

FACTS AND FIGURES

POPULATION

Population: 54,709 [State Dept. of Finance 1/1/06]
Growth Rate 2006/2005: .81%

ASSESSED VALUATION

2005-06 Total Assessed Valuation: \$3,629,198,152
2005-06 Secured Assessed Valuation: \$3,490,602,227
Gain over 2004-05 [Total A.V.]: 13.7%

TAXABLE SALES

2004 Retail Sales: \$540,372,000 Change from 2003: 14.2%
2004 Total Taxable Sales: \$658,775,000 Change from 2003: 11.3%

BUILDING ACTIVITY

Calendar Year 2005 [Jan.-Dec. 2005]	Fiscal Year 2005-06 [July 05-June 06]
Permits Issued: 476	Permits Issued: 481
Dwelling Units Authorized: 283	Dwelling Units Authorized: 74
Single-family Units Auth.: 63	Single-family Units Auth.: 35
Total Permit Valuation: \$53,036,866	Total Permit Valuation: \$32,465,903

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: 3,304 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: 19,223 [State Dept. of Finance 1/1/06]

Occupied Units: 18,852	Housing Mix: Single-family Units: 12,497 (65.0%)
Vacancy Rate: 1.93%	Multi-family Units: 4,223 (22.0%)
Household Size: 2.85 persons	Mobile Home Units: 2,503 (13.0%)

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 36.7 yrs]

0-4	3,437	(6.3%)
5-14	7,768	(14.2%)
15-24	8,652	(15.8%)
25-34	6,145	(11.2%)
35-44	9,067	(16.6%)
45-54	8,912	(16.3%)
55-64	5,294	(9.7%)
65+	<u>5,434</u>	(9.9%)
	54,709	

Household Income:

Less than \$15,000	1,223	(6.5%)
\$15,000 to \$29,999	2,410	(12.8%)
\$30,000 to \$44,999	2,733	(14.5%)
\$45,000 to \$59,999	3,068	(16.3%)
\$60,000 to \$74,999	2,886	(15.3%)
\$75,000 to \$99,999	3,334	(17.7%)
\$100,000 to \$124,999	1,833	(9.7%)
\$125,000 or more	<u>1,365</u>	(7.2%)
	18,852	households

Ethnicity:

White	43,074	(78.7%)	Amer Indian	312	(.6%)
Hispanic Origin	6,865	(12.6%)	Pacific Islndr	179	(.3%)
Asian	1,548	(2.8%)	Other Race	106	(.2%)
Black/Afr Amer	903	(1.7%)	2 or More Races	<u>1,722</u>	(3.1%)
				54,709	

**Methodology: Percentage breakdowns from SANDAG 1/1/05 estimates (as shown) were applied to 1/1/06 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 Budget FY 2005-06 - \$71 million: ♦ General Fund - \$27.7 mil
 ♦ Capital Imprvmt Program - \$37.7 mil ♦ Other Funds - \$5.6 mil

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 2005-06 - \$6.4 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 Dpty Chief, 1 Chief
- 2 fire stations; 7 pieces fire fighting apparatus
- Ambulance and paramedic services
- Class 2 fire insurance rating
- 14 Retired Senior Volunteers (Fire RSVP)

- Law Enforcement Services:** Contract with San Diego County Sheriff's Department
- 54 sworn Law Enf. Deputies (incl. 3 Special Purpose Dpties); 10 Community Svcs Offcrs; 2 Crime Prev Spec; 1 Gang Detective; 52 Ret. Senior Volunteers; 14 Reserve Offcrs
 - 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 Jay La Suer
2nd County Supervisorial Dist./Supv. Dianne Jacob

COMMUNITY PROFILE

- Retail Activity:** 2004 Taxable Retail Sales - in thousands
- | | | |
|----------------------------|-------------------|--------------------|
| Apparel Stores | \$ 17,682 | 42 |
| General Merchandise | 164,607 | 15 |
| Food Stores | 31,973 | 26 |
| Eating & Drinking Places | 50,951 | 112 |
| Home Furnishings & Appl. | 10,740 | 30 |
| Bldg. MatrIs. & Farm Impl. | 71,968 | 26 |
| Auto Dealers & Supplies | 25,606 | 53 |
| Service Stations | 29,740 | 7 |
| Other Retail Stores | <u>70,043</u> | <u>332</u> |
| Total Retail Sales | \$ 540,372 | 643 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
- 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
Regional freeway access to I-15, I-163, I-805, and the Golden Triangle/ La Jolla area via State Route 52 Freeway
State Route 52 – final segment from SR-125 to SR-67 by Dec. 2010

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	1,648
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 (\$2005) \$73,846
[Source: SANDAG 1/1/05 Est. -not adjusted for inflation]

Housing Costs:

2005 Median Mkt Price - Resales
 Single-family \$471,000 ♦ 501 sales
 Condominiums \$336,000 ♦ 288 sales
2005 Median Mkt Price - New sales
 Single-family/Condos \$460,000 ♦ 199 sales
2005 Median Mkt Price - Annual Total- ALL
 Single-family/Condos \$429,000 ♦ 988 sales
[Source: DataQuick Information Systems]

School Enrollment:

8 public elementary schools	5,784
2 high schools	<u>3,966</u>
2005-06 Enrollment	9,750
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]