



CITY OF SANTEE

FACTS AND FIGURES

POPULATION

Population: 56,068 [State Dept. of Finance 1/1/08]
Growth Rate 2008/2007: 1.59%

ASSESSED VALUATION

2007-08 Total Assessed Valuation: \$4,468,626,501
2007-08 Secured Assessed Valuation: \$4,304,396,632
Gain over 2006-07 [Total A.V.]: 8.0%

TAXABLE SALES

2006 Retail Sales: \$611,112,000 Change from 2005: 4.8%
2006 Total Taxable Sales: \$740,923,000 Change from 2005: 4.5%

BUILDING ACTIVITY

Calendar Year 2007 [Jan.-Dec. 2007]	Fiscal Year 2006-07 [July 06-June 07]
Permits Issued: 541	Permits Issued: 577
Dwelling Units Authorized: 248	Dwelling Units Authorized: 226
Single-family/Condo Units Auth: 248	Single-family/Condo Units Auth: 226
Total Permit Valuation: \$69,390,068	Total Permit Valuation: \$59,267,596

LAND USE

Total Area: 10,615 Acres	Zoning: [Land Use Designations - Acres]
16.56 Sq. Miles	Residential 4,457 (42.0%)
Population per	Ofc & Commercial 282 (2.7%)
Square Mile: 3,386 persons	Industrial Districts 414 (3.9%)
Elevation: 350 feet	Other Districts 4,019 (37.8%)
	Park/Open Space 1,010 (9.5%)
	Other-fwy&streets 433 (4.1%)
	10,615 Acres

HOUSING CHARACTERISTICS

Total Housing Units: 19,528 [State Dept. of Finance 1/1/08]

Occupied Units: 19,151	Housing Mix: Single-family Units: 12,802 (65.6%)
Vacancy Rate: 1.93%	Multi-family Units: 4,223 (21.6%)
Household Size: 2.87 persons	Mobile Home Units: 2,503 (12.8%)

Housing Tenure:	Households by Type:
Owner Occupied Units: 71.0%	Family Households: 75.9%
Renter Occupied Units 29.0%	Non-family Households: 24.1%

[Source: 2000 Census]

POPULATION CHARACTERISTICS*

Age: [Median Age 37.7 yrs]

0-4	3,420	(6.1%)
5-14	7,513	(13.4%)
15-24	8,915	(15.9%)
25-34	6,111	(10.9%)
35-44	8,634	(15.4%)
45-54	9,588	(17.1%)
55-64	6,111	(10.9%)
65+	<u>5,775</u>	(10.3%)
	56,068	

Household Income:

Less than \$15,000	1,283	(6.7%)
\$15,000 to \$29,999	2,490	(13.0%)
\$30,000 to \$44,999	2,815	(14.7%)
\$45,000 to \$59,999	3,141	(16.4%)
\$60,000 to \$74,999	2,911	(15.2%)
\$75,000 to \$99,999	3,351	(17.5%)
\$100,000 to \$124,999	1,819	(9.5%)
\$125,000 or more	<u>1,341</u>	(7.0%)
	19,151 households	

Ethnicity:

White	44,069	(78.6%)	Amer Indian	280	(.5%)
Hispanic Origin	7,233	(12.9%)	Pacific Islndr	168	(.3%)
Asian	1,458	(2.6%)	Other Race	112	(.2%)
Black/Afr Amer	953	(1.7%)	2 or More Races	<u>1,794</u>	(3.2%)
				56,068	

* *Methodology: Percentage breakdowns from SANDAG 1/1/07 estimates (as shown) were applied to 1/1/08 State D.O.F. estimates for population and households.*

GOVERNMENTAL SERVICES

City Government:

General law city - Incorporated Dec. 1, 1980
 Council-Manager form of government
 Mayor and 4 Council Members; 4-year term of elected office
 City General Fund Budget FY 2007-08 - \$31.9 million

Community Development Commission:

Redevelopment Agency established September 14, 1981
 Santee Community Redevelopment Project
 ♦ Plan adopted July 20, 1982 ♦ Project area 1,767 acres
 Santee Redevelopment Agency converted to the Santee
 Community Development Commission on Oct. 13, 1993
 ♦ CDC Budget FY 2007-08 - \$9.17 million
 ♦ \$23.1 M Tax Allocation Bonds issued Jan. 2005 for
 Town Center Community Park project, and to refund
 CDC Tax Allocation Bonds issued Nov. 1993

Public Financing Authority:

Santee Public Financing Authority - established Nov. 10, 1993
 Joint powers authority for financing comprised of City and CDC
 ♦ \$2.18 M Lease Revenue Bonds issued Jan. 2005 to refund
 City Certificates of Participation issued Nov. 1993

Specific Plan Areas:

Town Center Specific Plan - adopted Oct. 22, 1986
 ■ 706 acres of mixed-use development
 ■ Regional commercial center with major anchors
 ■ 1.14 million sq. ft. of commercial space constructed
 ■ RiverView at Santee – 1.9 million SF master planned
 Corporate campus on 104 acres

Fire Services:

Santee Fire and Life Safety Services Department
 ■ 51 F/T Firefighters, 2 Div Chiefs, 1 Deputy Chief, 1 Chief
 ■ 2 Fire Stations; Class 2 ISO rating
 ■ 2 Engines, 1 Truck, 1 Rescue, 1 Brush Engine, 2 Transport
 Ambulances; All apparatus are staffed with Paramedics
 ■ 12 Retired Senior Volunteers (Fire RSVP)

