

**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  
CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT  
AND PROVIDING FOR THE FY 2019-20  
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, on April 24, 2019, pursuant to Resolution No. 023-2019, 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 a district known and designated as **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, on April 24, 2019, also pursuant to Resolution No. 023-2019, 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. 037-2019, 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:

**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 maintenance of improvements for the Fiscal Year 2019-20 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 maintenance of improvements 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, the assessment diagram, the assessments and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted and confirmed by this City Council, all as originally proposed.

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

**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 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 **TOWN CENTER LANDSCAPE MAINTENANCE 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 made and 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 24<sup>th</sup> 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 Town Center  
Landscape Maintenance District

Prepared for:



July 2019



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## 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. 023-2019 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**

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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

**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 Bilteer Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.

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

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

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

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

## 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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**Final 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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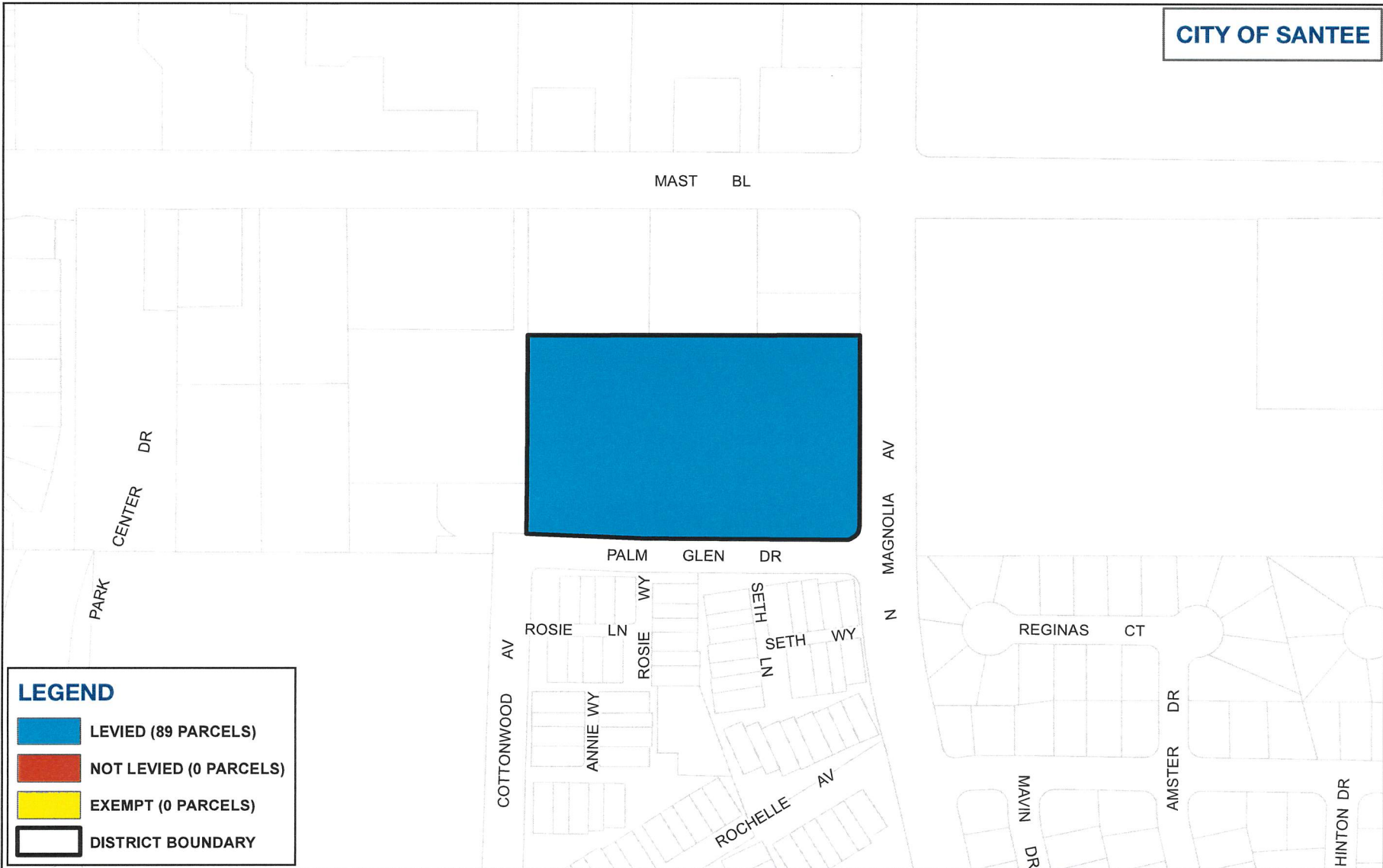
**Assessment Diagrams**

