



City Council
Mayor John W. Minto
Vice Mayor Rob McNelis
Council Member Ronn Hall
Council Member Laura Koval
Council Member Dustin Trotter

CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | Annette Fagan Ortiz

MEETING INFORMATION

Wednesday, July 14, 2021

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

Staff

Assistant to the City Manager | Kathy Valverde
Community Services Director | Bill Maertz
Development Services Director | Melanie Kush
Finance Director/Treasurer | Tim McDermott
Fire & Life Safety Director/Fire Chief | John Garlow
Human Resources Director | Erica Hardy
Law Enforcement | Captain Christina Bavencoff

TO WATCH LIVE:

AT&T U-verse channel 99 (SD Market) | Cox channel 117 (SD County)

www.cityofsanteeca.gov

IN-PERSON ATTENDANCE

Please be advised that current public health orders require unvaccinated attendees to wear a face covering while inside the Council Chambers. If you enter the Council Chambers without a face covering, you are self-certifying that you have been vaccinated.

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip, before the item is called. Speakers must adhere to the public health order requirement to wear a face covering if unvaccinated. Your name will be called when it is time to speak.

PLEASE NOTE: Public Comment will be limited to 3 minutes and speaker slips will only be accepted until the item is called. The timer will begin when the participant begins speaking.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Financing Authority. Any actions taken by these agencies are separate from the actions taken by City Council. For questions regarding this agenda, please contact the City Clerk's Office at (619) 258-4100 x114

ROLL CALL: Mayor John W. Minto
Vice Mayor Rob McNelis
Council Members Ronn Hall, Laura Koval, and Dustin Trotter

LEGISLATIVE INVOCATION: Karen Dunn – The Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE

INTRODUCTION/WELCOME: Grossmont Healthcare District New CEO – Christian Wallis

RECOGNITION: World Mission Society Church of God – Forester Creek Cleanup

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. The public, staff or Council Members may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to 3 minutes.

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the June 23, 2021, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$71,501.73 for June 2021 Legal Services and Reimbursable Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2021-22 to Pay the Annual Cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Finance – McDermott)**
- (6) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2021-22 to Pay Costs Related to the Authorized Public Improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee. (Finance – McDermott)**



- (7) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2021-22 to Pay the Annual Cost of Municipal Services within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee. (Finance – McDermott)**
- (8) **Adoption of a Resolution Levying Charges for Fire Suppression Service (“Fire Benefit Fee”) for Fiscal Year 2021-22. (Finance – McDermott)**
- (9) **Adoption of a Resolution Accepting the Public Improvements for the Sharp Medical Office Building Project (IP2018-04) as Complete. Location: 8701 Cuyamaca Street. (Development Services – Kush)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

- (10) **Public Hearing and Resolution Adopting the Sixth Cycle Housing Element (General Plan Amendment No. 2019-2) and Negative Declaration Under the California Environmental Quality Act (AEIS2019-6). (Development Services – Kush)**

Recommendation:

1. Open and close the Public Hearing; and
2. Adopt the Resolution adopting the Negative Declaration (AEIS2019-6) pursuant to CEQA and adopting the Housing Element (Sixth Cycle: 2021-2029).

- (11) **Public Hearing for the FY 2021-22 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 SLMD annual levy of assessments.



(12) Public Hearing for the FY 2021-22 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – McDermott)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 TCLMD annual levy of assessments.

(13) Public Hearing for the FY 2021-22 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – McDermott)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 SRLD annual levy of assessments.

NEW BUSINESS:

(14) Receive Report on the City of Santee Local Roadway Safety Plan, Accept Said Plan, and Approve a Determination that the Plan is Exempt from Environmental Review Under the California Environmental Quality Act. (Development Services – Kush)

Recommendation:

1. Receive Staff Report; and
2. Approve a determination that the Santee Local Roadway Safety Plan is exempt from environmental review under the California Environmental Quality Act (CEQA); and
3. Accept the City of Santee Local Roadway Safety Plan.

(15) American Rescue Plan Act Funding. (Finance – McDermott)

Recommendation:

Receive report and provide direction to staff regarding the use of American Rescue Plan Act funds.

(16) Resolution Authorizing the Execution of a First Amendment to the Professional Services Agreement with RECON Environmental, Inc. for Environmental Consulting Services Related to the Rezoning of Properties in Accordance with the Housing Element. (Development Services – Kush)

Recommendation:

Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with RECON Environmental, Inc. for additional environmental consulting services relating to the Housing Element Rezones Program Environmental Impact Report for an additional amount not to exceed \$22,360.00, bringing the total contract amount to an amount not to exceed \$195,165.00.

(17) Resolution Authorizing the City Manager to Execute a First Amendment to the Professional Services Agreement with Harris & Associates for the Safety and Environmental Justice Element. (Development Services – Kush)

Recommendation:

Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with Harris & Associates to prepare a joint Safety and Environmental Justice Element.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

(18) Conference with Legal Counsel – Existing Litigation

(Gov. Code §54956.9(d)(1))

Name of case: Santee Trolley Square 991, LP v. City of Santee et al.

Case Number: San Diego Superior Court Case No. 37-2020-00007895-CU-WM-CTL



(19) Conference with Real Property Negotiators

(Gov. Code §54956.8)

Property: Parcel 4 of Parcel Map 18857 located in Trolley Square

City Negotiator: City Manager

Negotiating Parties: Excel Hotel Group and Santee Trolley Square 991, LP

Under Negotiation: Price and terms of payment

ADJOURNMENT:



BOARDS, COMMISSIONS & COMMITTEES
JULY & AUGUST MEETINGS

Jul	01	SPARC CANCELLED	Council Chamber
Jul	12	Community Oriented Policing Committee	Council Chamber
Jul	14	Council Meeting	Council Chamber
Jul	28	Council Meeting CANCELLED	Council Chamber
Aug	05	SPARC	Council Chamber
Aug	09	Community Oriented Policing Committee	Council Chamber
Aug	11	Council Meeting	Council Chamber
Aug	25	Council Meeting	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City's website at www.CityofSanteeCA.gov.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.



MEETING DATE July 14, 2021

ITEM TITLE INTRODUCTION OF THE NEW CEO OF THE GROSSMONT HEALTHCARE DISTRICT, CHRISTIAN WALLIS

DIRECTOR/DEPARTMENT Mayor John W. Minto

SUMMARY Illinois Healthcare Executive and military veteran Christian Wallis has been selected as the new Chief Executive Officer (CEO) of the Grossmont Healthcare District. Wallis will succeed outgoing CEO Barry Jantz, who retired on March 31, 2021 after 16 years of service.

A navy veteran, Wallis has over 27 years of leadership experience in the healthcare field in the private sector, the federal government and international healthcare settings.

He most recently served as regional/state vice president of Health Information Technology Support Services for Advocate Aurora Health in Illinois. He also served as the VP of operations for Advocate Condell Medical Center in Libertyville, Illinois.

Wallis holds a doctorate in healthcare administration from Central Michigan University, an MBA from the University of Illinois at Chicago and a bachelor's degree in political science from the University of Arizona.

Christian grew up in Northern California and his wife, Michelle, was raised in Mission Viejo. They started his Navy career in San Diego and two of their children were born at Naval Hospital Camp Pendleton. Both Christian and Michelle are looking forward to a return to their home state, and giving back to the local community.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Introduce the new Grossmont Healthcare District CEO Christian Wallis.

ATTACHMENT

None.



MEETING DATE July 14, 2021

ITEM TITLE RECOGNITION: WORLD MISSION SOCIETY CHURCH OF GOD

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

The World Mission Society Church of God coordinates and carries out multiple community events including food drives, blood drives, sock drives, disaster relief, large scale clean up events and many more.

The World Mission Society Church of God in Santee is one of over 7,000 branches in 175 countries in the world. They have earned many awards including the Presidents Called to Service Award from President Obama and President Trump, the United Kingdom's Queens Award presented by Queen Elizabeth II, and the prestigious South Korean Order of Merit.

Due to the efforts of the volunteers, the United Nations granted the World Mission Society Church of God membership into the United Nations Department of Partnerships and the church members have been given the title of Members of the Most Excellent Order of the British Empire for their dedication, resilience and compassion.

A Certificate of Appreciation has been prepared in honor of recent efforts on Sunday, May 31, 2021 cleaning trash and debris from Forester Creek in the city of Santee.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

Present certificate to representatives of the World Mission Society Church of God.

ATTACHMENT

Certificate of Appreciation.



City of Santee Certificate of Appreciation

presented to

World Mission Society Church of God

The City of Santee wishes to congratulate and thank approximately 150 members from the Church for their work in unity to clean up Forrester Creek in the city of Santee. In less than two hours the volunteers were able to remove more than 30 cubic yards of trash and debris from the riverbed. Their hard work helped tremendously to improve our environment as well as the natural habitat for local wildlife.

Mayor John W. Minto

July 14, 2021



MEETING DATE July 14, 2021

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

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

This Item asks the City Council to waive the reading in full of all Ordinances on the Agenda (if any) and approve their reading by title only. The purpose of this Item is to help streamline the City Council meeting process, to avoid unnecessary delay and to allow more time for substantive discussion of Items on the agenda.

State law requires that all Ordinances be read in full either at the time of introduction or at the time of passage, unless a motion waiving further reading is adopted by a majority of the City Council. (Gov. Code, § 36934). This means that each word in each Ordinance would have to be read aloud unless such reading is waived. Such reading could substantially delay the meeting and limit the time available for discussion of substantive Items. Adoption of this waiver streamlines the procedure for adopting the Ordinances on tonight's Agenda (if any), because it allows the City Council to approve Ordinances by reading aloud only the title of the Ordinance instead of reading aloud every word of the Ordinance.

The procedures for adopting Resolutions are not as strict as the procedures for adopting Ordinances. For example, Resolutions do not require two readings for passage, need not be read in full or even by title, are effective immediately unless otherwise specified, do not need to be in any particular format unless expressly required, and, with the exception of fixing tax rates or revenue amounts, do not require publication. However, like Ordinances, all Resolutions require a recorded majority vote of the total membership of the City Council. (Gov. Code § 36936).

FINANCIAL STATEMENT

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

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

ATTACHMENT

None



MEETING DATE July 14, 2021

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE JUNE 23, 2021, REGULAR MEETING.

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- June 23, 2021

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
June 23, 2021**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

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

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

INVOCATION was given by Deacon Adam Dickinson – World Mission Society Church of God

PLEDGE OF ALLEGIANCE was led by Vice Mayor McNelis.

PROCLAMATION Proclaiming July “Parks Make Life Better Month” – Mayor Minto

Mayor Minto presented the proclamation to members of the Santee Park and Recreation Committee.

CONSENT CALENDAR:

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the May 12, 2021, May 26, 2021, and June 09, 2021, Regular Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – McDermott)**
- (4) **Approval of the Expenditure of \$63,171.51 for May 2021 Legal Services and Reimbursable Costs. (Finance – McDermott)**
- (5) **Adoption of a Resolution Establishing the Appropriations Limit for FY 2021-22 in the Amount of \$408,843,486.00. (Finance – McDermott) (Reso 046-2021)**
- (6) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal RAISE (Rebuilding American Infrastructure with**

- Sustainability and Equity) Grant Program for State Route 52 (SR 52) Improvements. (Development Services – Kush) (Reso 047-2021)
- (7) Adoption of a Resolution Approving the Final Map for a 67-Unit Residential Subdivision (TM2016-1) and Authorizing the City Manager to Execute the Associated Subdivision Improvement Agreement. Location: Northwest Corner of Chubb Lane and Magnolia Avenue. Applicant: Sam-Santee, LLC. (Development Services – Kush) (Reso 048-2021)
 - (8) Adoption of a Resolution Accepting the Citywide Crack Sealing Program 2021 Project (CIP 2021-06) as Complete. (Development Services – Kush) (Reso 049-2021)
 - (9) Acceptance and Appropriation of FY 2020 Urban Area Security Initiative (UASI) Grant Training Funds for UASI Training Registration Cost and Backfill Overtime Reimbursement. (Fire – Garlow)
 - (10) Consideration of Extension of the Exclusive Negotiation Agreement Between the City of Santee and Excel Acquisitions, LLC for Development of Real Property Known as Parcel 4 of Parcel Map 18857 Located in Trolley Square. (City Manager – Best)

ACTION: Vice Mayor McNelis moved approval of the Consent Calendar.

Mayor Minto seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Michael Ranson, made brief comments regarding patriotism; he requested the City post all photos submitted for the 2021 Patriotic Porch Contest and mentioned that he made donations for the contest.
- (B) Lynda Marrokal, made brief comments regarding an easement and the gas lines on Marrokal Lane.

PUBLIC HEARING:

- (11) Public Hearing Establishing a Special Assessment on Certain Parcels of Land that were Subject to Involuntary Weed Abatement and/or Administrative Fees by the City and for Which Costs have Not Been Paid by the Owner(s) of Record of Said Parcels. (Development Services – Kush) (Reso 050-2021)

The Public Hearing was opened at 6:52 p.m. The Director of Development Services introduced the Item.

ACTION: Vice Mayor McNelis moved approval of staff recommendation.

Council Member Hall seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

The Public Hearing was closed at 6:53 p.m.

CONTINUED BUSINESS:

Items 12 and 13 were heard concurrently.

- (12) **Resolution Approving the Proposed Capital Improvement Program for Fiscal Years 2022-2026 and Adopting the Capital Improvement Program Budget for Fiscal Years 2021-22 and 2022-23. (Finance – McDermott) (Reso 051-2021)**
- (13) **Resolutions Approving and Adopting the Operating Budget for Fiscal Year 2021-22 and Taking Related Actions, and Establishing the Salary of the Mayor and Council Members for Fiscal Years 2021-22 and 2022-23 in Accordance with the Provisions of the City Charter. (Finance – McDermott) (Reso 052-2021 and 053-2021)**

The City Manager introduced the Item and the Director of Finance provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Lynda Marrokal
- Dean Velasco
- Dan Bickford

Mayor Minto and Council Member Koval registered an abstention to three programs listed in Item 12 and left the dais.

ACTION ITEM 12: Council Member Trotter moved approval of staff recommendation for the 3 programs in which Mayor Minto and Council Member Koval registered abstentions.

Vice Mayor McNelis seconded the motion, which carried by the following vote: Vice Mayor McNelis: Aye; and Council Members Hall: Aye; and Trotter: Aye. Ayes: 3. Noes: 0. Abstain: 2. – Mayor Minto and Council Member Koval.

Mayor Minto and Council Member Koval rejoined the meeting at 7:24 p.m.

ACTION ITEM 12: Council Member Trotter moved approval of staff recommendation for the remaining Capital Improvement Program Budget, with the following amendments to Item 12: 1) fund the \$860,000.00 TCCP West – Field 1 improvements project using Park-

in-Lieu funds transferred from the Community Center-Teen/Senior Center project; 2) transfer the \$860,000.00 in General Funds previously allocated to the TCCP West – Field 1 improvements project to the Pavement Repair and Rehabilitation project; and 3) transfer the \$213,649.00 in Proposition 68 funds from the Community Center-Teen/Senior Center project to the Weston Park Improvements project.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0

ACTION ITEM 13: Vice Mayor McNelis moved approval of staff recommendation.

Council Member Koval seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NEW BUSINESS:

(14) Possible Cancellation of a Regular City Council Meeting of September 22, 2021. (City Clerk – Ortiz)

The City Clerk introduced the Item.

ACTION: Council Member Hall moved to cancel the September 22, 2021 Regular City Council Meeting.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

(15) Selection of Voting Representative and Alternate for League of California Cities' Annual Conference. (City Clerk – Ortiz)

The City Clerk introduced the Item.

ACTION: Council Member Hall moved to designate Mayor Minto as the Voting Representative and Council Member Trotter as the Alternate.

Mayor Minto seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

(16) Resolution Awarding the Construction Contract for the Citywide Slurry Seal and Roadway Maintenance Program 2021 Project (CIP 2021-03) to American Asphalt South, Inc. and Determining a Categorical Exemption Pursuant to Section 15301(c) of the California Environmental Quality Act.

(Development Services – Kush) (Reso 054-2021)

The Director of Development Services introduced the Item and the Principal Civil Engineer presented the Item.

ACTION: Vice Mayor McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor McNelis: Aye; and Council Members Hall: Aye; Koval: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) John Hossick, made brief comments regarding Buddy Rabaya; he commented on the great work being done for the Veterans memorial and homelessness.
- (B) Michael Ranson, made brief comments regarding the events of October 16.

CITY COUNCIL REPORTS:

Council Member Hall, reported on the event in Mission Valley regarding housing and announced MTS would have free rides on the trolley in September.

CITY MANAGER REPORTS:

The City Manager mentioned the cool zones in the City, including the public library.

The Special Events Supervisor provided a brief report on Summer concerts, 4th of July, Santee Salutes, where to purchase tickets and the location of fireworks.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:07 p.m.

Date Approved:

Annette Ortiz, CMC, City Clerk

MEETING DATE July 14, 2021

ITEM TITLE PAYMENT OF DEMANDS

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

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT *TKM*

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MAB*

Approve the payment of demands as presented.


ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/14/2021	Accounts Payable	\$ 23,573.33
06/16/2021	Accounts Payable	32,647.35
06/17/2021	Payroll	367,543.08
06/17/2021	Accounts Payable	440,874.68
06/17/2021	Accounts Payable	12,024.49
06/21/2021	Accounts Payable	139,627.37
06/22/2021	Accounts Payable	120,016.11
06/24/2021	Accounts Payable	752,567.51
06/24/2021	Accounts Payable	82,265.93
06/24/2021	Accounts Payable	7,525.40
06/30/2021	Accounts Payable	1,493,677.64
07/01/2021	Retire Health	5,385.00
07/01/2021	Payroll	371,755.05
07/01/2021	Accounts Payable	213,442.71
07/01/2021	Accounts Payable	<u>5,893.49</u>
	TOTAL	<u><u>\$4,068,819.14</u></u>

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



 Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
955	6/14/2021	10482 TRISTAR RISK MANAGEMENT	112951		WORKERS' COMPENSATION	23,573.33
					Total :	23,573.33
					Bank total :	23,573.33
					Total vouchers :	23,573.33

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: Made J
Date: 6-16-2021

Approved by: Deather Jennings
Date: 6-17-2021

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127705	6/16/2021	10001 US BANK	0000006815		VEHICLE SUPPLIES	120.00
			00386-02-041008		FOUNTAIN SUPPLIES	9.06
			0042964		SMALL TOOLS	537.67
			0121031		BALLAST	78.12
			013040		MEETING SUPPLIES	31.42
			02838		CONCRETE- SIGN INSTALL	46.38
			041512153976		STATION SUPPLIES	74.30
			064204		KEYBOARD & MOUSE	53.85
			071991		OFFICE SUPPLIES	21.67
			085818		COUNCIL CHAMBERS	390.40
			096419		TEEN CENTER SUPPLIES	10.98
			1020388		COUNCIL CHAMBERS	68.51
			11101565382576226		OFFICE SUPPLIES	9.69
			111-0281228-9949847		2020 POSTER CONTEST	15.46
			11110974267925032		SANTEETV - SUPPLIES	33.77
			11148047133695420		OFFICE SUPPLIES	52.20
			11184139078321064		OFFICE SUPPLIES	5.29
			11189335921777812		OFFICE SUPPLIES	51.30
			112-1389497-8076210		WILDLAND SUPPLIES	711.12
			11217827275290603		SANTEETV - SUPPLIES	948.53
			11220264818437057		SANTEETV - SUPPLIES	94.81
			112-2656296-9599424		WILDLAND SUPPLIES	928.95
			11237320006057060		SANTEETV - SUPPLIES	148.07
			11259679647312250		SANTEETV - SUPPLIES	110.84
			11281457418407450		SANTEETV - SUPPLIES	956.76
			112-8733974-4675413		WILDLAND SUPPLIES	8.86
			112-9082230-60202		OFFICE SUPPLIES	40.23
			113-0174775-3068262		WEARING APPAREL	16.14
			113-0476504-4201863		MISC OFFICE EQUIPMENT FOR CS	474.08
			113100206737		SANTEETV - SUPPLIES	107.74
			113200002534		SANTEETV - SUPPLIES	420.21
			113-6115552-9493004		OFFICE EQUIPMENT	129.29
			113-7981548-2566630		WEARING APPAREL	12.85
			113-9529430-1788222		MISC OFFICE EQUIPMENT FOR CS	163.75
			114-0630125-4913804		OFFICE SUPPLIES	16.15
			114-1433487-6395410		STATION SUPPLIES	172.32

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127705	6/16/2021	10001 US BANK	(Continued)			
			114-1694915-4900267		TRAINING EQUIPMENT	716.54
			114-3268640-0667463		EMS SUPPLIES	301.10
			114-3744779-8999463		STATION SUPPLIES	150.16
			11450018289		SANTEETV - SUPPLIES	10.76
			11450603933		SANTEETV-SUPPLIES	-215.49
			114-5697211-1009845		OFFICE EQUIPMENT	862.65
			114-6863237-8230666		EMS SUPPLIES	60.08
			114-7081949-3318612		OFFICE SUPPLIES	41.07
			114-7489050-2630634		TRAINING EQUIPMENT	167.67
			114-9789187-8131433		TRAINING EQUIPMENT	258.58
			114-9798584-2718613		TRAINING EQUIPMENT	935.28
			1208391007		ONLINE MEETING SERVICES	30.00
			1208413420		ONLINE MEETING SOFTWARE	129.35
			1208417754		ONLINE MEETING SERVICE	129.35
			1222		FACILITY SUPPLIES	173.94
			1231		CONSULTING SERVICES	1,999.00
			126207		DOMAIN RENEWAL	35.00
			13183		SANTEETV - SUPPLIES	158.00
			138533		EQUIPMENT SUPPLIES	27.47
			1406134689		SANTEETV - EDITING SOFTWARE	52.99
			14169103		WEED ABATEMENT	418.73
			14172798		WEED ABATMENT	-355.92
			16514859		SANTEETV - MARKETING	119.99
			1696267		MEETING SUPPLIES	37.69
			1899463		OFFICE SUPPLIES	25.47
			20076408		MEETING SUPPLIES	94.73
			20076917		MEETING SUPPLIES	24.65
			20527		PARK MAINTENANCE	4.06
			2072239		WAT&SUP	31.48
			20930922		PROMOTIONAL GIVEAWAY	347.70
			20962484		PROMOTIONAL GIVEAWAY	510.67
			210505		SPARC BREAKFAST	72.58
			210518113717		LICENSE RENEWAL - MORGAN	180.00
			21061		REFUND	-192.87
			25683464		SUMMER 2021 BROCHURES	322.54
			25717004		REC INFO CARD	35.45

Voucher List
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127705	6/16/2021	10001 US BANK	(Continued)			
			2716558001		ONLINE MEETING SERVICE	87.04
			27256		VEHICLE REPAIR PARTS	719.98
			28967		SIDEWALK REPAIRS	95.74
			300367057		CITY FOOTBALL GAME PATCHES	184.25
			32463		OES ENGINE	853.38
			32559		SANTEETV - SUPPLIES	150.81
			32577		IRRIGATION PARTS	237.01
			329264		OES ENGINE	156.36
			3309856		OFFICE SUPPLIES	281.07
			3-365457		EQUIPMENT REPAIR PARTS	81.60
			342638363		STATION SUPPLIES	749.88
			3863807		REFUND OFFICE SUPPLIES	-25.47
			388-30331		COMMUNICATIONS SEMINAR	25.00
			3969036		MAST PARK SUPPLIES	121.10
			40310927		RADIO SUPPLIES	384.44
			4037143340		STATION SUPPLIES	172.37
			420355		OFFICE SUPPLIES	54.93
			45		MEETING SUPPLIES	18.00
			45220647206		WILDLAND SUPPLIES	142.19
			4672		SENIOR PROGRAM SUPPLIES	29.79
			4901074		TRAINING MATERIALS	250.29
			49087		SANTEETV - SUPPLIES	63.49
			50774984		GENERAL SPECIAL EVENTS	373.47
			5253819		OPTICAL FIBER CABLE	36.52
			5413043		OFFICE SUPPLIES	8.61
			54918898		GENERAL SPECIAL EVENTS	611.63
			56777		YARD SUPPLIES	100.02
			5830		FACILITY SUPPLIES	32.29
			5859011		SANTEETV - SUPPLIES	141.36
			58717-1		RADIO REPAIR PARTS	787.16
			6130907		SANTEETV - SUPPLIES	2,066.24
			61572		SANTEETV - SUPPLIES	207.95
			6297808		PHONE CHARGERS	466.98
			632228		SANTEETV - SUPPLIES	215.49
			6365		STAFF TRAINING	10.00
			6375619		SANTEETV - SUPPLIES	950.11


Voucher List
CITY OF SANTEE

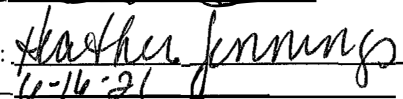
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127705	6/16/2021	10001 US BANK	(Continued)			
			6409982		SANTEETV - SUPPLIES	1,413.74
			6425		SANTEETV - SUPPLIES	16.03
			6483		SENIOR PROGRAM SUPPLIES	39.32
			6581040		CLEANER - PARK FIXTURES	61.40
			66221		CITY HALL MAINTENANCE	510.54
			672021		ENGRAVED SIGNS	30.20
			692021		OFFICE SUPPLIES	11.98
			6920212		OFFICE SUPPLIES	209.38
			7023449		OPTICAL FIBER CABLE	8.61
			70389		PAINT & BATTERIES	152.05
			74520		SMALL TOOLS	132.50
			75917		CITY HALL SUPPLIES	68.52
			77044		SHOP SUPPLIES	21.52
			7722284		EAST COUNTY CHAMBER MEETING	5.00
			79589		YARD SUPPLIES	78.30
			8200		DAY CAMP SUPPLIES	114.56
			8649060		SANTEE TV	383.78
			8684230		OFFICE SUPPLIES	14.00
			8925		SENIOR PROGRAM SUPPLIES	38.39
			900511		SPRAY TRUCK PARTS	212.06
			9107400		FOUNTAIN SUPPLIES	17.43
			92046		SANTEETV - SUPPLIES	52.71
			92704		VACTOR PARTS	249.72
			92725		VACTOR PARTS	118.77
			9278		FRAMES	121.05
			94660		IRRIGATION PARTS	51.20
			96549		COUNCIL CHAMBERS	19.33
			B530		ECO DEV - SANTEE BUSINESS VIS	74.84
			E2077968		WEARING APPAREL	201.48
			INV669672		RADIO REPAIR	470.00
			MQ5FT3539B		SOFTWARE SUBSCRIPTION	69.99
			PINV637706		EQUIPMENT REPAIR PARTS	427.84
			R588706947		WILDLAND SUPPLIES	566.19
			WM38098365		STATION SUPPLIES	1,072.62
Total :						32,647.35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1		Vouchers for bank code : ubgen			Bank total :	32,647.35
1		Vouchers in this report			Total vouchers :	32,647.35

Prepared by: 
Date: 06-16-2021

Approved by: 
Date: 06-16-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127706	6/17/2021	10003 A & B SAW & LAWNMOWER SHOP	31774	53047	EQUIPMENT REPAIR PARTS	546.29
					Total :	546.29
127707	6/17/2021	13456 AGRICULTURAL PEST CONTROL	578469	53045	PEST CONTROL SERVICES	595.00
			582619	53045	PEST CONTROL SERVICES	595.00
			583896	53045	PEST CONTROL SERVICES	125.00
			584240	53045	PEST CONTROL SERVICES	125.00
			584395	53045	PEST CONTROL SERVICES	125.00
			588136	53045	PEST CONTROL SERVICES	125.00
			588638	53045	PEST CONTROL SERVICES	125.00
			588687	53045	PEST CONTROL SERVICES	125.00
			588689	53045	PEST CONTROL SERVICES	125.00
			589007	53045	PEST CONTROL SERVICES	125.00
			859131	53045	PEST CONTROL SERVICES	125.00
					Total :	2,315.00
127708	6/17/2021	11419 ANALYTICAL CHEMISTS INC	42314	52985	EQUIPMENT TESTING	95.00
					Total :	95.00
127709	6/17/2021	13492 ANTHOLOGY LIVE	2105	53362	SANTEE SUMMER CONCERTS	2,000.00
					Total :	2,000.00
127710	6/17/2021	10412 AT&T	0000016503064		TELEPHONE	818.70
					Total :	818.70
127711	6/17/2021	14287 BILL SHIPPER MUISIC	1024		SENIOR PROGRAMMING	100.00
					Total :	100.00
127712	6/17/2021	10021 BOUND TREE MEDICAL LLC	84074187	53230	EMS SUPPLIES	1,002.80
					Total :	1,002.80
127713	6/17/2021	10023 BUILDERS FENCE COMPANY INC	1855347	52991	FENCING MATERIALS	5.41
					Total :	5.41
127714	6/17/2021	12349 CHOICE LOCKSMITHING	052021OPS	53114	LOCKSMITH SERVICES	120.00
					Total :	120.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127715	6/17/2021	10032 CINTAS CORPORATION #694	4085323966	53084	UNIFORM/PARTS CLEANER RNTL	62.48
					Total :	62.48
127716	6/17/2021	12328 CINTAS CORP. #2	5061944231 5061944277	53301 53301	FIRST- AID KIT SERVICE FIRST- AID KIT SERVICE	36.85 693.30
					Total :	730.15
127717	6/17/2021	12328 CINTAS FIRE 636525	020D542421	53349	FIRE EXTINGUISHER SERVICE	222.35
					Total :	222.35
127718	6/17/2021	10171 COUNTY OF SAN DIEGO AUDITOR &	05/2021 AGENCY REV 05/2021 DMV REVENUE 05/2021 PHOENIX REV		05/21 AGENCY PARK CITE REPT 05/21 DMV PARK CITE REPT 05/21 PHOENIX CITE REV REPT	30.00 187.50 943.75
					Total :	1,161.25
127719	6/17/2021	10486 COUNTY OF SAN DIEGO	061021		COUNTY RECORDER FEE - NOE	50.00
					Total :	50.00
127720	6/17/2021	10486 COUNTY OF SAN DIEGO	0623201		COUNTY RECORDER FEE - NOE	50.00
					Total :	50.00
127721	6/17/2021	10333 COX COMMUNICATIONS	001 3110 038997401 094486701 -JUNE 2021		10601 N MAGNOLIA-SANTEE TV CITY HALL GROUP BILL	159.75 3,259.00
					Total :	3,418.75
127722	6/17/2021	11168 CTE INC CLARK TELECOM AND	2676 2691 2716 2724	53157 53157 53157 53157	EXTRA WORK DIG ALERT MARK-OUTS STREET LIGHT KNOCK DOWN STREET LIGHT KNOCK DOWN	1,191.88 1,119.60 3,889.96 5,059.01
					Total :	11,260.45
127723	6/17/2021	13442 EBBIN MOSER + SKAGGS LLP	4887	52777	MSCP SUBAREA PLAN	4,681.25
					Total :	4,681.25
127724	6/17/2021	12593 ELLISON WILSON ADVOCACY, LLC	2021-06-10	53132	LEGISLATIVE ADVOCACY SERVICE	1,500.00
					Total :	1,500.00
127725	6/17/2021	12224 ENNISS INC.	229104	53050	ROCK & SAND	533.36

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127725	6/17/2021	12224 ENNISS INC.	(Continued)			Total : 533.36
127726	6/17/2021	10058 ETS PRODUCTIONS INC	06/24/2021	53366	SOUND SYSTEM & LIGHTING FOR I	1,750.00
						Total : 1,750.00
127727	6/17/2021	11119 FERGUSON ENTERPRISES INC	150451	53002	PLUMBING SUPPLIES	225.14
						Total : 225.14
127728	6/17/2021	10368 FIREWORKS & STAGE FX AMERICA	20069	53391	DEPOSIT FOR 2021 FIREWORKS	15,000.00
						Total : 15,000.00
127729	6/17/2021	10063 G.E. BROWN SERVICES INC	26387	53117	ICE MACHINE REPAIRS	375.00
			26388	53117	ICE MACHINE REPAIRS	275.00
			26389	53117	ICE MACHINE REPAIRS	375.00
						Total : 1,025.00
127730	6/17/2021	10065 GLOBAL POWER GROUP INC	73046	53067	ELECTRICAL REPAIRS & MAINT	2,660.00
			73240	53067	ELECTRICAL REPAIRS & MAINT	584.57
			73445	53067	ELECTRICAL REPAIRS	420.00
			73827	53071	GENERATOR MAINT	100.00
			73828	53071	GENERATOR MAINT	100.00
			73829	53071	GENERATOR MAINT	100.00
			74015	53067	ELECTRICAL REPAIRS	413.00
			74497	53071	GENERATOR REPAIRS	100.00
			74615	53067	ELECTRICAL REPAIRS	2,058.13
			74705	53071	ELECTRICAL REPAIRS	140.00
			74706	53071	GENERATOR REPAIRS	700.00
			74728	53071	GENERATOR MAINT	3,493.35
			74804	53071	GENERATOR REPAIRS	2,496.30
			74867	53067	ELECTRICAL REPAIRS	1,566.46
			74880	53067	ELECTRICAL REPAIRS	443.05
						Total : 15,374.86
127731	6/17/2021	10066 GLOBALSTAR USA LLC	000000015509771		SATELLITE PHONE SERVICE	95.31
						Total : 95.31
127732	6/17/2021	11881 GOODEN, CHRIS	7162632		WORK BOOTS	200.00

Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127732	6/17/2021	11881 11881 GOODEN, CHRIS	(Continued)			Total : 200.00
127733	6/17/2021	11196 HD SUPPLY FACILITIES	919100095	53072	STATION SUPPLIES	53.08
			9191731935	53072	STATION SUPPLIES	244.67
			9191771627	53072	STATION SUPPLIES	1,253.69
			9191796241	53072	STATION SUPPLIES	188.67
			9191859795	53005	EQUIPMENT REPAIR PARTS	69.09
					Total :	1,809.20
127734	6/17/2021	13848 HMS CONSTRUCTION, INC.	2 MG	53239	MISSION GORGE STREETLIGHT PF	114,000.60
			2 R MG		RETENTION	-5,700.63
			3	53237	SCHOOL AREA STREETLIGHT PRO	40,873.66
			3R		RETENTION	-2,043.68
					Total :	147,129.95
127735	6/17/2021	10256 HOME DEPOT CREDIT SERVICES	7162546	53088	APPARATUS SUPPLIES	27.78
			8150032	53088	STATION SUPPLIES	21.53
					Total :	49.31
127736	6/17/2021	14186 LEARNSOFT CONSULTING	165817	53375	TRAINING - E. HARDY	255.00
					Total :	255.00
127737	6/17/2021	14285 LEDERER, RICHARD	1023		SENIOR PROGRAMMING	100.00
					Total :	100.00
127738	6/17/2021	10204 LIFE ASSIST INC	1102602	53011	EMS SUPPLIES	891.03
					Total :	891.03
127739	6/17/2021	14299 FURLONG, CHAD	Ref000071821		REFUND OVERPAYMENT	55.00
					Total :	55.00
127740	6/17/2021	10079 MEDICO HEALTHCARE LINEN	20410144	53090	MEDICAL LINEN SERVICE	20.62
			20410146	53090	MEDICAL LINEN SERVICE	13.01
					Total :	33.63
127741	6/17/2021	10507 MITEL LEASING	903185926		MONTHLY RENTAL 122670	1,878.80
			903185956		MONTHLY RENTAL 124690	312.66

Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127741	6/17/2021	10507 10507 MITEL LEASING	(Continued)			Total : 2,191.46
127742	6/17/2021	12695 NAKOA PERFORMANCE	40121.PT2	53308	FD WELLNESS PROGRAM	13,800.00
						Total : 13,800.00
127743	6/17/2021	10218 OFFICE DEPOT	175056129001 175107133001	53107 53107	OFFICE SUPPLIES - DDS OFFICE SUPPLIES - DDS	272.26 4.84
						Total : 277.10
127744	6/17/2021	10308 O'REILLY AUTO PARTS	2968-413327	53013	SHOP SUPPLIES	42.30
						Total : 42.30
127745	6/17/2021	13056 PACIFIC SWEEPING	153562PS	53073	STREET SWEEPING SVCS	15,839.98
						Total : 15,839.98
127746	6/17/2021	10344 PADRE DAM MUNICIPAL WATER DIST	90000366 - JUNE 2021		GROUP BILL	50,606.65
						Total : 50,606.65
127747	6/17/2021	10090 PARKHOUSE TIRE INC	3010340552 3010340554	53059 53059	TIRES TIRES	1,443.14 591.31
						Total : 2,034.45
127748	6/17/2021	10161 PRIZM JANITORIAL SERVICES INC	34012 34030 34045 34046	53074 53075 53075 53074	CUSTODIAL SERVICES - OFFICES CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES	3,225.02 2,580.01 2,580.01 3,225.02
						Total : 11,610.06
127749	6/17/2021	12062 PURETEC INDUSTRIAL WATER	1888876	53061	DEIONIZED WATER SERVICE	104.18
						Total : 104.18
127750	6/17/2021	10221 QUALITY CODE PUBLISHING LLC	2021-142	53109	MUNICIPAL CODE SERVICES	3,250.75
						Total : 3,250.75
127751	6/17/2021	14298 ROBERTS, JENNIFER	2004285.001		OVERPAYMENT REFUND	40.00
						Total : 40.00
127752	6/17/2021	10097 ROMAINE ELECTRIC CORPORATION	12-053043-1	53095	VEHICLE SUPPLIES	179.97

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127752	6/17/2021	10097 ROMAINE ELECTRIC CORPORATION	(Continued) 12-053043-2	53095	VEHICLE SUPPLIES	858.75
Total :						1,038.72
127753	6/17/2021	13455 ROTO-ROOTER	11418 11873 12182 12209 12485 12488 9541 9542	53043 53043 53043 53043 53043 53043 53043 53043	PLUMBING REPAIRS PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS & RELATED M	133.17 362.94 155.00 155.00 5,121.00 312.50 187.14 384.68
Total :						6,811.43
127754	6/17/2021	12543 SAN DIEGO RIVER PARK	07012021		RIVER PARK GRANT PAYMENT	6,000.00
Total :						6,000.00
127755	6/17/2021	13171 SC COMMERCIAL, LLC	1876545-IN 1878713-IN	53077 53077	DELIVERED FUEL DELIVERED FUEL	437.04 522.32
Total :						959.36
127756	6/17/2021	13554 SC FUELS	0393984	53078	FLEET CARD FUELING	1,806.66
Total :						1,806.66
127757	6/17/2021	13206 SHARP BUSINESS SYSTEMS	9003318655	53139	SHARP-CITY CLERK-SUPPLIES	98.00
Total :						98.00
127758	6/17/2021	10585 SHARP REES-STEALY MEDICAL	356212922		TB TEST	245.00
Total :						245.00
127759	6/17/2021	14303 SILVESTRI, WENDY	Ref000071885		LI Refund Cst #25344	41.00
Total :						41.00
127760	6/17/2021	12223 SITEONE LANDSCAPE SUPPLY LLC	108594428-001 108594428-002	53365 53365	FY 20/21 HERBICIDE PURCHASE HERBICIDE PURCHASE	1,414.71 2,357.85
Total :						3,772.56
127761	6/17/2021	12819 SOLARPLACARD, INC	20-3204		ACCOUNTABILITY TAGS	31.65

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127761	6/17/2021	12819 12819 SOLARPLACARD, INC	(Continued)			Total : 31.65
127762	6/17/2021	11056 STANDARD ELECTRONICS	S45125	53147	KEY PAD REPAIRS	619.93
						Total : 619.93
127763	6/17/2021	10217 STAPLES ADVANTAGE	3475357580	53125	OFFICE SUPPLIES - PSD	532.48
			3477512048	53097	OFFICE SUPPLIES-FINANCE	666.83
			3477512049	53097	OFFICE SUPPLIES-FINANCE	192.29
						Total : 1,391.60
127764	6/17/2021	10119 STEVEN SMITH LANDSCAPE INC	46672	53068	A3 LANDSCAPE SERVICES	11,538.76
			46673	53044	A2 LANDSCAPE SERVICES	18,341.00
			46674	53069	A1 LANDSCAPE SERVICES	49,544.00
						Total : 79,423.76
127765	6/17/2021	10572 SUNBELT RENTALS INC	112020488	53148	EQUIPMENT RENTAL	271.44
			112773527	53148	EQUIPMENT RENTAL	339.01
			113833903	53148	EQUIPMENT RENTAL	220.57
						Total : 831.02
127766	6/17/2021	10121 SUPERIOR READY MIX LP	208610	53140	ASPHALT MATERIALS & SUPPLIES	520.02
			208894	53140	ASPHALT MATERIALS & SUPPLIES	5,039.46
						Total : 5,559.48
127767	6/17/2021	10255 TARGET SOLUTIONS LEARNING LLC	INV22649	53389	ANNUAL SUBSCRIPTION	4,796.82
						Total : 4,796.82
127768	6/17/2021	11194 USAFACT INC	1052940		BACKGROUND CHECK	18.52
						Total : 18.52
127769	6/17/2021	14301 VANCE GORDON INC	Ref000071876		LI Refund Cst #25328	41.00
						Total : 41.00
127770	6/17/2021	13949 VENTEK INTERNATIONAL	126665		ANNUAL FEE	1,020.00
						Total : 1,020.00
127771	6/17/2021	10136 WEST COAST ARBORISTS INC	170800	53070	URBAN FORESTRY MANAGEMENT	2,800.00
			171315	53070	URBAN FORESTRY	3,780.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127771	6/17/2021	10136 WEST COAST ARBORISTS INC	(Continued) 172059 172261 172684	53070 53070 53070	URBAN FORESTRY MANAGEMENT URBAN FORESTRY URBAN FORESTRY MANAGEMENT	1,120.00 231.00 800.00
Total :						8,731.00
127772	6/17/2021	10148 WESTAIR GASES & EQUIPMENT INC	11230216	53063	WELDING SUPPLIES	572.62
Total :						572.62
127773	6/17/2021	10331 HDS WHITE CAP CONST SUPPLY	10014151739	53206	TOOLS, MATERIALS & SUPPLIES	1,459.68
Total :						1,459.68
127774	6/17/2021	10232 XEROX CORPORATION	13297365	53161	COPIER LEASE & CHARGES-PSD	318.10
Total :						318.10
127775	6/17/2021	10318 ZOLL MEDICAL CORPORATION	3289542	53149	EMS SUPPLIES	823.17
Total :						823.17

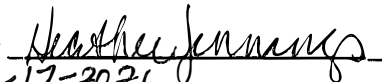
70 Vouchers for bank code : ubgen

Bank total : 440,874.68

70 Vouchers in this report

Total vouchers : 440,874.68

Prepared by: 
Date: 6-17-2021

Approved by: 
Date: 6-17-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127776	6/17/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6005039		FLEXIBLE SPENDING ACCOUNT	2,549.10
					Total :	2,549.10
127777	6/17/2021	12722 FIDELITY SECURITY LIFE	164819973		EYEMED - VOLUNTARY VISION	896.01
					Total :	896.01
127778	6/17/2021	10508 LIFE INSURANCE COMPANY OF	June 2021		LIFE/LTD INSURANCE	2,685.55
					Total :	2,685.55
127779	6/17/2021	10784 NATIONAL UNION FIRE INSURANCE	June 2021		VOLUNTARY AD&D	79.75
					Total :	79.75
127780	6/17/2021	10335 SAN DIEGO FIREFIGHTERS FEDERAL	June 2021		LONG TERM DISABILITY-SFFA	1,504.50
					Total :	1,504.50
127781	6/17/2021	10424 SANTEE FIREFIGHTERS	PPE 06/09/21		DUES/PEC/BENEVOLENT/BC EXP	3,043.68
					Total :	3,043.68
127782	6/17/2021	12892 SELMAN & COMPANY, LLC	June 2021		ID THEFT PROTECTION	180.00
					Total :	180.00
127783	6/17/2021	10776 STATE OF CALIFORNIA	PPE 06/09/21		WITHHOLDING ORDER	308.30
					Total :	308.30
127784	6/17/2021	10001 US BANK	PPE 06/09/21		PARS RETIREMENT	777.60
					Total :	777.60

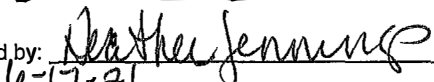
9 Vouchers for bank code : ubgen

Bank total : 12,024.49

9 Vouchers in this report

Total vouchers : 12,024.49

Prepared by: 
Date: 6-17-2021

Approved by: 
Date: 6-17-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
76344	6/21/2021	10955 DEPARTMENT OF THE TREASURY	PPE 06/09/21		FED WITHHOLD & MEDICARE	77,386.58
					Total :	77,386.58
76354	6/21/2021	10956 FRANCHISE TAX BOARD	PPE 06/09/21		CA STATE TAX WITHHELD	26,206.93
					Total :	26,206.93
555224	6/21/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 06/09/21		ICMA - 457	31,924.68
					Total :	31,924.68
555237	6/21/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 06/09/21		RETIREE HSA	4,109.18
					Total :	4,109.18
4 Vouchers for bank code : ubgen						Bank total : 139,627.37
4 Vouchers in this report						Total vouchers : 139,627.37

Prepared by: *[Signature]*

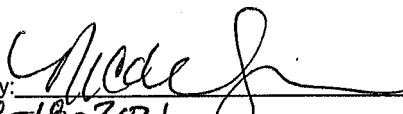
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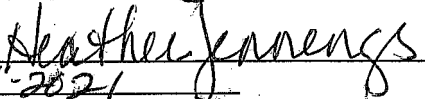
Approved by: *[Signature]*

Date: 6-21-2021

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
5	6/22/2021	10353 PERS	06 21 3		RETIREMENT PAYMENT	120,016.11	
					Total :	120,016.11	
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1	Vouchers in this report					Total vouchers :	120,016.11

Prepared by: 
Date: 6-18-2021

Approved by: 
Date: 6-21-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127785	6/24/2021	13456 AGRICULTURAL PEST CONTROL	586974 589132	53045 53045	PEST CONTROL SERVICES PEST CONTROL SERVICES	595.00 125.00 Total : 720.00
127786	6/24/2021	11445 AMERICAN MESSAGING	L1072898BVF		FD PAGER SERVICE	165.00 Total : 165.00
127787	6/24/2021	10516 AWARDS BY NAVAJO	0521365		SPARC SUPPLIES	116.10 Total : 116.10
127788	6/24/2021	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS MAY 2021		LEGAL SVCS MAY 2021	63,171.51 Total : 63,171.51
127789	6/24/2021	10021 BOUND TREE MEDICAL LLC	84075757 84075758	53230 53230	EMS SUPPLIES EMS SUPPLIES	10.60 475.10 Total : 485.70
127790	6/24/2021	11356 CALIFORNIA STATE FIRE TRAINING	FS-S2300164 FS-S2310179		TRAINING CERTIFICATION TRAINING CERTIFICATION	300.00 225.00 Total : 525.00
127791	6/24/2021	10876 CANON SOLUTIONS AMERICA INC	4040335828 4040335829	53113 53113	SCANNER MAINTENANCE PLOTTER MAINT & USAGE	96.78 22.94 Total : 119.72
127792	6/24/2021	10032 CINTAS CORPORATION #694	4086007118	53084	UNIFORM/PARTS CLEANER RNTL	62.48 Total : 62.48
127793	6/24/2021	12153 CORODATA RECORDS	RS4696332	53104	RECORD STORAGE, RETRIEVAL	422.58 Total : 422.58
127794	6/24/2021	11862 CORODATA SHREDDING INC	DN1317140	53115	SECURE DESTRUCTION SVCS	42.87 Total : 42.87
127795	6/24/2021	10358 COUNTY OF SAN DIEGO	21CTOFSAN11 21CTOFSASN11	53156 53143	SHERIFF RADIOS 800 MHZ ACCESS (FIRE/PS)	3,705.00 1,710.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127795	6/24/2021	10358 10358 COUNTY OF SAN DIEGO	(Continued)			Total : 5,415.00
127796	6/24/2021	10608 CRISIS HOUSE	587	53214	CDBG SUBRECIPIENT	190.82
			588	53302	CDBG-CV SUBRECIPIENT	170.92
					Total :	361.74
127797	6/24/2021	10145 CULLIGAN OF SAN DIEGO	1198038	53255	FILTERED WATER SERVICE	86.64
			1198039	53255	FILTERED WATER SERVICE	86.64
			1198040	53255	FILTERED WATER SERVICE	693.08
			1198041	53255	FILTERED WATER SERVICE	173.28
					Total :	1,039.64
127798	6/24/2021	10363 DIAMONDBACK FIRE & RESCUE, INC	25328	52999	EQUIPMENT REPAIR PARTS	426.27
					Total :	426.27
127799	6/24/2021	13582 DOWNSTREAM SERVICES INC	104899	53348	MAST PARK STORMWATER	10,238.00
					Total :	10,238.00
127800	6/24/2021	10057 ESGIL CORPORATION	05/2021		SHARE OF FEES	55,638.53
					Total :	55,638.53
127801	6/24/2021	10251 FEDERAL EXPRESS	7-386-51756		SHIPPING CHARGES	54.60
					Total :	54.60
127802	6/24/2021	11119 FERGUSON ENTERPRISES INC	0082883	53002	PLUMBING SUPPLIES	389.51
					Total :	389.51
127803	6/24/2021	14305 FOWKES, CODY	Ref000071957		LI Refund Cst #25413	90.00
					Total :	90.00
127804	6/24/2021	10065 GLOBAL POWER GROUP INC	74530	53071	GENERATOR REPAIRS	2,693.93
					Total :	2,693.93
127805	6/24/2021	12306 GRAY, BRANDON	06082021		EMPLOYEE REIMBURSEMENT	225.00
					Total :	225.00
127806	6/24/2021	11196 HD SUPPLY FM	2021 Q1		LOCATION AGRMNT PYMT 2021 Q1	383,767.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127806	6/24/2021	11196 11196 HD SUPPLY FM	(Continued)			Total : 383,767.00
127807	6/24/2021	10600 HINDERLITER, DE LLAMAS & ASSOC	SIN008970 (A) SIN008980 (B)	53182	FY 20/21 QRTLQ SALES TAX REP AUDIT SALES TAX QTR 4	2,100.00 5,691.80 Total : 7,791.80
127808	6/24/2021	10256 HOME DEPOT CREDIT SERVICES	3150083 4150072 4150073	53088 53088 53088	SUPPLIES TRAINING SUPPLIES TRAINING SUPPLIES	10.73 601.12 26.33 Total : 638.18
127809	6/24/2021	10246 HUDSON SAFETY T LITE RENTALS	91825	53007	SIGNAGE SUPPLIES	433.97 Total : 433.97
127810	6/24/2021	11724 ICF JONES & STOKES INC	0155353 0155355	50991 50991	MSCP SUBAREA PLAN SANTEE EIR/EA	7,836.25 10,760.00 Total : 18,596.25
127811	6/24/2021	11807 IMPERIAL SPRINKLER SUPPLY	4677741 4684169	53185 53185	IRRIGATION SUPPLIES IRRIGATION SUPPLIES	302.33 460.69 Total : 763.02
127812	6/24/2021	14252 INMAR RX SOLUTIONS	37819-2021-100		WASTE DISPOSAL	231.00 Total : 231.00
127813	6/24/2021	14304 PHAM, JAMES	Ref000071951		LI Refund Cst #25383	90.00 Total : 90.00
127814	6/24/2021	10174 LN CURTIS AND SONS	INV495069	53054	FIREFIGHTING SUPPLIES	1,029.62 Total : 1,029.62
127815	6/24/2021	10558 MAERTZ, BILL	05/25/21 06/25/2021		CELL PHONE REIMBURSEMENT CELL PHONE REIMBURSEMENT	44.72 44.72 Total : 89.44
127816	6/24/2021	10079 MEDICO HEALTHCARE LINEN	20413934 20413936	53090 53090	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.62 13.01