Law Enforcement Services: Contract with San Diego County Sheriff's Department

- 48 sworn Law Enf: 28 Patrol Ofcrs, 7 Traffic Deputies, 2 Motorcycle Units, 7 Area Detectives; 3 Special Purpose Ofcrs, 1 Gang Detective— plus 10 Community Svcs Ofcrs; 2 Crime Prev Spec, 52 Retired Senior Volunteers, 14 Reserve Ofcrs.
- Among the lowest crime rates in San Diego County
- Law Enf. Svcs. Office located at Santee Transit Center

Public Facilities: County library branch; 250-seat outdoor amphitheatre
 Civic Center - 2 community event facilities
 7 public parks- 116 acres; 125 mi of City streets; 54 traffic signals
 8 elem. Schools (Santee School District), 2 high schools
 (Grossmont Union High School Dist), 1 vocational adult center
 Santee Lakes Recreation Preserve - 190 acres (Padre Dam M.W.D.)
 Mission Trails Regional Park - 5,700 acres
 Water & sewer services: Padre Dam Municipal Water District
 Electricity & gas services: San Diego Gas & Electric Co.
 Recycling/disposal services: Waste Management Inc.
 Cable television services: Cox Cable Company

Public Transportation: Contract with Metropolitan Transit System

- Four local bus routes, including commuter express bus service to Kearny Mesa area
- MTS ACCESS disabled transportation services

Santee Transit Center with multi-modal transit services
 Trolley links Santee to SDSU, Mission Valley, and San Diego

Legislative Districts: 52nd Congressional Dist./Congressman Duncan Hunter
 36th State Senate Dist./Senator Dennis Hollingsworth
 77th State Assembly Dist./Assemblyman Joel Anderson
 2nd County Supervisorial Dist./Supv. Dianne Jacob

COMMUNITY PROFILE

Retail Activity: 2006 Taxable Retail Sales - in thousands

Apparel Stores	\$ 35,648	47
General Merchandise	182,558	18
Food Stores	34,848	26
Eating & Drinking Places	66,827	117
Home Furnishings & Appl.	12,077	32
Bldg. Matrls. & Farm Impl.	111,822	29
Auto Dealers & Supplies	34,386	48
Service Stations	47,606	10
Other Retail Stores	<u>85,340</u>	<u>336</u>
Total Retail Sales	\$ 611,112	663 outlets

Development Activity: Santee Town Center: 1.14 M SF of commercial space constructed

- Santee Plaza/Promenade: ♦ Costco ♦ Wal-Mart ♦ Home Depot ♦ Ross ♦ Office Depot ♦ Michaels ♦ Big Lots ♦ Tues Morning
- Santee Trolley Square: 450,000 SF shopping center ♦ Target ♦ Bed Bath & Beyond ♦ Barnes & Noble ♦ TJ Maxx ♦ Old Navy ♦ Staples ♦ PetsMart ♦ Olive Garden ♦ Mimi's Café ♦ Chili's
- Kohl's Dept Store & Lowe's Home Imprvmt – 250,000 SF
- RiverView at Santee – 1.9 million SF master planned corporate campus on 104 acres; Phase II offices completed

Santee Transit Center provides multi-modal transit operations, with Trolley svc. to SDSU, Mission Valley & Old Town (Green Line)
 Direct freeway access to SR-67, SR-52 and SR-125
 Regional freeway access to I-8 via SR-67 and SR-125
 Access to I-15, I-163, I-805, and La Jolla area via SR 52 Freeway
 State Route 52– final segment SR-125 to SR-67 by early 2012

Employment:

1995 Employment by Industry - SANDAG	
Agriculture & Mining	1
Construction	1,983
Manufacturing	1,690
Transportation, Comm., Util.	312
Wholesale Trade	877
Retail Trade	3,125
Finance, Insurance, Real Est.	422
Services	2,552
Government	2,085
Self-Employed	<u>1,648</u>
Total Employment:	14,695

Major Employers:

Santee Elem. School Dist.	825
Hartford Financial Services	500
Edgemoor Geriatric Hospital	350
Wal-Mart	344
Grossmont Union High Sch. Dist.	250
Costco Wholesale	235
Scantibodies Laboratory	215
Home Depot	200
Vons Stores	200
Bardon Enterprises	198
Lowe's Home Improvement	172
Kohl's Department Store	165
European Natural Stone	150
J.L. Davidson Co.	150
Pure Flo Water Company	150
Seal Electric Inc	150
Target	150
Cal Custom Manufacturing	133
City of Santee	125
Padre Dam Munic. Water Dist.	125

Income:

Median Household Income (\$2007) **\$78,250**
[Source: SANDAG estimate –not adjusted for inflation]

Housing Costs:

2007 Median Mkt Price - Resales
 Single-family \$435,000 ♦ 290 sales
 Condominiums \$295,000 ♦ 163 sales
2007 Median Mkt Price - New sales
 Single-family/Condos \$404,500 ♦ 205 sales
2007 Median Mkt Price – Annual Total- ALL
 Single-family/Condos \$400,000 ♦ 658 sales
[Source: DataQuick Information Systems]

School Enrollment:

8 public elementary schools	5,627
2 high schools	<u>3,713</u>
2006-07 Enrollment	9,340
1 adult vocational center	10,800 [Santana Adult Center]

School Age Population:

K - 4	4,406	(37.1%)
5 - 8	3,625	(30.5%)
9 - 12	<u>3,856</u>	(32.4%)
	11,887	Total Enrollment- 2000 Census

Registered Voters:

28,310 [County Registrar of Voters 2/10/05]