CITY OF SANTEE

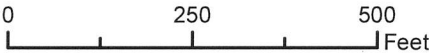


**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE A - TOWN CENTER**

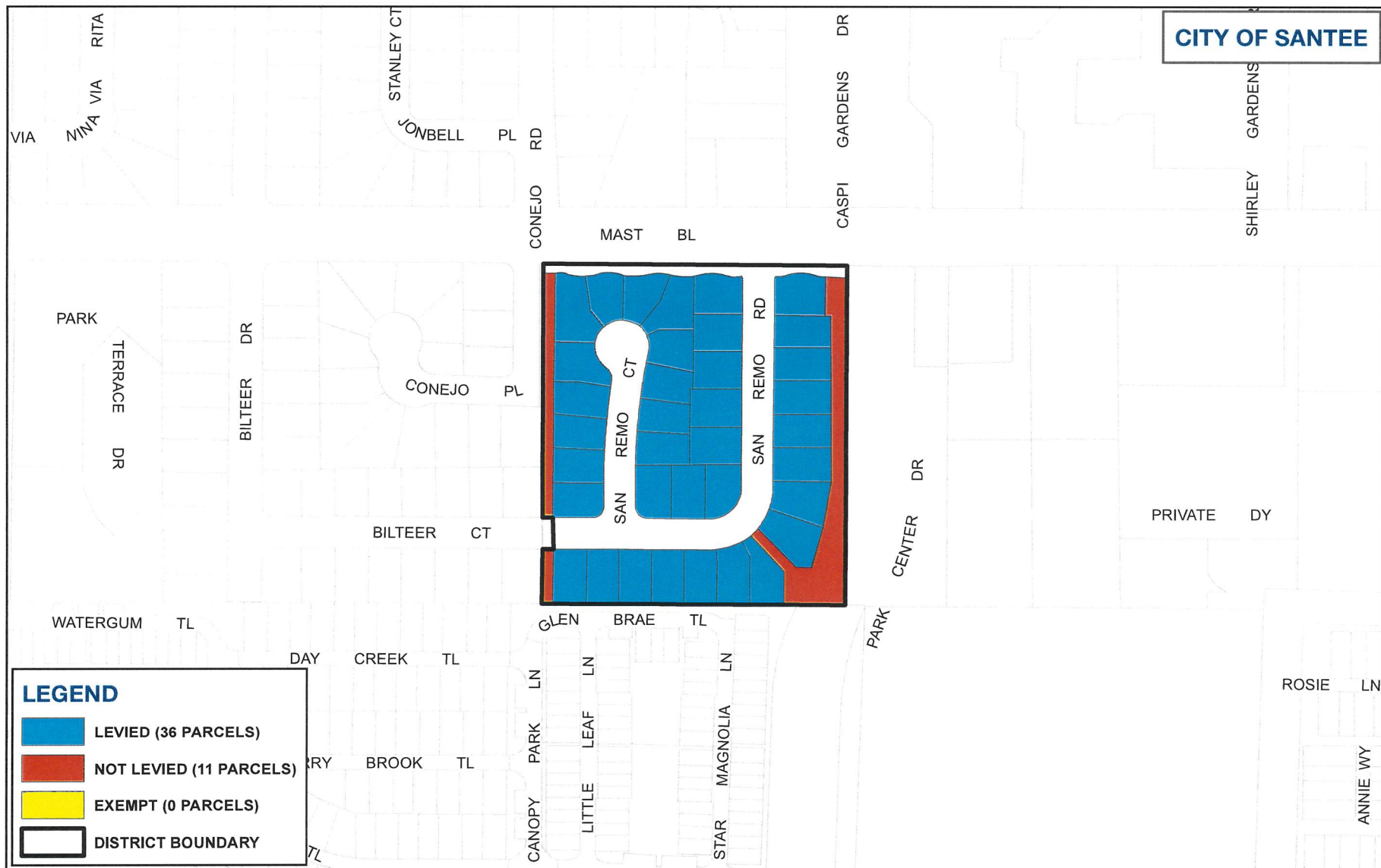




**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE B - THE LAKES**



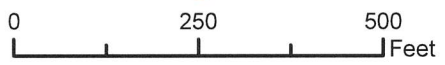
CITY OF SANTEE



**LEGEND**

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

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



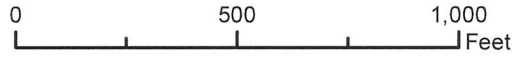
CITY OF SANTEE



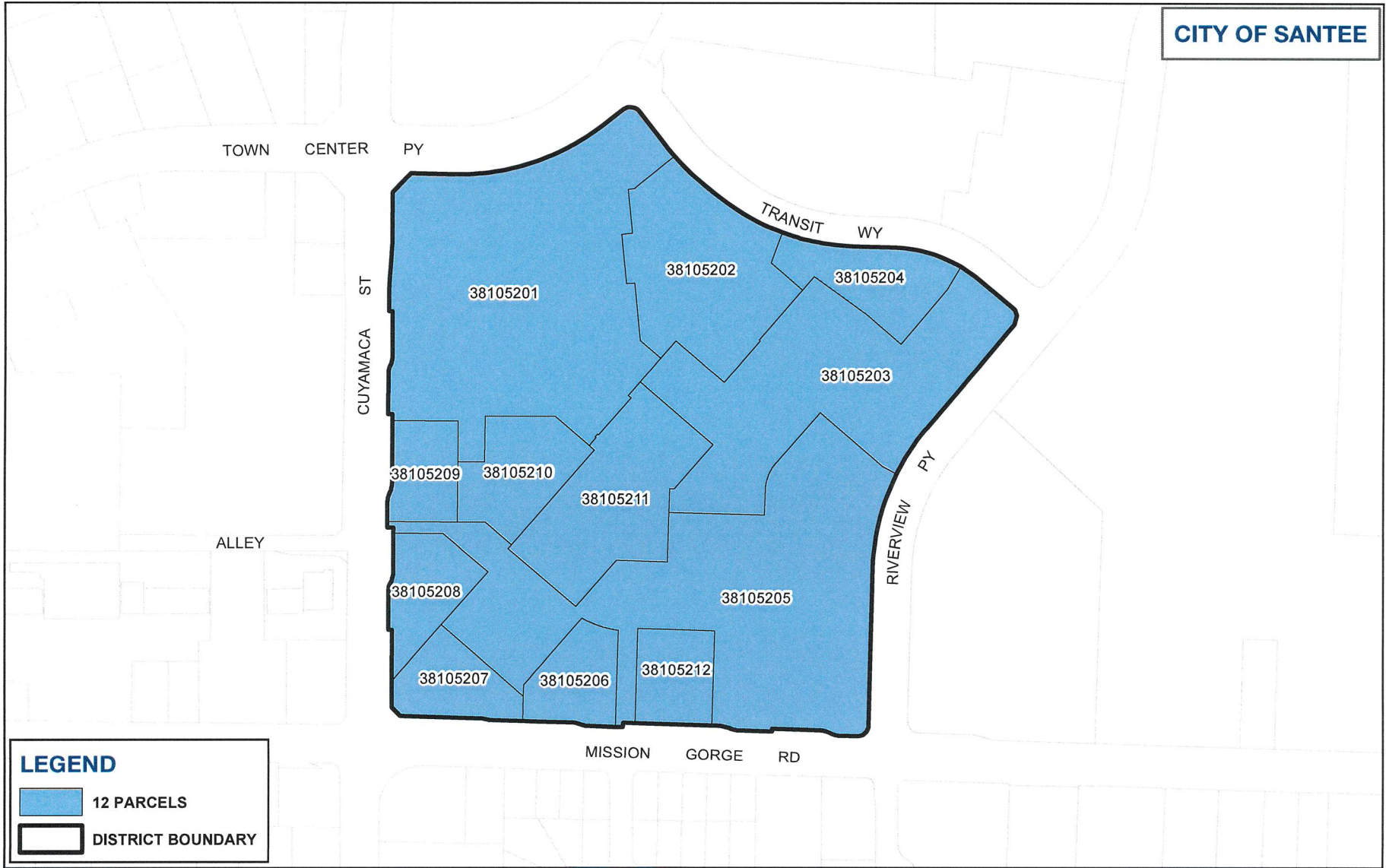