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127816	6/24/2021	10079 10079 MEDICO HEALTHCARE LINEN	(Continued)			Total : 33.63
127817	6/24/2021	10083 MUNICIPAL EMERGENCY SERVICES	IN1584763 IN1585628	53330 53377	STRUCTURE TURNOUTS SAFETY APPAREL	16,967.19 499.25 Total : 17,466.44
127818	6/24/2021	10442 PAYCO SPECIALTIES	1768-05-2021	53166	STREET STRIPING MAINTENANCE	299.41 Total : 299.41
127819	6/24/2021	10241 JAN SHERAR	06032021 06162021 06182021 6/17/2021		PETTY CASH REIMB - FIRE PETTY CASH REIMB - CSD PETTY CASH REIMB - CLERK PETTY CASH REIMB - HR	99.54 42.88 120.76 25.98 Total : 289.16
127820	6/24/2021	10161 PRIZM JANITORIAL SERVICES INC	34066 34067	53074 53075	CUSTODIAL SERVICES - OFFICES CUSTODIAL SERVICES - PARKS	3,225.02 2,580.01 Total : 5,805.03
127821	6/24/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B014955 B014956 B014957 B014958	53094 53094 53094 53094	OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS OXYGEN CYLINDERS & REFILLS	82.53 183.36 100.05 180.00 Total : 545.94
127822	6/24/2021	12256 ROE, DARLENE	06012021-318 12012020-318		MEADOWBROOK HARDSHIP MEADOWBROOK HARDSHIP	62.56 59.01 Total : 121.57
127823	6/24/2021	10097 ROMAINE ELECTRIC CORPORATION	12-053043-3	53095	VEHICLE REPAIR PARTS	154.43 Total : 154.43
127824	6/24/2021	13455 ROTO-ROOTER	12543	53043	PLUMBING REPAIRS	155.00 Total : 155.00
127825	6/24/2021	13061 SAN DIEGO HUMANE SOCIETY &	JUNE-21	53110	ANIMAL CONTROL SERVICES	36,250.00 Total : 36,250.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127826	6/24/2021	10424 SANTEE FIREFIGHTERS	0452-A		WEARING APPAREL	119.00
			0452-B		WEARING APPAREL	119.00
			0452-C		WEARING APPAREL	119.00
			0452-D		WEARING APPAREL	119.00
			0452-E		WEARING APPAREL	119.00
			0452-F		WEARING APPAREL	119.00
			Total :			
127827	6/24/2021	13171 SC COMMERCIAL, LLC	1881528-IN	53077	DELIVERED FUEL	904.44
			1881756-IN	53077	DELIVERED FUEL	384.50
			Total :			
127828	6/24/2021	13554 SC FUELS	0398289	53078	FLEET CARD FUELING	1,995.77
Total :					1,995.77	
127829	6/24/2021	13162 SOCAL PPE	3161	53337	TURNOUT RENTAL	538.75
Total :					538.75	
127830	6/24/2021	10837 SOUTHWEST TRAFFIC SIGNAL	81037	53159	CONFLICT MONITOR TESTING	3,965.00
			81038	53159	USA MARKOUTS	760.00
			81039	53159	TRAFFIC SIGNAL MAINTENANCE	3,965.00
			81040	53159	TRAFFIC SIGNAL SERVICE CALLS	1,071.46
			Total :			
127831	6/24/2021	14240 SPICER CONSULTING GROUP	0821	53327	ASSESSMENT ENG & CFD ADMIN	6,687.51
Total :					6,687.51	
127832	6/24/2021	10217 STAPLES ADVANTAGE	3477941623	53097	OFFICE SUPPLIES	30.72
			3478013659	53099	OFFICE SUPPLIES	612.08
			3478013660	53098	OFFICE SUPPLIES	45.07
Total :					687.87	
127833	6/24/2021	10119 STEVEN SMITH LANDSCAPE INC	46312	53044	A2 LANDSCAPE SERVICES	3,120.00
			46506	53044	A2 LANDSCAPE SERVICES	86.25
			46531	53069	A1 LANDSCAPE SERVICES	86.25
			46543	53044	A2 LANDSCAPE SERVICES	2,872.00
			46698	53044	A2 LANDSCAPE SERVICES	1,796.00
			46699	53044	A2 LANDSCAPE SERVICES	4,100.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127833	6/24/2021	10119 STEVEN SMITH LANDSCAPE INC	(Continued)			
			46702	53044	A2 LANDSCAPE SERVICES	360.00
			46734	53069	A1 LANDSCAPE SERVICES	271.04
			46770	53069	A1 LANDSCAPE SERVICES	1,225.00
			46914	53044	A2 LANDSCAPE SERVICES	6,200.00
			46916	53068	A3 LANDSCAPE SERVICES	980.00
			46976	53068	A3 LANDSCAPE SERVICES	180.00
			47119	53069	A1 LANDSCAPE SERVICES	49,544.00
			47120	53044	A2 LANDSCAPE SERVICES	18,341.00
			47121	53068	A3 LANDSCAPE SERVICES	11,094.69
					Total :	100,256.23
127834	6/24/2021	10250 THE EAST COUNTY	00106220	53127	INVITATION TO BID - CITYWIDE	854.00
					Total :	854.00
127835	6/24/2021	10133 UNDERGROUND SERVICE ALERT	520210690	53172	DIG ALERT SERVICES	170.05
			dsb20202873	53172	DIG ALERT SERVICES - STATE FEES	70.79
					Total :	240.84
127836	6/24/2021	12480 UNITED SITE SERVICES	114-11985177	53173	PORTABLE TOILETS	202.77
			114-12027374	53173	PORTABLE TOILETS	159.79
					Total :	362.56
127837	6/24/2021	10555 UNITIS CONTRACTOR SUPPLIES	192150	53383	PERMA PATCH	4,482.28
					Total :	4,482.28
127838	6/24/2021	10642 USPS-POC	06182021		POSTAGE REIMBURSEMENT	2,746.18
					Total :	2,746.18
127839	6/24/2021	14307 DEVEAU, BRITTNEY	Ref000071960		CORRECTED LICENSE REFUND	41.00
					Total :	41.00
127840	6/24/2021	10475 VERIZON WIRELESS	9881662868		CELL PHONE SERVICE	1,252.57
					Total :	1,252.57
127841	6/24/2021	10537 WETMORE'S	06P12483	53029	VEHICLE SUPPLIES	166.99
					Total :	166.99

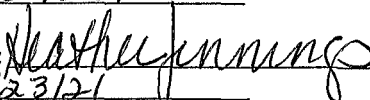
Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127842	6/24/2021	10317 WM HEALTHCARE SOLUTIONS INC	0529002-2793-6	53030	BIOMEDICAL WASTE DISPOSAL	113.82
			0529003-2793-4	53030	BIOMEDICAL WASTE DISPOSAL	113.98
Total :						227.80
127843	6/24/2021	10232 XEROX CORPORATION	013544874	53161	COPIER LEASE & CHARGES-PSD	318.10
			013544875	53040	XEROX FS #4 MAY 2021	318.10
			013544876	53041	XEROX FS #5 MAY 2021	308.85
Total :						945.05
127844	6/24/2021	10139 ZAP MANUFACTURING INC	4611	53189	SIGN RECYCLING & REPLACEMENT	368.25
Total :						368.25
127845	6/24/2021	10318 ZOLL MEDICAL CORPORATION	3295910	53149	EMS SUPPLIES	228.09
			3296653	53149	EMS SUPPLIES	1,767.30
Total :						1,995.39
61 Vouchers for bank code : ubgen						Bank total : 752,567.51
61 Vouchers in this report						Total vouchers : 752,567.51

Prepared by: 

Date: 6/23/2021

Approved by: 

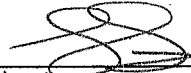
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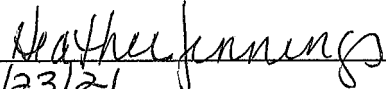
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127846	6/24/2021	10194 AMERICAN PUBLIC WORKS ASSOC	616554 - 2022		APWA MEMBERSHIP	250.00
					Total :	250.00
127847	6/24/2021	11513 BOND, ELLEN	07012021-263		MEADOWBROOK HARDSHIP PROC	61.55
					Total :	61.55
127848	6/24/2021	11402 CARROLL, JUDI	07012021-96		MEADOWBROOK HARDSHIP PROC	61.70
					Total :	61.70
127849	6/24/2021	11409 CLAYTON, SYLVIA	07012021-340		MEADOWBROOK HARDSHIP PROC	64.57
					Total :	64.57
127850	6/24/2021	13389 CROW CANYON SYSTEMS INC	2021-306		SOFTWARE RENEWAL	2,880.00
					Total :	2,880.00
127851	6/24/2021	10348 EAST COUNTY	3232021		MEMBERSHIP RENEWAL	3,000.00
					Total :	3,000.00
127852	6/24/2021	10303 MAMA SAID ENTERTAINMENT	4016	53403	SANTEE SALUTES	2,500.00
					Total :	2,500.00
127853	6/24/2021	11442 PATTERSON, LUANNE	07012021-225		MEADOWBROOK HARDSHIP PROC	59.52
					Total :	59.52
127854	6/24/2021	10228 QUESTYS SOLUTIONS	SAN211		SOFTWARE MAINTENANCE	3,753.63
					Total :	3,753.63
127855	6/24/2021	12256 ROE, DARLENE	07012021-318		MEADOWBROOK HARDSHIP PROC	62.56
					Total :	62.56
127856	6/24/2021	10108 SAN DIEGO ASSOC OF GOVERNMENTS	AR173969		SANDAG MEMBER ASSESSMENT	22,566.00
					Total :	22,566.00
127857	6/24/2021	11403 ST. JOHN, LYNNE	07012021-78		MEADOWBROOK HARDSHIP PROC	61.81
					Total :	61.81
127858	6/24/2021	10257 TYLER TECHNOLOGIES INC	045-339318		TYLER SOFTWARE MAINT AGREEM	46,944.59

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127858	6/24/2021	10257	10257 TYLER TECHNOLOGIES INC	(Continued)		Total : 46,944.59
13 Vouchers for bank code : ubgen						Bank total : 82,265.93
13 Vouchers in this report						Total vouchers : 82,265.93

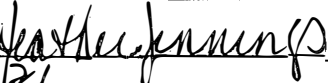
Prepared by: 
Date: 6/23/2021

Approved by: 
Date: 6/23/21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127859	6/24/2021	12724 AMERICAN FIDELITY ASSURANCE	D325059		VOLUNTARY LIFE INS-AM FIDELITY	5,084.64
					Total :	5,084.64
127860	6/24/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6005543		FLEXIBLE SPENDING ACCOUNT	2,440.76
					Total :	2,440.76
2 Vouchers for bank code : ubgen						Bank total : 7,525.40
2 Vouchers in this report						Total vouchers : 7,525.40

Prepared by: 
Date: 6/24/2021

Approved by: 
Date: 6/24/21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127861	6/30/2021	10510 AMAZON WEB SERVICES, INC	753048705	53268	CLOUD STORAGE	482.09
Total :						482.09
127862	6/30/2021	11999 AMERICAN ASPHALT SOUTH INC	1R - 2021-052 2021-052	53320	RETENTION CITYWIDE CRACK SEALING	-4,712.70 94,254.00
Total :						89,541.30
127863	6/30/2021	12701 AMERICAN RADIO INC	S108213	53368	HEADSETS FOR FS#4	1,685.75
Total :						1,685.75
127864	6/30/2021	11653 CALIFORNIA FIRE CHIEFS	01396 01397		ANNUAL MEMBERSHIP DUES ANNUAL MEMBERSHIP DUES	1,200.00 120.00
Total :						1,320.00
127865	6/30/2021	10031 CDW GOVERNMENT LLC	F203269	53384	STATION SUPPLIES	431.78
Total :						431.78
127866	6/30/2021	10032 CINTAS CORPORATION #694	4086599640	53084	UNIFORM/PARTS CLEANER RNTL	77.50
Total :						77.50
127867	6/30/2021	12328 CINTAS FIRE 636525	020D043275 020D043276 020D043277	53349 53349 53349	FIRE EXTINGUISHER SERVICE FIRE EXTINGUISHER SERVICE FIRE EXTINGUISHER SERVICE	1,661.20 753.35 153.80
Total :						2,568.35
127868	6/30/2021	10035 COMPETITIVE METALS INC	408468	53048	METAL SUPPLIES & SERVICES	552.28
Total :						552.28
127869	6/30/2021	10040 COUNTYWIDE MECHANICAL SYSTEMS	41001	53042	HVAC MAINT & REPAIRS	486.47
Total :						486.47
127870	6/30/2021	11168 CTE INC CLARK TELECOM AND	2719 2726 2749	53157 53157 53157	DIG ALERT MARK-OUTS EXTRA WORK STREET LIGHT KNOCK DOWN	721.52 233.90 86.87
Total :						1,042.29
127871	6/30/2021	11295 DOKKEN ENGINEERING	38953	52440	CUYAMACA RIGHT TURN POCKET	8,145.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127871	6/30/2021	11295 DOKKEN ENGINEERING	(Continued) 38959 38968	52440 52440	SANTEE LAKES STORM DRAIN CULVERT ASSESSMENT REPORT	5,155.00 2,740.00 Total : 16,040.00
127872	6/30/2021	13442 EBBIN MOSER + SKAGGS LLP	4898	52777	MSCP SUBAREA PLAN	4,815.00 Total : 4,815.00
127873	6/30/2021	12760 FOCUS PSYCHOLOGICAL	SANTEE2021-5	53032	COUNSELING SERVICES	750.00 Total : 750.00
127874	6/30/2021	10065 GLOBAL POWER GROUP INC	74638	53067	ELECTRICAL REPAIRS	280.00 Total : 280.00
127875	6/30/2021	11196 HD SUPPLY FACILITIES	9192088657		MATERIALS & SUPPLIES	329.46 Total : 329.46
127876	6/30/2021	10600 HINDERLITER, DE LLAMAS & ASSOC	SIN009223	53405	CANNABIS MGMT SERVICES	2,000.00 Total : 2,000.00
127877	6/30/2021	11807 IMPERIAL SPRINKLER SUPPLY	4686223	53185	IRRIGATION SUPPLIES	53.57 Total : 53.57
127878	6/30/2021	11864 KIRKLAND PRINTING & MAILING	2693		CENTRAL SUPPLIES	432.08 Total : 432.08
127879	6/30/2021	10997 LAKESIDE FIRE PREVENTION	198	53134	SOFTWARE SUBSCRIPTION	548.00 Total : 548.00
127880	6/30/2021	10079 MEDICO HEALTHCARE LINEN	20417750 20417752	53090 53090	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.62 13.01 Total : 33.63
127881	6/30/2021	10306 MOTOROLA SOLUTIONS INC	16151584	53364	REPLACEMENT RADIO BATTERIES	2,963.39 Total : 2,963.39
127882	6/30/2021	10083 MUNICIPAL EMERGENCY SERVICES	IN1586094	53376	EQUIPMENT REPAIR	1,026.05


Voucher List
CITY OF SANTEE

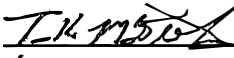
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127882	6/30/2021	10083	10083 MUNICIPAL EMERGENCY SERVICES (Continued)			Total : 1,026.05
127883	6/30/2021	10308	O'REILLY AUTO PARTS			
			2968-416227	53013	VEHICLE SUPPLIES	9.14
			2968-416245	53013	VEHICLE SUPPLIES	9.14
					Total :	18.28
127884	6/30/2021	12904	PAT DAVIS DESIGN GROUP, INC			
			6526	53108	GRAPHIC DESIGN WORK	2,025.00
					Total :	2,025.00
127885	6/30/2021	10241	JAN SHERAR			
			06302021		PETTY CASH REIMB - FINANCE	14.11
					Total :	14.11
127886	6/30/2021	10095	RASA			
			5520	53221	MAP CHECK	1,185.00
					Total :	1,185.00
127887	6/30/2021	10606	S.D. COUNTY SHERIFF'S DEPT.			
			SHERIFF-APR 2021		LAW ENFORCEMENT APRIL 2021	1,332,706.27
					Total :	1,332,706.27
127888	6/30/2021	10407	SAN DIEGO GAS & ELECTRIC			
			3422 380 562 8		ROW / MEDIANS	184.65
			7990 068 577 7		PARKS	15,415.34
					Total :	15,599.99
127889	6/30/2021	13171	SC COMMERCIAL, LLC			
			1885850-IN	53077	DELIVERED FUEL	473.27
					Total :	473.27
127890	6/30/2021	13554	SC FUELS			
			0400197	53078	FLEET CARD FUELING	1,223.96
					Total :	1,223.96
127891	6/30/2021	10110	SECTRAN SECURITY INC			
			21060468	53176	ARMORED CAR TRANSPORT SVC	141.67
					Total :	141.67
127892	6/30/2021	13206	SHARP BUSINESS SYSTEMS			
			9003329344	53139	SHARP COPIES 2021-06	932.80
					Total :	932.80
127893	6/30/2021	14265	SOUTHLAND PAVING INC			
			1 - CIP 2020-24	53357	SANTEE LAKES STORM DRAIN	11,082.50
			1R - CIP 2020-24		RETENTION	-554.13
					Total :	10,528.37

Bank code : ubgen



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127894	6/30/2021	10217 STAPLES ADVANTAGE	3478838992	53099	OFFICE SUPPLIES	51.17
			3478911624	53098	OFFICE SUPPLIES	231.39
			3479197047	53097	OFFICE SUPPLIES	12.49
Total :						295.05
127895	6/30/2021	10027 STATE OF CALIFORNIA	513857		FINGERPRINT COSTS	128.00
Total :						128.00
127896	6/30/2021	10550 UNIFORMS PLUS INC	53983	53102	WEARING APPAREL	911.26
Total :						911.26
127897	6/30/2021	11194 USAFACT INC	1061225		BACKGROUND CHECK	28.92
Total :						28.92
127898	6/30/2021	10537 WETMORE'S	06P13048	53029	VEHICLE REPAIR PART	6.70
Total :						6.70
38 Vouchers for bank code : ubgen						Bank total : 1,493,677.64
38 Vouchers in this report						Total vouchers : 1,493,677.64

