light.

4. Method of Assessment

| Road Classification | % Special Benefit | % General Benefit |
|---------------------|-------------------|-------------------|
| Prime | 27% | 73% |
| Major | 16% | 84% |
| Parkway | 34% | 66% |
| Collector | 37% | 63% |
| Industrial | 89% | 11% |

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 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

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

Final Assessment Roll



APPENDIX A

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

APPENDIX B

Land Use Factors



CITY OF SANTEE

BENEFIT UNITS / LAND USE CODES

| LAND | | | LAND | | |
|--------------|-------------|--|--------------|-------------|---|
| BENEFIT | USE | | BENEFIT | USE | |
| <u>UNITS</u> | <u>CODE</u> | <u>DESCRIPTION</u> | <u>UNITS</u> | <u>CODE</u> | <u>DESCRIPTION</u> |
| 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 |

APPENDIX C

Resolution of Initiation



RESOLUTION NO. 024-2019

**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**

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

WHEREAS, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2019; and

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

WHEREAS, it is estimated that 6 new lights will be added within the District in FY 2019-20; and

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

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

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

SECTION 2. That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

RESOLUTION NO. 024-2019

SECTION 3. That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

SECTION 4. That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

SECTION 5. That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24th day of April, 2019, by the following roll call vote to wit:

AYES: HALL, HOULAHAN, KOVAL, MCNELIS


NOES: NONE

ABSENT: MINTO

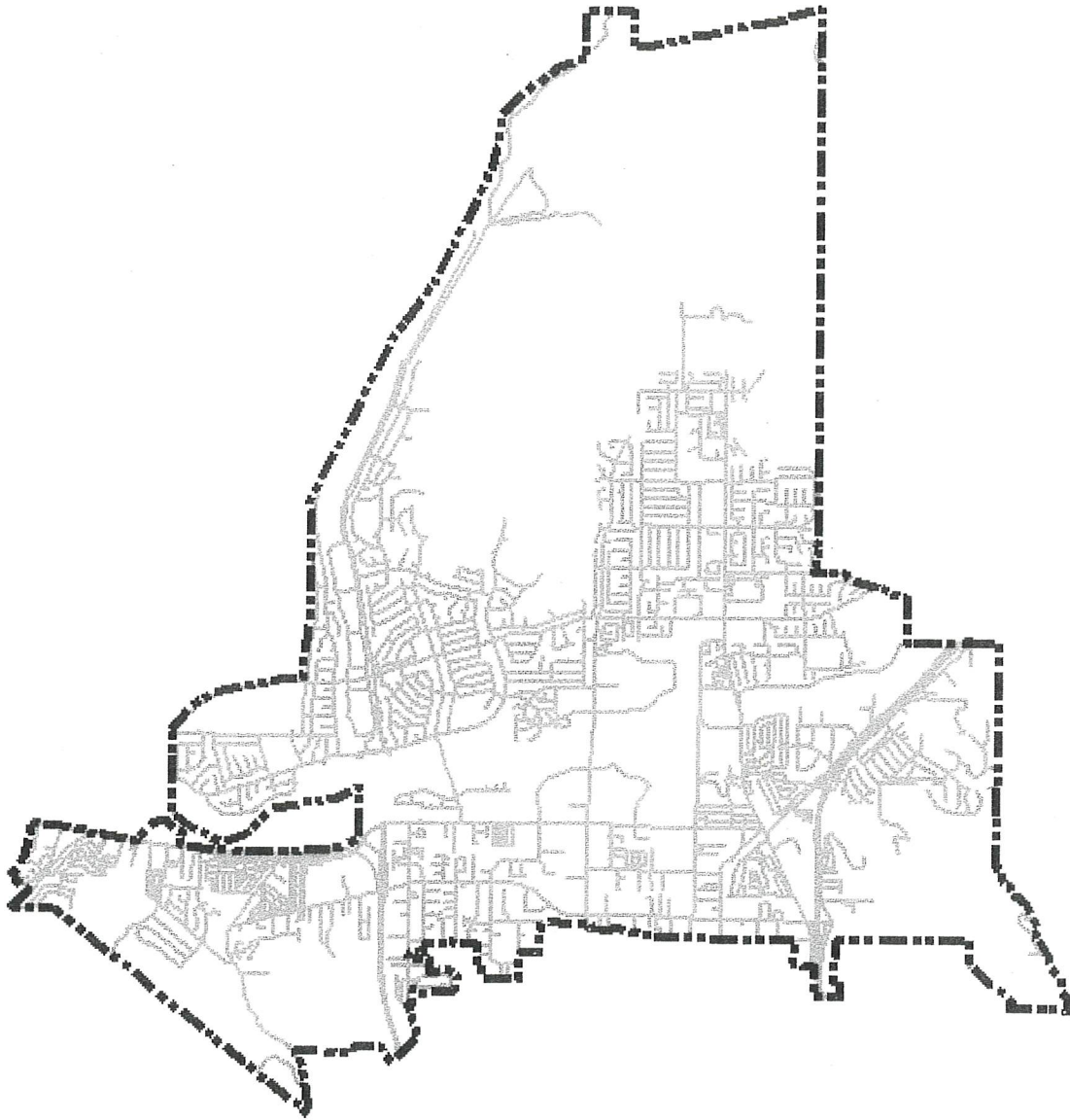
APPROVED:


STEPHEN HOULAHAN, VICE MAYOR

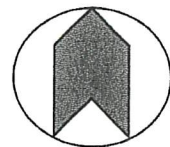
ATTEST:


ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment: Exhibit A: Vicinity Map



City of Santee Vicinity Map



No Scale

Santee Roadway Lighting District

Zone A – Boundary is contiguous with that of the City

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



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