**LEGEND**

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



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



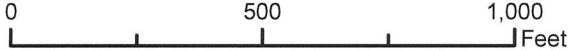




**LEGEND**

-  12 PARCELS
-  DISTRICT BOUNDARY

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



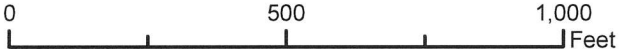
CITY OF SANTEE

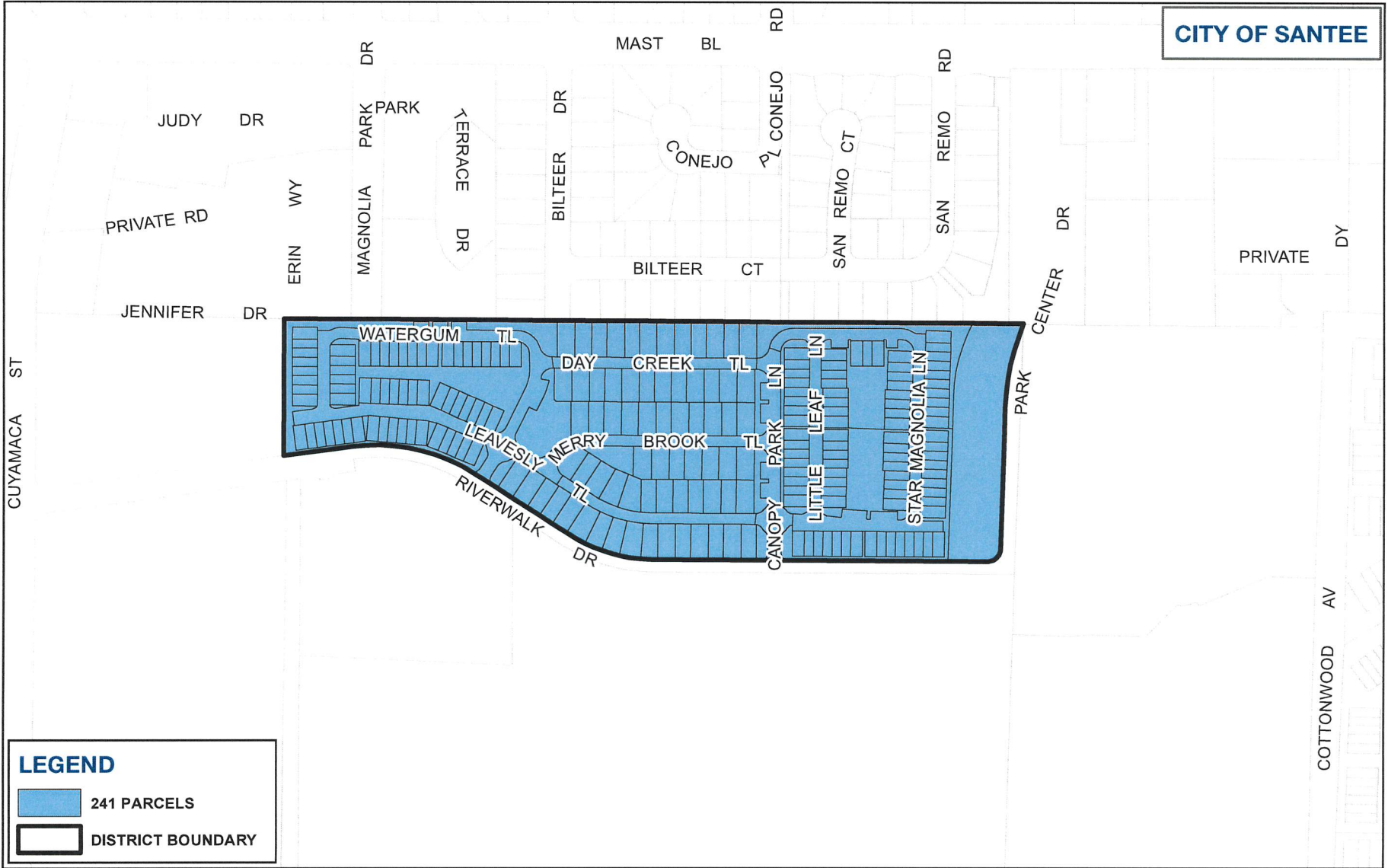


**LEGEND**

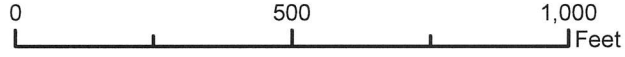
- 1 PARCEL
- DISTRICT BOUNDARY

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