Prepared by: 
Date: 6/30/2021

Approved by: 
Date: 6/30/21



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127899	7/1/2021	10208 ANTHEM EAP	80650		EMPLOYEE ASSISTANCE PROGRAM	279.72
					Total :	279.72
127900	7/1/2021	10334 CHLIC	2849619		HEALTH/DENTAL INSURANCE	208,312.10
					Total :	208,312.10
127901	7/1/2021	10785 RELIANCE STANDARD LIFE	July 21		VOLUNTARY LIFE INSURANCE	657.67
					Total :	657.67
127902	7/1/2021	10424 SANTEE FIREFIGHTERS	PPE 06/23/21		DUES/PEC/BENEVOLENT/BC EXP	3,043.68
					Total :	3,043.68
127903	7/1/2021	10776 STATE OF CALIFORNIA	PPE 06/23/21		WITHHOLDING ORDER	308.30
					Total :	308.30
127904	7/1/2021	10001 US BANK	PPE 6/23/21		PARS RETIREMENT	841.24
					Total :	841.24
6 Vouchers for bank code : ubgen						Bank total : 213,442.71
6 Vouchers in this report						Total vouchers : 213,442.71

Prepared by: 
Date: 7/1/2021
Approved by: 
Date: 7/1/21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127905	7/1/2021	12951 BERRY, BONNIE F.	July 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
127906	7/1/2021	11002 CONTEMPORARY CYBERNETICS GROUP	810259		SAN DISK ANNUAL MAINTENANCE	5,354.00
					Total :	5,354.00
127907	7/1/2021	10268 COOPER, JACKIE	July 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
127908	7/1/2021	10486 COUNTY OF SAN DIEGO	06082021		COUNTY RECORDING FEE - NOE	50.00
					Total :	50.00
127909	7/1/2021	10333 COX COMMUNICATIONS	063453006		9534 VIA ZAPADOR	94.49
					Total :	94.49
127910	7/1/2021	12237 RAYON, KYLE	July 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
127911	7/1/2021	12930 WILLIAMS, ROCHELLE M.	July 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
127912	7/1/2021	12641 WITTORFF, VICKY DENISE	July 1, 2021		RETIREE HEALTH PAYMENT	31.00
					Total :	31.00
8 Vouchers for bank code : ubgen						Bank total : 5,893.49
8 Vouchers in this report						Total vouchers : 5,893.49

Prepared by: 
Date: 7/1/2021
Approved by: 
Date: 7/1/21

MEETING DATE July 14, 2021

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$71,501.73 FOR JUNE 2021 LEGAL SERVICES AND REIMBURSABLE COSTS

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

SUMMARY

Legal services invoices proposed for payment for the month of June 2021 total \$71,501.73 as follows:

1) General Retainer Services	\$ 16,195.05
2) Labor & Employment	1,768.60
3) Litigation & Claims	19,401.90
4) Special Projects - General Fund	23,395.35
5) Special Projects – Other Funds	1,483.33
6) Third-Party Reimbursable Projects	<u>9,257.50</u>
Total	<u>\$ 71,501.73</u>

FINANCIAL STATEMENT *tm*

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 717,120.00	
Revised Budget	\$ 757,120.00	
Prior Expenditures	(467,429.85)	
Current Request	(60,760.90)	\$ 228,929.25
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 1,000.00	
Revised Budget	\$ 85,000.00	
Prior Expenditures	(5,179.20)	
Current Request	(1,483.33)	\$ 78,337.47

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve the expenditure of \$71,501.73 for June 2021 legal services and reimbursable costs.

ATTACHMENTS *MAB*

1. Legal Services Billing Summary June 2021
2. Legal Services Billing Recap FY 2020-21



**LEGAL SERVICES BILLING SUMMARY
JUNE 2021**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 15,510.00	909049	
Retainer-May reimb cost adjustment	685.05	906970	
1001.00.1201.51020	<u>16,195.05</u>		
Labor & Employment:			
Labor & Employment	1,768.60	909070	
1001.00.1201.51020	<u>1,768.60</u>		
Litigation & Claims:			
Litigation & Claims	10,038.00	909071	
Climate Action Plan (CAP) Litigation	597.50	909051	
Parcel 4 Litigation	5,743.90	909052	
Brooks Receivership	2,294.00	909057	
Sky Ranch Potential Homeowner/HOA Litigation	728.50	909058	
1001.00.1201.51020	<u>19,401.90</u>		
Special Projects (General Fund):			
Community Oriented Policing	5,277.61	909072	
Theater	1,051.60	909060	
CEQA Special Advice	836.50	909063	
Water Quality	2,079.30	909075	
General Elections	406.30	909076	
Parcel 4 Hotel	740.90	909077	
Housing Element	9,978.30	909050	
Housing Element-May reimb cost adjustment	172.84	906973	
Renewal of Solid Waste Franchise	1,609.20	909064	
1001.00.1201.51020	<u>22,152.55</u>		
Special Projects - COVID-19 (General Fund)			
COVID-19 Emergency Response	1,242.80	909053	
1001.99.9001.51020	<u>1,242.80</u>		
Special Projects (Other Funds):			
Cuyamaca Street Right-of-Way Acquisition	1,292.13	909055	cip71402.30.05
	<u>1,292.13</u>		
MHFP Admin:			
Rent Control Commission	191.20	909074	
2901.04.4106.51020	<u>191.20</u>		
Third-Party Reimbursable:			
Castlerock (Weston)	725.30	909059	spp0801a.10.05
Castlerock (Weston)-May reimb cost adjustment	7.00	906976	spp0801a.10.05
MSCP Subarea Plan	3,598.70	909061	spp2101a.91.05
HomeFed Project-May reimb cost adjustment	15.00	906982	spp1704a.10.05
Fanita Ranch Referendum	126.90	909056	spp1704a.10.05
Walker Trails	184.20	909062	grd1313a.20.05
Verizon Small Cell Master License Agreement	148.40	909054	en20065a.20.05
Redevelopment of Carlton Oaks Golf Course	556.50	909065	cup1906a.10.05
Tyler St. Subdivision	37.10	909066	tm17001a.10.05
Arco Station	2,671.20	909068	cup2003a.10.05
Laurel Heights	1,187.20	909069	tm20002a.10.05
	<u>9,257.50</u>		
Total	<u>\$ 71,501.73</u>		

**LEGAL SERVICES BILLING RECAP
FY 2020-21**

Attachment 2

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Current Request	
					Mo/Yr	Amount
General Fund:						
General / Retainer	\$ 186,120.00	\$ 186,120.00	\$ 170,953.63	\$ 15,166.37	Jun-21	\$ 16,195.05
Labor & Employment	60,000.00	60,000.00	30,268.70	29,731.30	Jun-21	1,768.60
Litigation & Claims	210,000.00	210,000.00	114,617.61	95,382.39	Jun-21	19,401.90
Special Projects	261,000.00	301,000.00	151,589.91	149,410.09	Jun-21	23,395.35
Total	\$ 717,120.00	\$ 757,120.00	\$ 467,429.85	\$ 289,690.15		\$ 60,760.90
Other City Funds:						
Highway 52 Coalition	\$ 5,000.00	\$ 5,000.00	\$ 95.60	\$ 4,904.40		\$ -
MHFP Commission	5,000.00	5,000.00	71.70	4,928.30	Jun-21	191.20
Capital Projects	-	75,000.00	5,011.90	69,988.10	Jun-21	1,292.13
Total	\$ 10,000.00	\$ 85,000.00	\$ 5,179.20	\$ 79,820.80		\$ 1,483.33
Third-Party Reimbursable:						
Total			\$ 507,221.72		Jun-21	\$ 9,257.50

Total Previously Spent to Date FY 2020-21	
General Fund	\$ 467,429.85
Other City Funds	5,179.20
Applicant Deposits or Grants	507,221.72
Total	\$ 979,830.77

Total Proposed for Payment	
General Fund	\$ 60,760.90
Other City Funds	1,483.33
Applicant Deposits or Grants	9,257.50
Total	\$ 71,501.73

MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22 TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES) OF THE CITY OF SANTEE

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

SUMMARY

The City Council established Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee ("CFD No. 2015-1") and Tax Zone 1 ("Tax Zone 1") therein to provide a funding mechanism to meet ongoing maintenance requirements of storm water improvements for property within Tax Zone 1 of CFD No. 2015-1.

Ordinance No. 537, adopted on January 13, 2016, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2015-1 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rates and Method of Apportionment of Special Tax (the "Rates and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within Tax Zone 1 of CFD No. 2015-1, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT *tm*

A special tax will be levied on parcels within Tax Zone 1 of CFD No. 2015-1, as set forth in Exhibit A of the Resolution, in the amount of \$168.50 per residential unit in fiscal year 2021-22 to fund the cost of the authorized municipal maintenance services. This reflects a 2.0% increase from the fiscal year 2020-21 amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rates and Method.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution levying special taxes to be collected during FY 2021-22 to pay the annual cost of municipal maintenance services within CFD No. 2015-1.

ATTACHMENTS

1. Resolution (w/Exhibit A)
2. Assessment Diagram



RESOLUTION NO.**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22 TO PAY THE ANNUAL COST OF MUNICIPAL MAINTENANCE SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES) OF THE CITY OF SANTEE**

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of the annual cost of the maintenance of municipal maintenance services, within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by Resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2021-22 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 537.

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

Section 1. The above recitals are all true and correct.

Section 2. Special taxes shall be and are hereby levied for the 2021-22 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2021-22 to pay the annual cost of the municipal maintenance services within the District is \$1,685.00. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

Section 3. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This Resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

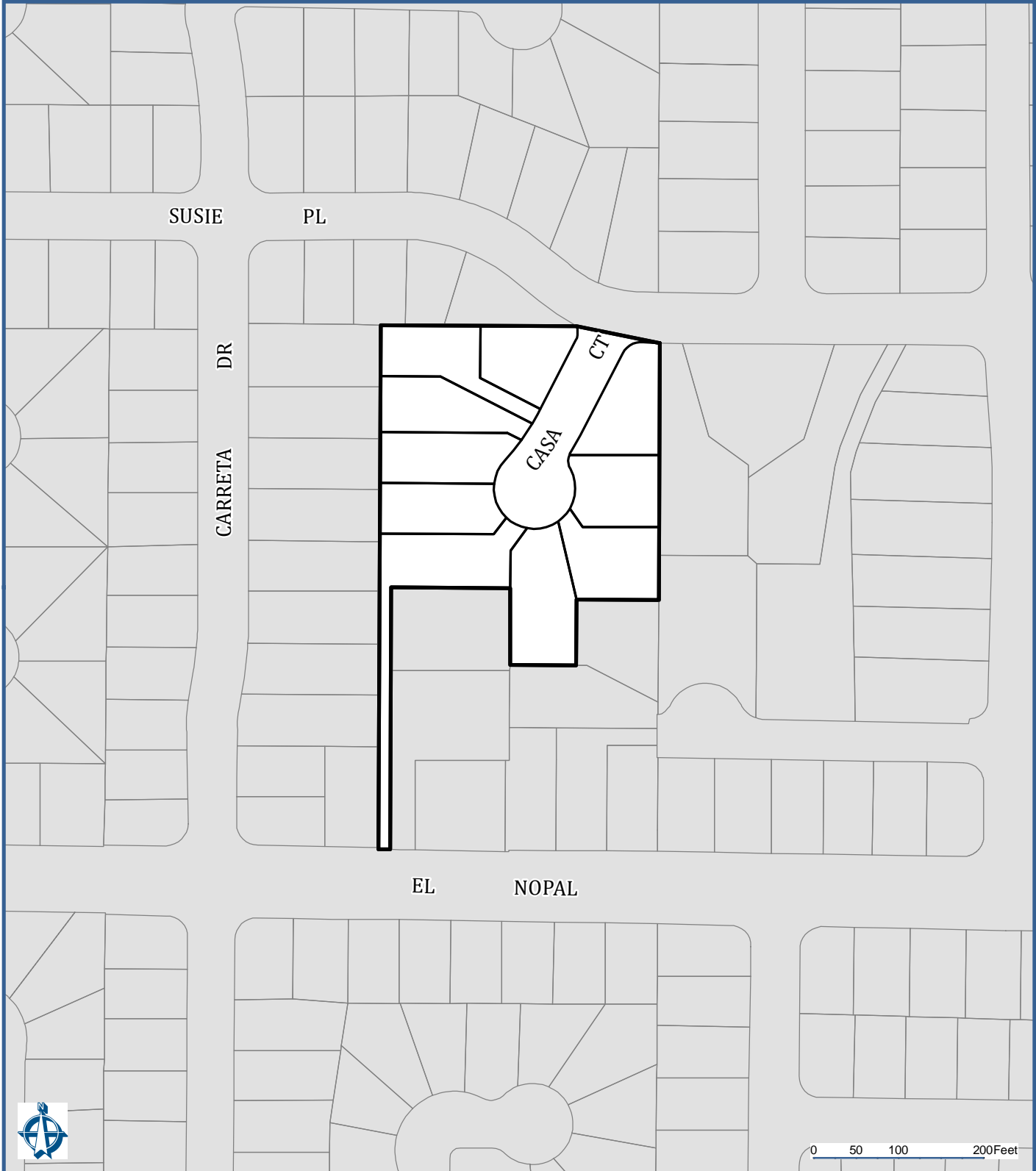
Attachment: Exhibit A

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2015-1 (MUNICIPAL MAINTENANCE SERVICES)

APN	LEVY AMOUNT
3817500100	\$168.50
3817500200	\$168.50
3817500300	\$168.50
3817500400	\$168.50
3817500500	\$168.50
3817500600	\$168.50
3817500700	\$168.50
3817500800	\$168.50
3817500900	\$168.50
3817501000	\$168.50
Total	\$1,685.00



CITY OF SANTEE BOUNDARY MAP

**COMMUNITY FACILITIES DISTRICT NO. 2015-1
(MUNICIPAL MAINTENANCE SERVICES)**

Attachment 2



MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22 TO PAY COSTS RELATED TO THE AUTHORIZED PUBLIC IMPROVEMENTS WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE) OF THE CITY OF SANTEE

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

SUMMARY

The City Council established Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee ("CFD No. 2017-1") to provide a funding mechanism for various public improvements in connection with the Weston development project.

Ordinance No. 548, adopted on October 11, 2017, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2017-1 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rate and Method of Apportionment of Special Tax (the "Rate and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within CFD No. 2017-1, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT *m*

A special tax will be levied on parcels within CFD No. 2017-1, as set forth in Exhibit A of the Resolution, for a total levy amount of \$555,108.34 to fund costs related to the authorized public improvements, including debt service, District administration and maintaining a reserve fund. This reflects a \$2,748.84 increase from the FY 2020-21 total levy amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rate and Method.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution levying special taxes to be collected during FY 2021-22 to pay costs related to the authorized public improvements within CFD No. 2017-1.

ATTACHMENTS

1. Resolution (w/Exhibit A)
2. Assessment Diagram



RESOLUTION NO.**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22
TO PAY COSTS RELATED TO THE AUTHORIZED PUBLIC IMPROVEMENTS
WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON
INFRASTRUCTURE) OF THE CITY OF SANTEE**

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of costs related to the authorized public improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by Resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2021-22 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 548.

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

Section 1. The above recitals are all true and correct.

Section 2. Special taxes shall be and are hereby levied for the 2021-22 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2021-22 to pay the costs related to the authorized public improvements is \$555,108.34. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

Section 3. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This Resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660510100	\$1,509.48
3660510200	\$1,677.68
3660510300	\$1,257.16
3660510400	\$1,509.48
3660510500	\$1,509.48
3660510600	\$1,341.26
3660510700	\$1,341.26
3660510800	\$1,341.26
3660510900	\$1,341.26
3660511000	\$1,257.16
3660511100	\$1,341.26
3660512800	\$1,677.68
3660512900	\$1,593.58
3660513000	\$1,677.68
3660513100	\$1,593.58
3660513200	\$1,677.68
3660516000	\$1,509.48
3660516100	\$1,677.68
3660516200	\$1,677.68
3660516300	\$1,593.58
3660516400	\$1,509.48
3660516500	\$1,593.58
3660516600	\$1,677.68
3660516700	\$1,593.58
3660516800	\$1,509.48
3660516900	\$1,593.58
3660517000	\$1,677.68
3660517100	\$1,509.48
3660517200	\$1,677.68
3660517300	\$1,593.58
3660517400	\$1,677.68
3660517500	\$1,509.48
3660517600	\$1,509.48
3660517700	\$1,677.68
3660517800	\$1,593.58
3660517900	\$1,677.68
3660518000	\$1,509.48
3660518100	\$1,677.68

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660518200	\$1,593.58
3660518300	\$1,677.68
3660518400	\$1,593.58
3660518500	\$1,677.68
3660518600	\$1,509.48
3660518700	\$1,593.58
3660518800	\$1,677.68
3660518900	\$1,509.48
3660519000	\$1,593.58
3660519100	\$1,509.48
3660519200	\$1,593.58
3660519300	\$1,509.48
3660519400	\$1,593.58
3660519500	\$1,677.68
3660521600	\$1,677.68
3660521700	\$1,257.16
3660521800	\$1,509.48
3660521900	\$1,677.68
3660522000	\$1,509.48
3660522100	\$1,677.68
3660522200	\$1,593.58
3660532700	\$1,677.68
3660533400	\$1,677.68
3660533500	\$1,593.58
3660533600	\$1,257.16
3660533700	\$1,593.58
3660533800	\$1,509.48
3660533900	\$1,593.58
3660534000	\$1,677.68
3660534100	\$1,257.16
3660534200	\$1,677.68
3660534300	\$1,509.48
3660534400	\$1,677.68
3660534500	\$1,257.16
3660534600	\$1,677.68
3660534700	\$1,677.68
3660534800	\$1,257.16
3660534900	\$1,509.48

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660535000	\$1,677.68
3660535100	\$1,257.16
3660535200	\$1,677.68
3660535300	\$1,593.58
3660535400	\$1,509.48
3660535500	\$1,257.16
3660535600	\$1,509.48
3660535700	\$1,593.58
3660535800	\$1,677.68
3660535900	\$1,257.16
3660904601	\$1,173.04
3660904602	\$1,088.94
3660904603	\$1,173.04
3660904604	\$1,173.04
3660904605	\$1,088.94
3660904606	\$1,173.04
3660904607	\$1,173.04
3660904608	\$1,173.04
3660904609	\$1,088.94
3660904610	\$1,173.04
3660904611	\$1,173.04
3660904612	\$1,173.04
3660904613	\$1,173.04
3660904614	\$1,088.94
3660904615	\$1,173.04
3660904616	\$1,173.04
3660904617	\$1,173.04
3660904618	\$1,173.04
3660904619	\$1,173.04
3660904620	\$1,173.04
3660904621	\$1,088.94
3660904622	\$1,173.04
3660904623	\$1,173.04
3660904624	\$1,173.04
3660904625	\$1,173.04
3660904626	\$1,088.94
3660904627	\$1,173.04
3660904628	\$1,173.04

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660904629	\$1,173.04
3660904630	\$1,088.94
3660904631	\$1,173.04
3660904632	\$1,173.04
3660904633	\$1,088.94
3660904634	\$1,173.04
3660904635	\$1,088.94
3660904636	\$1,173.04
3660904637	\$1,173.04
3660904638	\$1,173.04
3660904639	\$1,088.94
3660904640	\$1,173.04
3660904641	\$1,088.94
3660904642	\$1,173.04
3660904643	\$1,088.94
3660904644	\$1,173.04
3660904645	\$1,088.94
3660904646	\$1,173.04
3660904647	\$1,088.94
3660904648	\$1,173.04
3660904649	\$1,173.04
3660904650	\$1,173.04
3660904651	\$1,088.94
3660904652	\$1,173.04
3660904653	\$1,173.04
3660904654	\$1,088.94
3660904655	\$1,088.94
3660904656	\$1,173.04
3660904657	\$1,173.04
3660904658	\$1,173.04
3660904659	\$1,173.04
3660904660	\$1,088.94
3660904661	\$1,173.04
3660904662	\$1,173.04
3660904663	\$1,173.04
3660904664	\$1,088.94
3660904665	\$1,173.04
3660904666	\$1,088.94

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

<u>APN</u>	<u>LEVY AMOUNT</u>
3660904667	\$1,088.94
3660904668	\$1,173.04
3660904669	\$1,173.04
3660904670	\$1,173.04
3660904671	\$1,173.04
3660904672	\$1,088.94
3660904673	\$1,173.04
3660904674	\$1,173.04
3660904675	\$1,088.94
3660904676	\$1,173.04
3660904677	\$1,088.94
3660904678	\$1,173.04
3660904679	\$1,173.04
3660904701	\$1,173.04
3660904702	\$1,088.94
3660904703	\$1,173.04
3660904704	\$1,173.04
3660904705	\$1,088.94
3660904706	\$1,173.04
3660904707	\$1,088.94
3660904708	\$1,173.04
3660904709	\$1,173.04
3660904710	\$1,173.04
3660904711	\$1,173.04
3660904712	\$1,088.94
3660904713	\$1,173.04
3660904714	\$1,173.04
3660904715	\$1,173.04
3660904716	\$1,173.04
3660904717	\$1,173.04
3660904718	\$1,088.94
3660904719	\$1,173.04
3660904720	\$1,088.94
3660904721	\$1,173.04
3660904722	\$1,173.04
3660904723	\$1,173.04
3660904724	\$1,173.04
3660904725	\$1,088.94

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660904726	\$1,173.04
3660904727	\$1,088.94
3660904728	\$1,173.04
3660904729	\$1,173.04
3660904730	\$1,088.94
3660904731	\$1,173.04
3660904732	\$1,173.04
3660904733	\$1,088.94
3660904734	\$1,173.04
3660904735	\$1,088.94
3660904736	\$1,173.04
3660904737	\$1,088.94
3660904738	\$1,173.04
3660904739	\$1,173.04
3660904740	\$1,173.04
3660904741	\$1,088.94
3660904742	\$1,173.04
3660904743	\$1,088.94
3660904744	\$1,173.04
3660904745	\$1,173.04
3660904746	\$1,088.94
3660904747	\$1,088.94
3660904748	\$1,173.04
3660904749	\$1,173.04
3660904750	\$1,173.04
3660904751	\$1,173.04
3660904752	\$1,173.04
3660904753	\$1,173.04
3660904754	\$1,173.04
3660904755	\$1,088.94
3660904756	\$1,088.94
3660904757	\$1,173.04
3660904758	\$1,173.04
3660904759	\$1,173.04
3660904760	\$1,173.04
3660904761	\$1,088.94
3660904762	\$1,173.04
3660904763	\$1,173.04

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660910100	\$1,257.16
3660910200	\$1,341.26
3660910300	\$1,257.16
3660910400	\$1,341.26
3660910500	\$1,341.26
3660910600	\$1,425.36
3660910700	\$1,341.26
3660910800	\$1,341.26
3660910900	\$1,509.48
3660911000	\$1,593.58
3660911100	\$1,677.68
3660911200	\$1,257.16
3660911300	\$1,257.16
3660911400	\$1,593.58
3660911500	\$1,257.16
3660911600	\$1,593.58
3660911700	\$1,509.48
3660911800	\$1,509.48
3660911900	\$1,677.68
3660912000	\$1,257.16
3660912100	\$1,257.16
3660912200	\$1,677.68
3660912300	\$1,593.58
3660912400	\$1,257.16
3660912500	\$1,677.68
3660912600	\$1,257.16
3660912700	\$1,593.58
3660920100	\$1,593.58
3660920200	\$1,677.68
3660920300	\$1,593.58
3660920400	\$1,509.48
3660920500	\$1,593.58
3660920600	\$1,677.68
3660920700	\$1,341.26
3660920800	\$1,257.16
3660920900	\$1,509.48
3660921000	\$1,677.68
3660921100	\$1,257.16

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

<u>APN</u>	<u>LEVY AMOUNT</u>
3660921200	\$1,257.16
3660921300	\$1,257.16
3660921400	\$1,341.26
3660921500	\$1,341.26
3660921600	\$1,341.26
3660921700	\$1,341.26
3660921800	\$1,257.16
3660921900	\$1,341.26
3660922000	\$1,341.26
3660922100	\$1,341.26
3660922200	\$1,341.26
3660922300	\$1,341.26
3660922400	\$1,341.26
3660922500	\$1,257.16
3660922600	\$1,257.16
3660922700	\$1,341.26
3660922800	\$1,341.26
3660922900	\$1,341.26
3660923000	\$1,341.26
3660923100	\$1,341.26
3660923200	\$1,341.26
3660923300	\$1,341.26
3660923400	\$1,257.16
3660923500	\$1,341.26
3660923600	\$1,341.26
3660923700	\$1,257.16
3660923800	\$1,341.26
3660923900	\$1,341.26
3660924000	\$1,341.26
3660924100	\$1,341.26
3660924200	\$1,257.16
3660924300	\$1,341.26
3660924400	\$1,341.26
3660924500	\$1,341.26
3660924600	\$1,425.36
3660924700	\$1,341.26
3660924800	\$1,425.36
3660924900	\$1,341.26

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660925000	\$1,341.26
3660925100	\$1,341.26
3660925200	\$1,425.36
3660925300	\$1,425.36
3660925400	\$1,341.26
3660925500	\$1,341.26
3660925600	\$1,341.26
3660925700	\$1,425.36
3660925800	\$1,341.26
3660925900	\$1,341.26
3660926000	\$1,341.26
3660926100	\$1,425.36
3660926200	\$1,341.26
3660926300	\$1,425.36
3660926400	\$1,341.26
3660926500	\$1,341.26
3660926600	\$1,341.26
3660926700	\$1,425.36
3660926800	\$1,341.26
3660926900	\$1,341.26
3660927000	\$1,341.26
3660930100	\$1,341.26
3660930200	\$1,341.26
3660930300	\$1,341.26
3660930400	\$1,341.26
3660930500	\$1,257.16
3660930600	\$1,341.26
3660930700	\$1,677.68
3660930800	\$1,677.68
3660930900	\$1,593.58
3660931000	\$1,677.68
3660931100	\$1,341.26
3660931200	\$1,677.68
3660931300	\$1,509.48
3660931400	\$1,425.36
3660931500	\$1,341.26
3660931600	\$1,341.26
3660931700	\$1,425.36

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

APN	LEVY AMOUNT
3660931800	\$1,341.26
3660931900	\$1,341.26
3660932000	\$1,425.36
3660932100	\$1,341.26
3660932200	\$1,341.26
3660932300	\$1,341.26
3660932400	\$1,425.36
3660932500	\$1,425.36
3660932600	\$1,341.26
3660932700	\$1,425.36
3660932800	\$1,341.26
3660932900	\$1,425.36
3660933000	\$1,341.26
3660933100	\$1,425.36
3660933200	\$1,341.26
3660933300	\$1,341.26
3660933400	\$1,341.26
3660933500	\$1,341.26
3660933600	\$1,257.16
3660933700	\$1,341.26
3660933800	\$1,257.16
3660933900	\$1,341.26
3660934000	\$1,341.26
3660934100	\$1,341.26
3660934200	\$1,257.16
3660934300	\$1,341.26
3660934400	\$1,341.26
3660934500	\$1,341.26
3660940100	\$1,509.48
3660940200	\$1,677.68
3660940300	\$1,257.16
3660940400	\$1,593.58
3660940500	\$1,677.68
3660940600	\$1,257.16
3660940700	\$1,257.16
3660940800	\$1,593.58
3660940900	\$1,677.68
3660941000	\$1,257.16

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (WESTON INFRASTRUCTURE)

<u>APN</u>	<u>LEVY AMOUNT</u>
3660941100	\$1,677.68
3660941200	\$1,257.16
3660941300	\$1,341.26
3660941400	\$1,341.26
3660941500	\$1,425.36
3660941600	\$1,341.26
3660941700	\$1,425.36
3660941800	\$1,341.26
3660941900	\$1,425.36
3660942000	\$1,341.26
3660942100	\$1,341.26
3660942200	\$1,425.36
3660942300	\$1,341.26
3660942400	\$1,341.26
3660942500	\$1,425.36
3660942600	\$1,341.26
3660942700	\$1,257.16
3660942800	\$1,257.16
3660942900	\$1,341.26
3660943000	\$1,341.26
3660943100	\$1,341.26
3660943200	\$1,257.16
3660943300	\$1,341.26
3660943400	\$1,341.26
3660943500	\$1,341.26
3660943600	\$1,341.26
3660943700	\$1,341.26
3660943800	\$1,341.26
3660943900	\$1,341.26
3660944000	\$1,341.26
3660944100	\$1,341.26
3660944200	\$1,341.26
3660944300	\$1,341.26
3660944400	\$1,257.16
3660944500	\$1,341.26
Total	\$555,108.34

MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22 TO PAY THE ANNUAL COST OF MUNICIPAL SERVICES WITHIN COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY OF SANTEE

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

SUMMARY

The City Council established Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee ("CFD No. 2017-2") to provide a funding mechanism to meet the incremental cost of public services necessitated as a result of the Weston development project.

Ordinance No. 549, adopted on October 11, 2017, authorized the City Council, by resolution, to annually determine the special tax to be levied within CFD No. 2017-2 for the then current tax year or future tax years provided that the special tax to be levied shall not exceed the maximum special tax authorized in the Rate and Method of Apportionment of Special Tax (the "Rate and Method").

Staff requests City Council to adopt the Resolution and direct the Director of Finance to remit the certified resolution to the County of San Diego Auditor and Controller, with a request that the special taxes be collected on the tax bills for parcels within CFD No. 2017-2, along with the ordinary ad valorem property taxes to be levied on and collected from the owners of said parcels.

FINANCIAL STATEMENT *TM*

A special tax will be levied on parcels within CFD No. 2017-2, as set forth in Exhibit A of the Resolution, in the amount of \$312.74 per developed residential unit in fiscal year 2021-22 to fund the incremental cost of municipal services. This reflects a 3.5% increase from the fiscal year 2020-21 amount. Such special taxes to be levied do not exceed the maximum special tax authorized in the Rate and Method.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the attached Resolution levying special taxes to be collected during FY 2021-22 to pay the annual cost of municipal services for properties within CFD No. 2017-2.

ATTACHMENTS

1. Resolution (w/Exhibit A)
2. Assessment Diagram



RESOLUTION NO.**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2021-22
TO PAY THE ANNUAL COST OF MUNICIPAL SERVICES WITHIN COMMUNITY
FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES) OF THE CITY
OF SANTEE**

WHEREAS, it is necessary that the City Council of the City of Santee (the "City") levy special taxes pursuant to Section 53340 of the California Government Code for the payment of the annual cost of municipal services, within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee, County of San Diego, State of California (the "District") and in the surrounding area, and for the payment of administrative expenses incurred in connection with the levy and collection of said special taxes; and

WHEREAS, pursuant to Section 53340 of the Government Code, the City Council may by Resolution provide for the levy of special taxes on parcels of taxable property in the District at a rate provided by ordinance or at a lower rate; and

WHEREAS, the rates of the special taxes that will be levied on the taxable parcels for fiscal year 2021-22 will not exceed the maximum rates of the special taxes as provided by Ordinance No. 549.

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

Section 1. The above recitals are all true and correct.

Section 2. Special taxes shall be and are hereby levied for the 2021-22 fiscal year on all taxable parcels of real property within the District which are subject to taxation, which are identified in Exhibit A attached hereto, and in the amount set forth for each such parcel in said Exhibit A. The total amount of the special taxes which shall be levied in fiscal year 2021-22 to pay the annual cost of the municipal services within the District is \$129,787.10. Such total amount includes a portion of the amount of the special taxes which shall be levied to pay administrative expenses during that fiscal year. Pursuant to Section 53340 of the California Government Code, such special taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes.

Section 3. The Director of Finance shall immediately, following adoption of this Resolution, transmit a copy hereof to the San Diego County Auditor and Controller together with a request that the special taxes as levied hereby be collected on the tax bills for the parcels identified in Exhibit A hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the owners of said parcels. City staff and consultants are hereby authorized and directed to take all such necessary and further actions to carry out the directives and requirements of this Resolution.

RESOLUTION NO.

Section 4. This Resolution shall become effective upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660510100	\$312.74
3660510200	\$312.74
3660510300	\$312.74
3660510400	\$312.74
3660510500	\$312.74
3660510600	\$312.74
3660510700	\$312.74
3660510800	\$312.74
3660510900	\$312.74
3660511000	\$312.74
3660511100	\$312.74
3660512800	\$312.74
3660512900	\$312.74
3660513000	\$312.74
3660513100	\$312.74
3660513200	\$312.74
3660516000	\$312.74
3660516100	\$312.74
3660516200	\$312.74
3660516300	\$312.74
3660516400	\$312.74
3660516500	\$312.74
3660516600	\$312.74
3660516700	\$312.74
3660516800	\$312.74
3660516900	\$312.74
3660517000	\$312.74
3660517100	\$312.74
3660517200	\$312.74
3660517300	\$312.74
3660517400	\$312.74
3660517500	\$312.74
3660517600	\$312.74
3660517700	\$312.74
3660517800	\$312.74
3660517900	\$312.74
3660518000	\$312.74
3660518100	\$312.74

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)

APN	LEVY AMOUNT
3660518200	\$312.74
3660518300	\$312.74
3660518400	\$312.74
3660518500	\$312.74
3660518600	\$312.74
3660518700	\$312.74
3660518800	\$312.74
3660518900	\$312.74
3660519000	\$312.74
3660519100	\$312.74
3660519200	\$312.74
3660519300	\$312.74
3660519400	\$312.74
3660519500	\$312.74
3660521600	\$312.74
3660521700	\$312.74
3660521800	\$312.74
3660521900	\$312.74
3660522000	\$312.74
3660522100	\$312.74
3660522200	\$312.74
3660532700	\$312.74
3660533400	\$312.74
3660533500	\$312.74
3660533600	\$312.74
3660533700	\$312.74
3660533800	\$312.74
3660533900	\$312.74
3660534000	\$312.74
3660534100	\$312.74
3660534200	\$312.74
3660534300	\$312.74
3660534400	\$312.74
3660534500	\$312.74
3660534600	\$312.74
3660534700	\$312.74
3660534800	\$312.74
3660534900	\$312.74

EXHIBIT A

CITY OF SANTEE

COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)