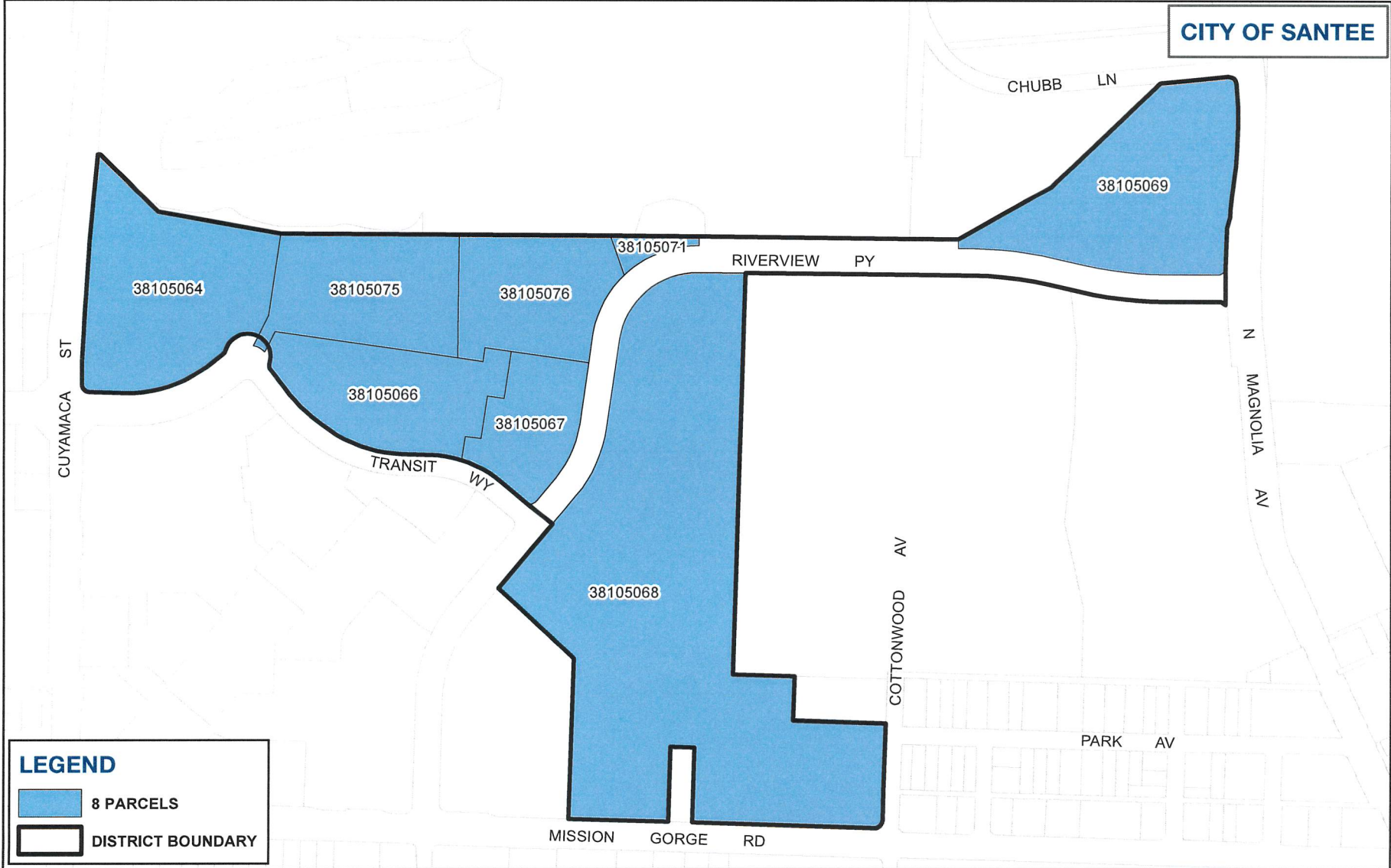


**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE G - RIVERWALK**





CITY OF SANTEE



**LEGEND**

-  8 PARCELS
-  DISTRICT BOUNDARY

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



**APPENDIX C**

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**Resolution of Initiation**



**RESOLUTION NO. 023-2019**

**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 TOWN CENTER LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

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

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

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

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

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

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

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

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



**RESOLUTION NO. 023-2019**

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which 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.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** 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 6.** 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 24<sup>th</sup> day of April, 2019, by the following roll call vote to wit:

**AYES: HOULAHAN, KOVAL, MCNELIS**

**NOES: NONE**


**ABSENT: MINTO**

**ABSTAIN: HALL**

**APPROVED:**

  
**STEPHEN HOULAHAN, VICE MAYOR**

**ATTEST:**

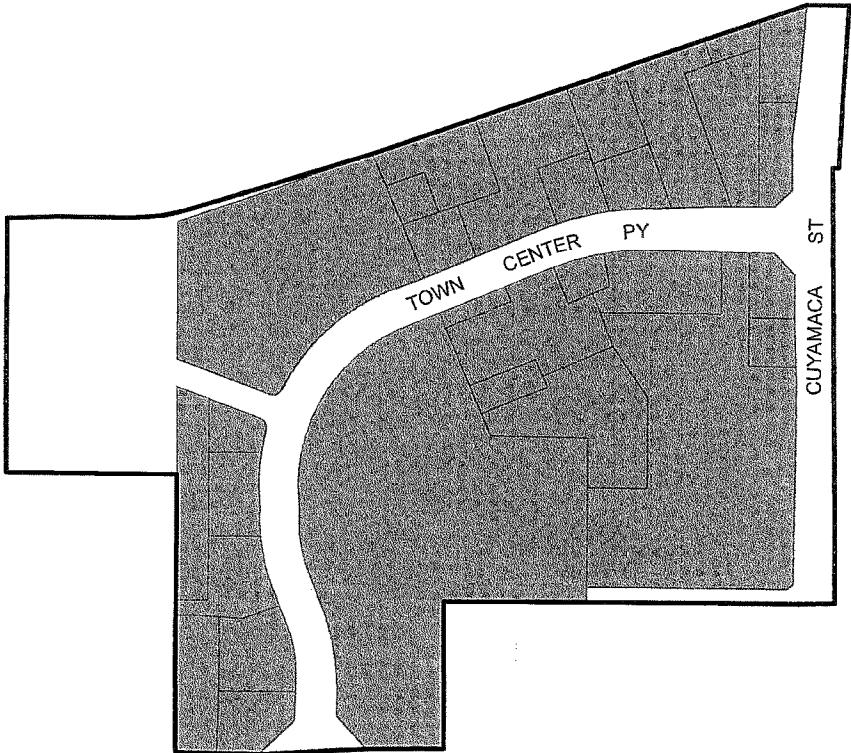
  
**ANNETTE ORTIZ, MBA, CMC, CITY CLERK**

Attachments: Exhibits A-D: Vicinity Maps (Diagrams)