<u>APN</u>	<u>LEVY AMOUNT</u>
3660535000	\$312.74
3660535100	\$312.74
3660535200	\$312.74
3660535300	\$312.74
3660535400	\$312.74
3660535500	\$312.74
3660535600	\$312.74
3660535700	\$312.74
3660535800	\$312.74
3660535900	\$312.74
3660904601	\$312.74
3660904602	\$312.74
3660904603	\$312.74
3660904604	\$312.74
3660904605	\$312.74
3660904606	\$312.74
3660904607	\$312.74
3660904608	\$312.74
3660904609	\$312.74
3660904610	\$312.74
3660904611	\$312.74
3660904612	\$312.74
3660904613	\$312.74
3660904614	\$312.74
3660904615	\$312.74
3660904616	\$312.74
3660904617	\$312.74
3660904618	\$312.74
3660904619	\$312.74
3660904620	\$312.74
3660904621	\$312.74
3660904622	\$312.74
3660904623	\$312.74
3660904624	\$312.74
3660904625	\$312.74
3660904626	\$312.74
3660904627	\$312.74
3660904628	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660904629	\$312.74
3660904630	\$312.74
3660904631	\$312.74
3660904632	\$312.74
3660904633	\$312.74
3660904634	\$312.74
3660904635	\$312.74
3660904636	\$312.74
3660904637	\$312.74
3660904638	\$312.74
3660904639	\$312.74
3660904640	\$312.74
3660904641	\$312.74
3660904642	\$312.74
3660904643	\$312.74
3660904644	\$312.74
3660904645	\$312.74
3660904646	\$312.74
3660904647	\$312.74
3660904648	\$312.74
3660904649	\$312.74
3660904650	\$312.74
3660904651	\$312.74
3660904652	\$312.74
3660904653	\$312.74
3660904654	\$312.74
3660904655	\$312.74
3660904656	\$312.74
3660904657	\$312.74
3660904658	\$312.74
3660904659	\$312.74
3660904660	\$312.74
3660904661	\$312.74
3660904662	\$312.74
3660904663	\$312.74
3660904664	\$312.74
3660904665	\$312.74
3660904666	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660904667	\$312.74
3660904668	\$312.74
3660904669	\$312.74
3660904670	\$312.74
3660904671	\$312.74
3660904672	\$312.74
3660904673	\$312.74
3660904674	\$312.74
3660904675	\$312.74
3660904676	\$312.74
3660904677	\$312.74
3660904678	\$312.74
3660904679	\$312.74
3660904701	\$312.74
3660904702	\$312.74
3660904703	\$312.74
3660904704	\$312.74
3660904705	\$312.74
3660904706	\$312.74
3660904707	\$312.74
3660904708	\$312.74
3660904709	\$312.74
3660904710	\$312.74
3660904711	\$312.74
3660904712	\$312.74
3660904713	\$312.74
3660904714	\$312.74
3660904715	\$312.74
3660904716	\$312.74
3660904717	\$312.74
3660904718	\$312.74
3660904719	\$312.74
3660904720	\$312.74
3660904721	\$312.74
3660904722	\$312.74
3660904723	\$312.74
3660904724	\$312.74
3660904725	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660904726	\$312.74
3660904727	\$312.74
3660904728	\$312.74
3660904729	\$312.74
3660904730	\$312.74
3660904731	\$312.74
3660904732	\$312.74
3660904733	\$312.74
3660904734	\$312.74
3660904735	\$312.74
3660904736	\$312.74
3660904737	\$312.74
3660904738	\$312.74
3660904739	\$312.74
3660904740	\$312.74
3660904741	\$312.74
3660904742	\$312.74
3660904743	\$312.74
3660904744	\$312.74
3660904745	\$312.74
3660904746	\$312.74
3660904747	\$312.74
3660904748	\$312.74
3660904749	\$312.74
3660904750	\$312.74
3660904751	\$312.74
3660904752	\$312.74
3660904753	\$312.74
3660904754	\$312.74
3660904755	\$312.74
3660904756	\$312.74
3660904757	\$312.74
3660904758	\$312.74
3660904759	\$312.74
3660904760	\$312.74
3660904761	\$312.74
3660904762	\$312.74
3660904763	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660910100	\$312.74
3660910200	\$312.74
3660910300	\$312.74
3660910400	\$312.74
3660910500	\$312.74
3660910600	\$312.74
3660910700	\$312.74
3660910800	\$312.74
3660910900	\$312.74
3660911000	\$312.74
3660911100	\$312.74
3660911200	\$312.74
3660911300	\$312.74
3660911400	\$312.74
3660911500	\$312.74
3660911600	\$312.74
3660911700	\$312.74
3660911800	\$312.74
3660911900	\$312.74
3660912000	\$312.74
3660912100	\$312.74
3660912200	\$312.74
3660912300	\$312.74
3660912400	\$312.74
3660912500	\$312.74
3660912600	\$312.74
3660912700	\$312.74
3660920100	\$312.74
3660920200	\$312.74
3660920300	\$312.74
3660920400	\$312.74
3660920500	\$312.74
3660920600	\$312.74
3660920700	\$312.74
3660920800	\$312.74
3660920900	\$312.74
3660921000	\$312.74
3660921100	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660921200	\$312.74
3660921300	\$312.74
3660921400	\$312.74
3660921500	\$312.74
3660921600	\$312.74
3660921700	\$312.74
3660921800	\$312.74
3660921900	\$312.74
3660922000	\$312.74
3660922100	\$312.74
3660922200	\$312.74
3660922300	\$312.74
3660922400	\$312.74
3660922500	\$312.74
3660922600	\$312.74
3660922700	\$312.74
3660922800	\$312.74
3660922900	\$312.74
3660923000	\$312.74
3660923100	\$312.74
3660923200	\$312.74
3660923300	\$312.74
3660923400	\$312.74
3660923500	\$312.74
3660923600	\$312.74
3660923700	\$312.74
3660923800	\$312.74
3660923900	\$312.74
3660924000	\$312.74
3660924100	\$312.74
3660924200	\$312.74
3660924300	\$312.74
3660924400	\$312.74
3660924500	\$312.74
3660924600	\$312.74
3660924700	\$312.74
3660924800	\$312.74
3660924900	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

<u>APN</u>	<u>LEVY AMOUNT</u>
3660925000	\$312.74
3660925100	\$312.74
3660925200	\$312.74
3660925300	\$312.74
3660925400	\$312.74
3660925500	\$312.74
3660925600	\$312.74
3660925700	\$312.74
3660925800	\$312.74
3660925900	\$312.74
3660926000	\$312.74
3660926100	\$312.74
3660926200	\$312.74
3660926300	\$312.74
3660926400	\$312.74
3660926500	\$312.74
3660926600	\$312.74
3660926700	\$312.74
3660926800	\$312.74
3660926900	\$312.74
3660927000	\$312.74
3660930100	\$312.74
3660930200	\$312.74
3660930300	\$312.74
3660930400	\$312.74
3660930500	\$312.74
3660930600	\$312.74
3660930700	\$312.74
3660930800	\$312.74
3660930900	\$312.74
3660931000	\$312.74
3660931100	\$312.74
3660931200	\$312.74
3660931300	\$312.74
3660931400	\$312.74
3660931500	\$312.74
3660931600	\$312.74
3660931700	\$312.74

EXHIBIT A

CITY OF SANTEE

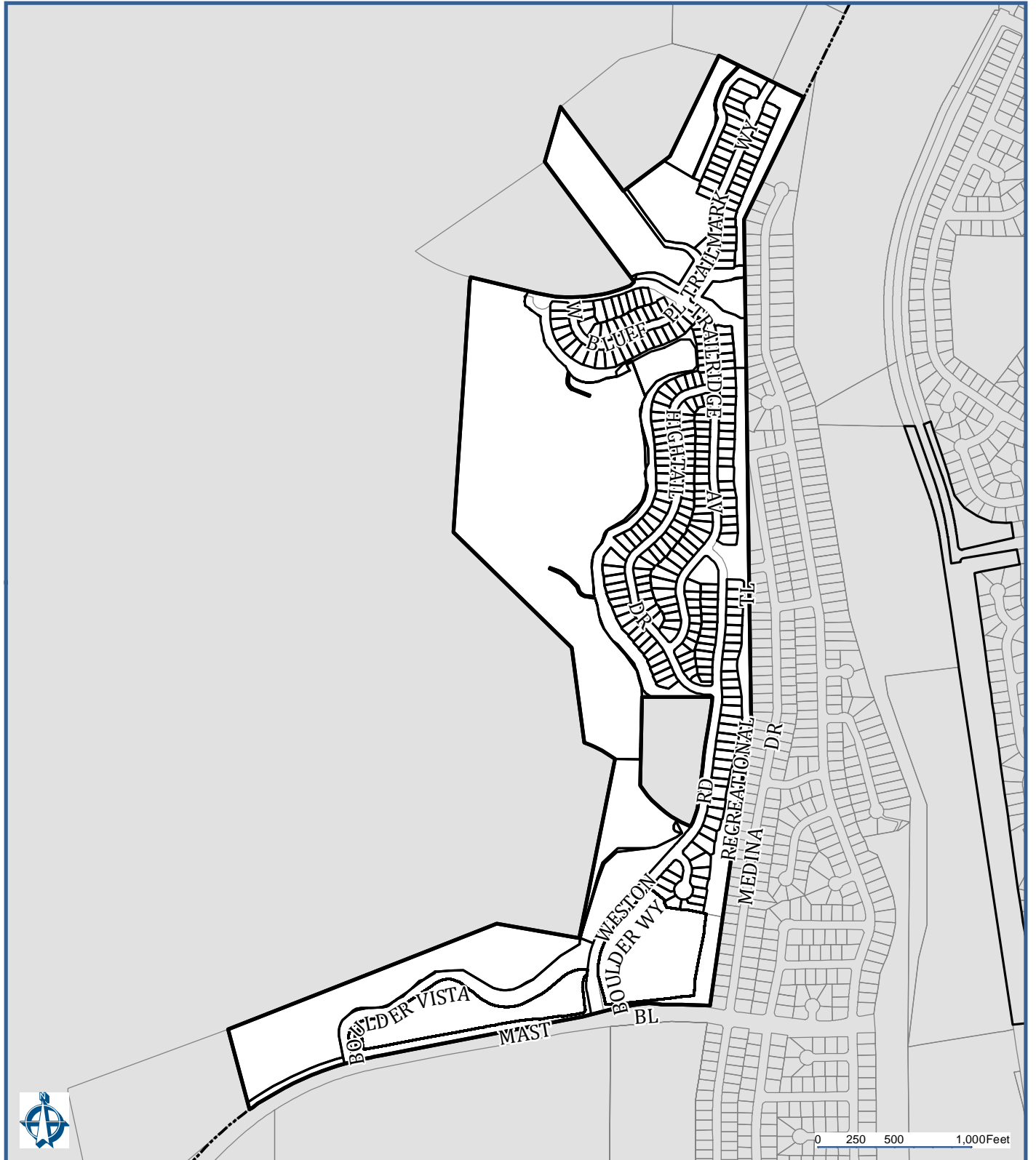
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)

<u>APN</u>	<u>LEVY AMOUNT</u>
3660931800	\$312.74
3660931900	\$312.74
3660932000	\$312.74
3660932100	\$312.74
3660932200	\$312.74
3660932300	\$312.74
3660932400	\$312.74
3660932500	\$312.74
3660932600	\$312.74
3660932700	\$312.74
3660932800	\$312.74
3660932900	\$312.74
3660933000	\$312.74
3660933100	\$312.74
3660933200	\$312.74
3660933300	\$312.74
3660933400	\$312.74
3660933500	\$312.74
3660933600	\$312.74
3660933700	\$312.74
3660933800	\$312.74
3660933900	\$312.74
3660934000	\$312.74
3660934100	\$312.74
3660934200	\$312.74
3660934300	\$312.74
3660934400	\$312.74
3660934500	\$312.74
3660940100	\$312.74
3660940200	\$312.74
3660940300	\$312.74
3660940400	\$312.74
3660940500	\$312.74
3660940600	\$312.74
3660940700	\$312.74
3660940800	\$312.74
3660940900	\$312.74
3660941000	\$312.74

EXHIBIT A

**CITY OF SANTEE
COMMUNITY FACILITIES DISTRICT NO. 2017-2 (WESTON MUNICIPAL SERVICES)**

APN	LEVY AMOUNT
3660941100	\$312.74
3660941200	\$312.74
3660941300	\$312.74
3660941400	\$312.74
3660941500	\$312.74
3660941600	\$312.74
3660941700	\$312.74
3660941800	\$312.74
3660941900	\$312.74
3660942000	\$312.74
3660942100	\$312.74
3660942200	\$312.74
3660942300	\$312.74
3660942400	\$312.74
3660942500	\$312.74
3660942600	\$312.74
3660942700	\$312.74
3660942800	\$312.74
3660942900	\$312.74
3660943000	\$312.74
3660943100	\$312.74
3660943200	\$312.74
3660943300	\$312.74
3660943400	\$312.74
3660943500	\$312.74
3660943600	\$312.74
3660943700	\$312.74
3660943800	\$312.74
3660943900	\$312.74
3660944000	\$312.74
3660944100	\$312.74
3660944200	\$312.74
3660944300	\$312.74
3660944400	\$312.74
3660944500	\$312.74
Total	\$129,787.10



CITY OF SANTEE BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2017-2
(WESTON MUNICIPAL SERVICES)

Attachment 2

MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
LEVYING CHARGES FOR FIRE SUPPRESSION SERVICE ("FIRE BENEFIT FEE") FOR FISCAL YEAR 2021-22

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

SUMMARY

The Fire Benefit Fee was established in 1980 when it was approved by the voters of the Santee Fire Protection District. The maximum charge allowed under the measure was reached in 1993, resulting in an annual charge to residential properties of \$41.00 per dwelling unit and an annual maximum charge to commercial/industrial properties of \$492.00 per building.

The attached resolution is required to be adopted by the City Council in order to place the Fire Benefit Fee levy on the FY 2021-22 property tax roll.

FINANCIAL STATEMENT *tm*

Approximately \$1,115,741.64 is expected to be received in FY 2021-22 as a result of the Fire Benefit Fee levy. This represents a \$7,058.74 increase from the FY 2020-21 levy.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *SMAB*

Adopt the attached Resolution levying charges for fire suppression service for FY 2021-22.

ATTACHMENT

Resolution

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, LEVYING CHARGES FOR FIRE SUPPRESSION
SERVICE FOR FISCAL YEAR 2021-22**

WHEREAS, a proposition authorizing the levying of charges for fire suppression service pursuant to Government Code Sections 53972-77 was approved by the voters of the Santee Fire Protection District at an election held on April 9, 1980; and

WHEREAS, the Santee Fire Protection District merged with the City of Santee on April 8, 1985, with the City of Santee assuming full financial responsibility for the former Fire Protection District, to include the ability to levy the assessment for fire suppression service; and

WHEREAS, the City Council of the City of Santee desires to levy charges for fire suppression service for Fiscal Year 2021-22.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee, California, approves the levying of annual fire suppression service charges for Fiscal Year 2021-22 in the amount of \$4.10 per benefit unit, which equates to an annual charge of \$41.00 per residential dwelling unit and a maximum charge of \$492.00 per commercial/industrial building, and that all benefit receipts shall be used exclusively to provide fire suppression services.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of July 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE SHARP MEDICAL OFFICE BUILDING PROJECT (IP2018-04) AS COMPLETE.
LOCATION: 8701 CUYAMACA STREET

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council accept the public improvements constructed as part of the Sharp Medical Office Building project, IP2018-04, located at 8701 Cuyamaca Street. The public improvements constructed by Sharp Healthcare include pavement, sidewalk, curb and gutter, driveways, and right turn pocket along Cuyamaca Street.

The public improvements are completed and ready for acceptance and incorporation into the City maintained street system. All required public improvements have been constructed in accordance with the Resolution of Approval (Resolution No. 049-2018), the accepted plans and to the satisfaction of the Director of Development Services.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of development review approval. The Negative Declaration was adopted on May 23, 2018 and the Notice of Determination was filed with the San Diego County Clerk.


FINANCIAL STATEMENT



Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION



Adopt the attached Resolution accepting the public improvements as complete, directing the City Clerk to release 90 percent of the faithful performance bond and to retain 10 percent for 12 months as a warranty bond, and to retain the labor and material bond for six months.

ATTACHMENTS

Resolution
Vicinity Map
Location of Improvements Exhibit

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE SHARP MEDICAL OFFICE
BUILDING PROJECT (IP 2018-04) AS COMPLETE.
LOCATION: 8701 CUYAMACA STREET**

WHEREAS, Sharp Healthcare, the developer of the Sharp Medical Office Building project, entered into a public improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements on Cuyamaca Street and Buena Vista Avenue are constructed according to the improvement agreement, accepted plans, and to the satisfaction of the Director of Development Services.