CITY OF SANTEE

RIVER ROCK CT

WILLOWGROVE AV







TRANSIT WY

RIVERVIEW PY

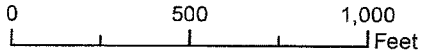
MISSION GORGE RD

OLIVE LN

**LEGEND**

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

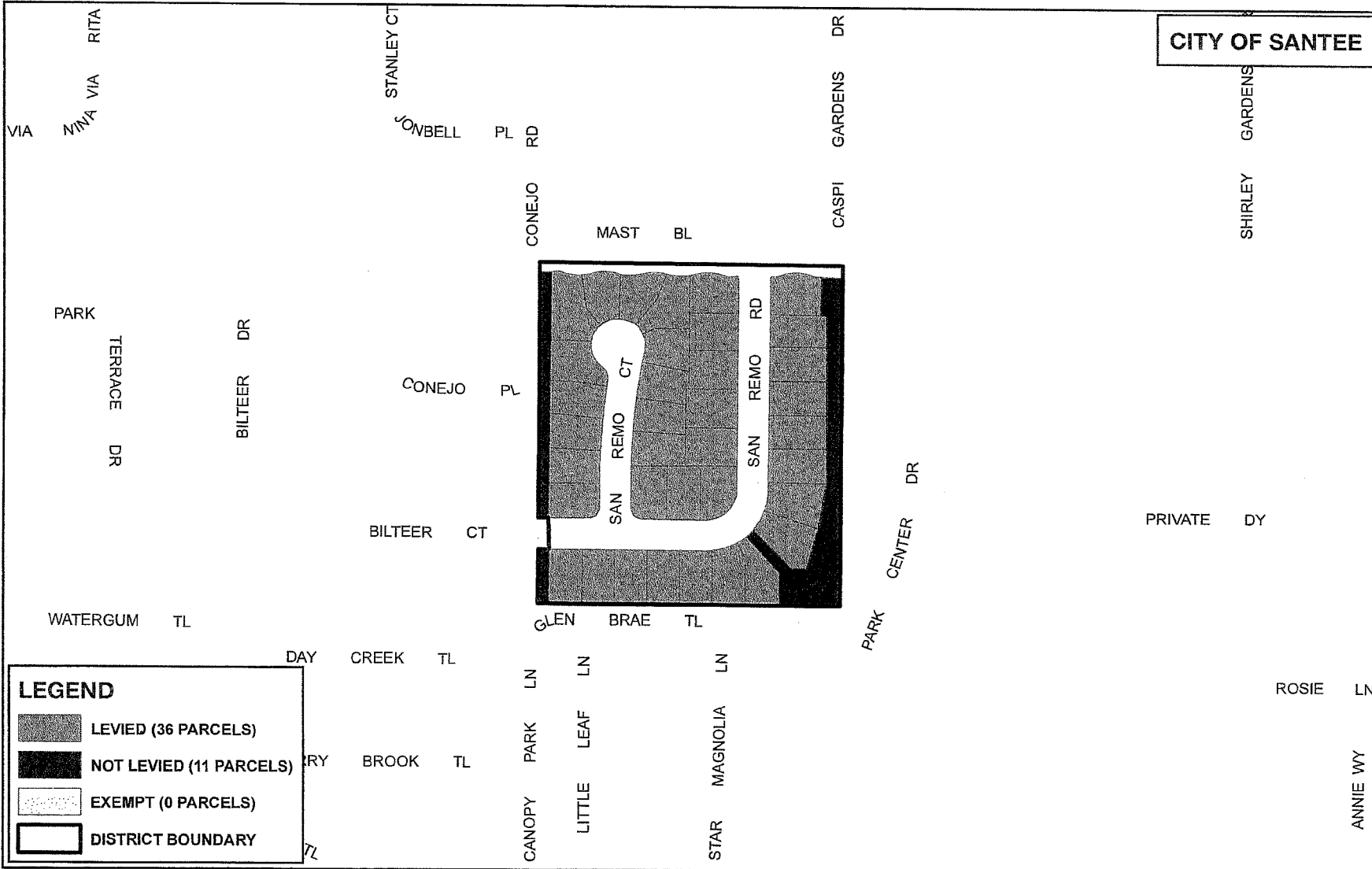
**TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT  
ZONE A - TOWN CENTER**











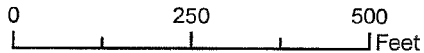
CITY OF SANTEE



**LEGEND**

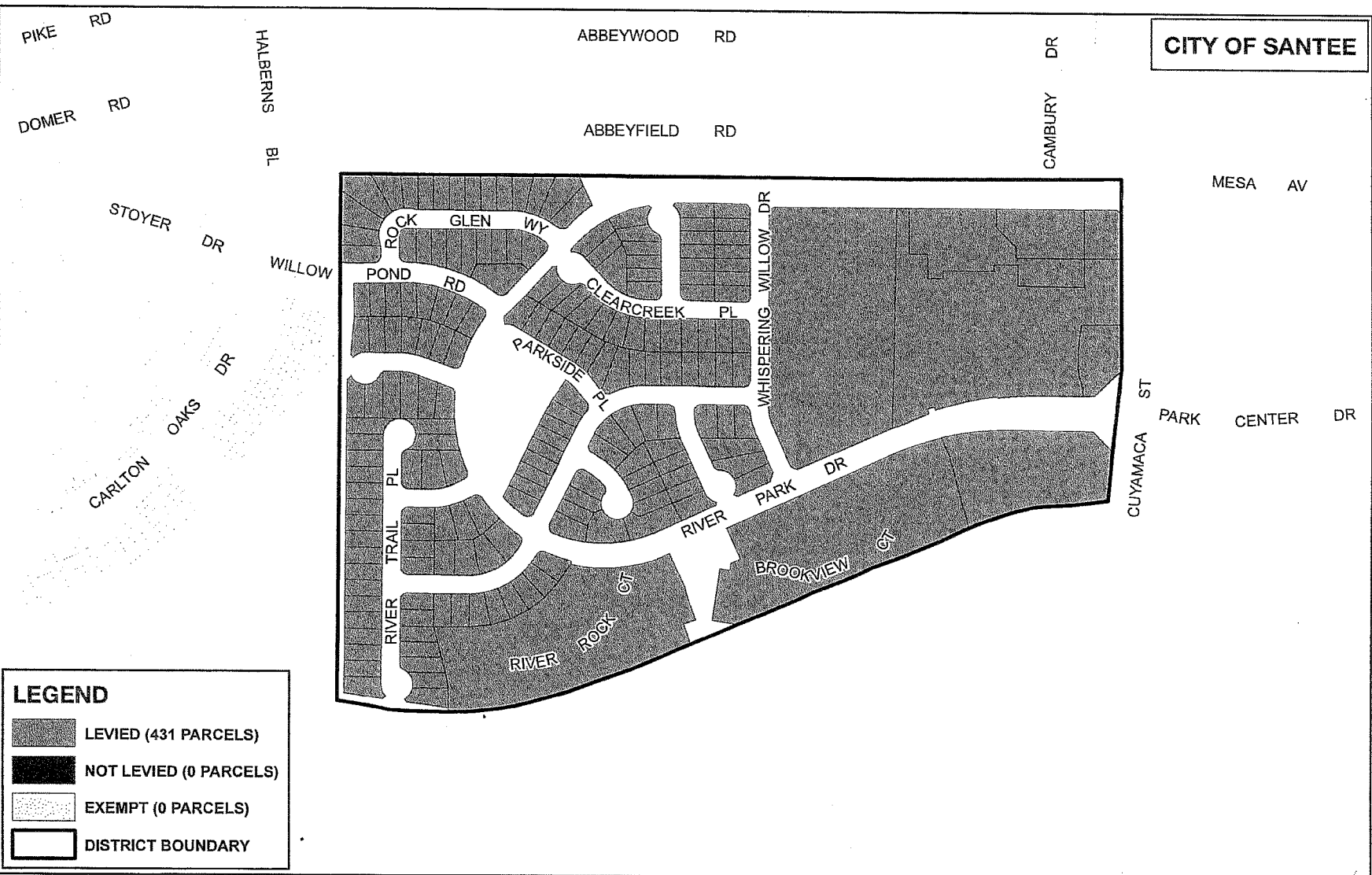
-  LEVIED (36 PARCELS)
-  NOT LEVIED (11 PARCELS)
-  EXEMPT (0 PARCELS)
-  DISTRICT BOUNDARY

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







ALBERT A.  
**WEBB**  
ASSOCIATES

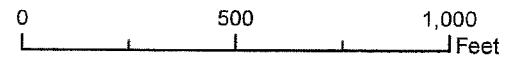
CITY OF SANTEE



**LEGEND**

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

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





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