NOW, THEREFORE BE IT RESOLVED that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

BE IT FURTHER RESOLVED that the City Council does hereby direct the City Clerk to retain ten percent of the faithful performance bond for twelve months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Development Services.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of July 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

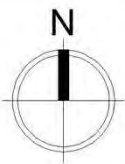
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

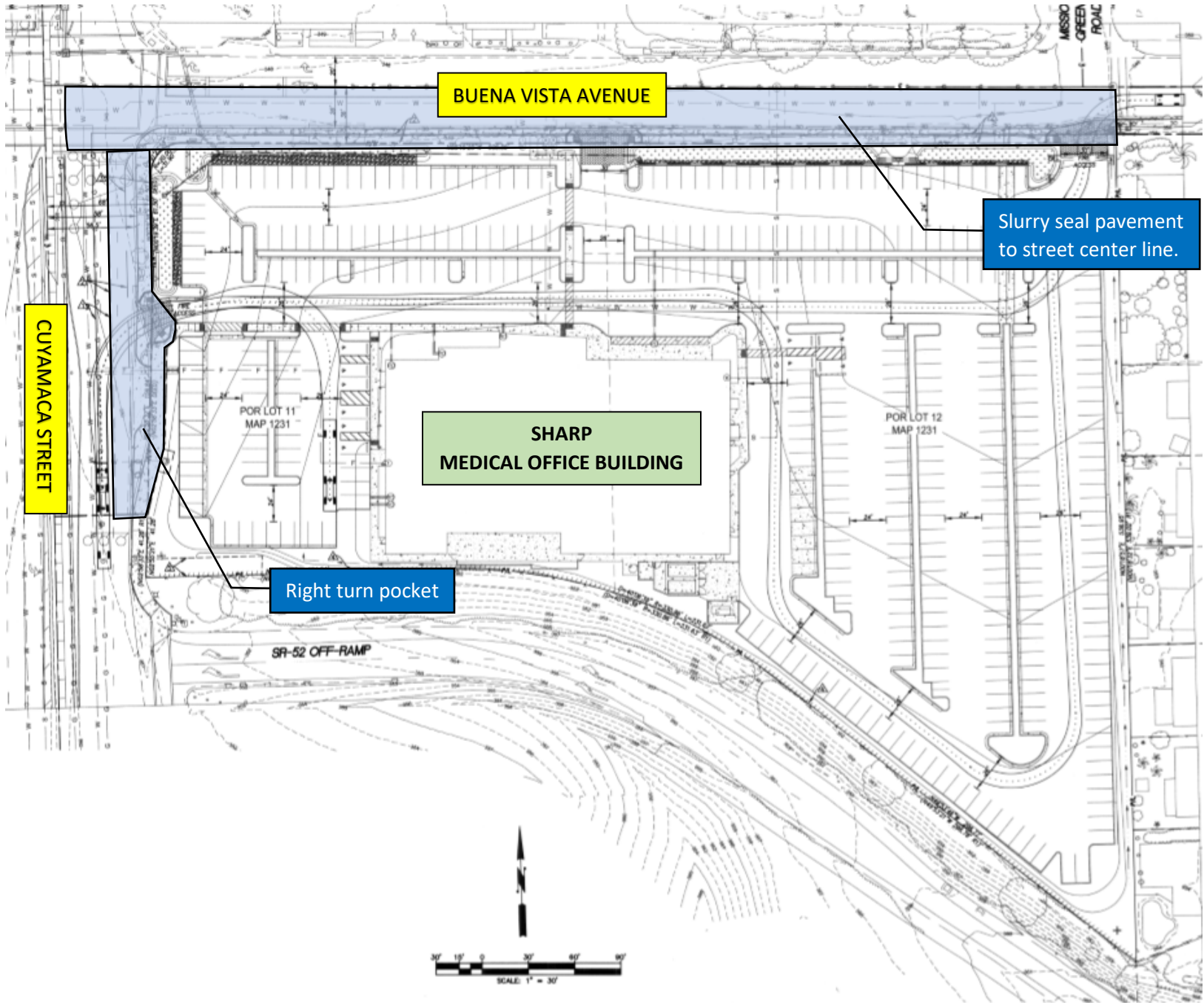
ANNETTE ORTIZ, CMC, CITY CLERK

**VICINITY
MAP**



**Sharp Medical Office Building
IP2018-04**

Location of Improvements



MEETING DATE July 14, 2021

ITEM TITLE PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ADOPTING THE SIXTH CYCLE HOUSING ELEMENT (GENERAL PLAN AMENDMENT NO. 2019-2) AND NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (AEIS2019-6)

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

The City is required by State law to periodically update its Housing Element, a mandatory component of the City's General Plan. The proposed update to the Housing Element constitutes the sixth such update and covers the Sixth Cycle planning period from April 15, 2021 to April 15, 2029. The update would replace the existing Housing Element (Fifth Cycle), thereby necessitating a General Plan Amendment (GPA No. 2019-2). The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints in accordance with State housing law, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA) from San Diego Association of Governments (SANDAG).

At the City Council meeting on January 27, 2021, the City Council was presented with a draft Housing Element, and authorized its transmittal to the California Department of Housing and Community Development (HCD). City staff and the City's Housing Element consultant, Veronica Tam & Associates, worked in coordination with HCD staff in revising the draft Housing Element to produce a document compliant with State Housing Law. In a letter to the City dated March 29, 2021 (attached), HCD requested more information and meaningful actions that support Affirmatively Furthering Fair Housing (AFFH) programs. At the City Council meeting on April 14, 2021, the City Council was presented with the revisions to the draft Housing Element completed up to that date. The draft Housing Element has since been revised to include a more robust AFFH section and was retransmitted to HCD on June 25, 2021 for what is anticipated to be a final assessment for compliance. Because this required additional research and HCD was, at the time, developing AFFH guidelines, Staff presented the draft Housing Element to the City Council on April 14, 2021 with revisions made to that date.

The attached Housing Element is now presented for City Council adoption. In addition to the additional AFFH section, the Housing Element includes revisions to the Sites Inventory and minor corrections to some of the document's text. The attached Staff Report provides an overview of the various components of the Housing Element. It is anticipated that HCD will issue a letter of substantial compliance on the Final Draft in the coming weeks. In order to remain on an eight-year planning cycle, the Housing Element must be adopted prior to August 12, 2021. If the Housing Element is not adopted prior to that date, the City would be subject to a four-year cycle pursuant to Government Code Section 65588.



ENVIRONMENTAL REVIEW

Pursuant to the requirements of the California Environmental Quality Act (CEQA) an Initial Study (AEIS2019-6) was completed for the draft Housing Element, which determined that all environmental impacts of the Housing Element would be less than significant. The Initial Study and a Notice of Intent to Adopt a Negative Declaration (State Clearinghouse Number 2021030332) were advertised for public review from March 12, 2021 to April 12, 2021. Two comment letters were received during this period, neither of which raised any new environmental issues requiring substantial revisions to the Negative Declaration or further environmental review.

The Negative Declaration is recommended for approval and adoption by the City Council.

FINANCIAL STATEMENT

The City Council appropriated \$88,302 to fund a Professional Services Agreement with Veronica Tam and Associates to assist staff in the preparation of the Element and Negative Declaration.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Open and close the Public Hearing; and
2. Adopt the Resolution adopting the Negative Declaration (AEIS2019-6) pursuant to CEQA and adopting the Housing Element (Sixth Cycle: 2021-2029).

ATTACHMENTS

Staff Report
Letter from HCD dated March 29, 2021
Final Housing Element
Negative Declaration/Initial Study
Responses to Comments
Resolution

**PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTEE, CALIFORNIA ADOPTING THE SIXTH CYCLE
HOUSING ELEMENT (GENERAL PLAN AMENDMENT NO. 2019-2) AND
NEGATIVE DECLARATION UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (AEIS2019-6)**

July 14, 2021 City Council Meeting

A. PROJECT DESCRIPTION

The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA) from the San Diego Association of Governments (SANDAG). The Housing Element consists of five sections and five supporting appendices that cover the following main topics:

- A detailed analysis of the City's demographic, economic and housing characteristics;
- Identification of governmental and nongovernmental constraints to housing production;
- A summary of resources available for the development, rehabilitation, and preservation of housing;
- Development of objectives, policies, and programs that address housing needs and constraints;
- A review of the City's progress in implementing current housing policies and programs;
- Identification of candidate sites within the City (Sites Inventory) that would be able to accommodate new housing to meet the City's RHNA.
- An analysis of barriers that restrict access to opportunity and identification of measures to counter these barriers (Affirmatively Further Fair Housing).

The City is required by State law to update its Housing Element every eight years. The Housing Element is a mandatory element of the City's General Plan and must be certified by the California Department of Housing and Community Development (HCD) that it meets strict statutory requirements. The Housing Element must be adopted prior to August 12, 2021 to remain on an eight-year planning cycle, otherwise the City will be required to update the Housing Element every four years. Penalties for not adopting a Housing Element can be significant. The proposed update to the Housing Element constitutes the sixth such update (General Plan Amendment No. 2019-2) and covers the Sixth Cycle planning period from April 15, 2021 to April 15, 2029.

B. BACKGROUND

At the City Council meeting on January 27, 2021, the City Council was presented with a draft Housing Element and authorized its transmittal to the California Department of Housing and Community Development (HCD). Throughout 2021, City staff and the City's Housing Element consultant, Veronica Tam & Associates, worked in coordination with HCD staff in revising the draft Housing Element to produce a document compliant with State housing law. These revisions were presented to the City Council on April 14, 2021 with an overview of key changes, including to the Sites Inventory and to the sections on by-right housing, residential care facilities, and farmworker housing.

Despite the aforementioned revisions, the Housing Element was determined by HCD not to be fully compliant with State housing law. In a letter to the City dated March 29, 2021 (attached), HCD requested additional analysis on barriers to fair housing and corresponding measures that support Affirmatively Furthering Fair Housing (AFFH) programs. The City's Housing Element consultant has since worked closely with HCD in redrafting the AFFH section of the Housing Element following guidelines issued by HCD in mid-April 2021. The draft Housing Element has since been revised to include a more robust AFFH section (Appendix E) and was retransmitted to HCD on June 25, 2021 for what is anticipated to be a final assessment for compliance.

C. REVISION HIGHLIGHTS

Primary changes to the draft Housing Element since it was last presented to the City Council on April 14, 2021 include the addition of a new AFFH section as Appendix E and modifications to the Sites Inventory, as summarized below:

Affirmatively Furthering Fair Housing

Assembly Bill 686 amended Government Code Section 8899.50 to mandate that all jurisdictions affirmatively further fair housing through their respective Housing Elements and housing programs. Affirmatively furthering fair housing means improving access for disadvantaged segments of the community to housing in high opportunity areas through targeted measures that remove barriers that may impede such access. High opportunity areas have relatively low poverty and unemployment levels and relatively high educational attainment, median home values, and environmental quality levels. Affirmatively furthering fair housing policy attempts to avoid the concentration or segregation of disadvantaged groups into low opportunity areas (i.e. areas with low school performance, high unemployment, and high pollution levels).

To meet AFFH requirements as set forth in State law, Appendix E of the Housing Element provides a more detailed analysis of data to identify any potential patterns of segregation of disadvantaged groups within the City. While no areas of the City were found to have any noticeable patterns of segregation based on various AFFH data sources and mapping

tools, Program 13 has been added to the Housing Element where the City would commit to the following key measures to avoid any such segregation in the future:

- Continue to contract with a fair housing service provider to provide fair housing services (which includes fielding discrimination complaints and conducting fair housing testing) to Santee residents.
- Improve community outreach and education on issues of fair housing and access to affordable housing.
- Beginning in fiscal year 2021-2022, seek funding and prioritize accessibility improvements as outlined in the Active Transportation Plan and ADA Transition Plan to areas of the City with a higher percentage of persons with disabilities and in areas of the City identified as disadvantaged communities.
- By 2023, develop incentives or mechanisms to facilitate the development of a variety of housing types, including live/work housing and large units appropriate for large households.
- Continue to implement the City's mobile home park policies and programs to avoid displacement risks for the senior population and other disadvantaged groups. In addition, as part of project application review, require applicants to provide advance noticing to existing tenants and create a registry for "first-right of refusal" for displaced lower income tenants to return if affordable housing is created in the new project.
- Promote key lower income housing opportunity sites for affordable housing development, particularly site 16A (Town Center) of the Sites Inventory, as a means to bring new housing opportunities in high resource areas. Provide technical assistance to utilize the City's incentives and concessions for affordable housing. Support funding applications by nonprofit developers for affordable housing in high resource areas.
- Focus public outreach and education efforts of AFFH programs on the disadvantaged areas of the City.

Sites Inventory

Sites 13 and 14 have been removed as candidate sites from the Sites Inventory (Appendix C) upon request from the property owner. The City has received a pre-application from the property owner to develop eight detached single-family homes on these sites in accordance with their existing R-2 zoning classification. In addition, after receiving community input, the boundaries of Site 20A have been modified to maintain a greater

portion of the area surrounding the Historic Polo Barn (4.6 acres). The removal and modification of these sites does not significantly impact the City's ability to meet its RHNA.

In addition, Sites 15, 16A, 20B, and 24 have been identified as potential by-right sites as requested by HCD. These sites have been identified as candidate housing sites for a streamlined permitting process for housing projects with a minimum 20% affordability component due to their high default density of at least 20 dwelling units per acre, location within high opportunity areas, and proximity to employment centers, shopping, transit and other services.

D. PUBLIC PARTICIPATION

The Housing Element update process included extensive public outreach with multiple opportunities for public input, including eight workshops. Workshops were advertised on the City Website and notices were mailed and/or e-mailed to numerous stakeholders that included property owners, non-profit housing developers, market-rate housing developers, homeless advocates, the building industry, surrounding jurisdictions and other housing-related stakeholders. The draft Housing Element was made available for a 60-day public review and comment period from January 22, 2021 to March 23, 2021 with a notice of availability mailed to stakeholders and posted in the East County Californian and on the City's website.

E. ENVIRONMENTAL STATUS

Pursuant to the requirements of the California Environmental Quality Act (CEQA) an Initial Study (AEIS2019-6) was completed for the draft Housing Element, which determined that all environmental impacts of the Housing Element would be less than significant. A Notice of Intent to Adopt a Negative Declaration and the Initial Study (State Clearinghouse Number 2021030332) were advertised for public review from March 12, 2021 to April 12, 2021.

Two comment letters were received during this period, one from Caltrans and one from the Southwest Regional Council of Carpenters, neither of which raised any new environmental issues requiring substantial revisions to the Negative Declaration or further environmental review. Responses to both comment letters are provided as a separate attachment. For example, some comments questioned whether the project scope in the Initial Study/Negative Declaration should include the future rezone of the candidate housing sites. The Housing Element is a planning and policy document that does not approve, permit, or entitle any residential development projects. As a planning and policy document with ongoing modifications to the candidate housing sites, it would have been highly speculative to complete a site-specific environmental analysis by the time the final Housing Element must be submitted to HCD. The Sites Inventory has already been modified several times since it was originally presented to the City Council on March 11, 2020, with numerous sites being removed from consideration or added to the Site

Inventory. Those properties identified in the Sites Inventory for potential rezoning are only considered candidate sites and will require additional evaluation and a separate environmental assessment through the City's General Plan Amendment and Rezone process once the City adopts a Housing Element with a finalized Sites Inventory. Thus, it would be premature to analyze the rezoning of the candidate housing sites under CEQA at this juncture and would not foster meaningful environmental review. The Negative Declaration is recommended for approval and adoption by the City Council.

STAFF RECOMMENDATION

1. Open and close the Public Hearing; and
2. Adopt the Resolution adopting the Negative Declaration (AEIS2019-6) pursuant to CEQA and adopting the Housing Element (Sixth Cycle: 2021-2029).

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 29, 2021

Melanie Kush, Director
Development Services Department
City of Santee
10601 Magnolia Ave.
Santee, CA 92071

Dear Melanie Kush:

RE: Review of Santee's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Santee's (City) draft housing element received for review on January 28, 2021, along with revisions received on March 17 and 26, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by communications in March with the City's housing element team. In addition, HCD considered comments from the San Diego Housing Federation pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revision will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A)).

Affirmatively Furthering Fair Housing: Additional analysis is needed to comply with State Housing Element Law regarding affirmatively furthering fair housing. The housing element must include a complete assessment of fair housing issues, including evaluating trends and patterns at a local level for persons with disabilities, persons by familial status and households by income. The assessment must also discuss the level of persons with disabilities relative to the region and address patterns and trends of overpayment, overcrowding and displacement risk within the locality. The assessment must include analysis around other relevant factors that contribute, or have contributed, to fair housing issues in the jurisdiction. This analysis should consider information beyond data that identifies and compares concentrations of groups with protected

characteristics. Examples of this analysis include: a historical recollection of changes and barriers in zoning, land use rules, and place-based investments, discussion of demographic trends, and policies and practices that led to patterns which reduce fair housing choice. Additionally, the element must complement the summary of fair housing issues within the jurisdiction with local data and knowledge. The element must also identify and prioritize key contributing jurisdiction-specific contributing factors to fair housing issues. In addition to examining identified sites relative to access to opportunity, the element must identify and analyze whether sites are located throughout the community to affirmatively further fair housing, including factors such as concentrated areas of race and poverty, overpayment, overcrowding, housing conditions and displacement risk. Lastly, the element must include programs that (1) enhance housing mobility strategies, (2) encourage development of new affordable housing in areas of opportunity, (3) improve place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and (4) protect existing residents from displacement. HCD will send data and examples under separate cover.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirement.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of April 15, 2021 for SANDAG localities. If adopted after this date, Government Code section 65588, subd. (e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

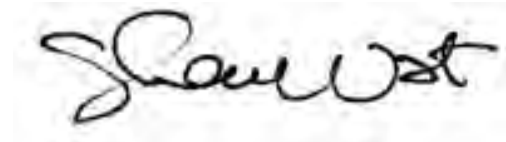
For your information, some General Plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and thoroughness the City's housing element team provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Unit Chief



Housing Element

City of Santee Draft Housing Element Sixth Cycle 2021-2029



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Section 1: Introduction

A. Purpose and Content of Housing Element

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. California Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per State law, the Housing Element has two main purposes:

- (1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- (2) To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2021-2029 period. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- (1) Matching housing supply with need
- (2) Maximizing housing choice throughout the community
- (3) Assisting in the provision of affordable housing
- (4) Removing governmental and other constraints to housing investment
- (5) Promoting fair and equal housing opportunities

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (**Section 2, Community Profile**).
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, policy, and environmental limitations to meeting the City's identified housing needs (**Section 3, Housing Constraints**).
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (**Section 4, Housing Resources**).
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (**Section 5, Housing Plan**).

In addition, the Housing Element contains a number of appendices:

Appendix A: Public Participation – Summarizes the outreach efforts for the development of the Housing Element.

Appendix B: Accomplishments under Adopted Housing Element – Assesses the effectiveness and continued appropriateness of the housing programs set forth in the fifth cycle Housing Element.

Appendix C: Sites Inventory – Provides detailed information of the selected sites for RHNA.

Appendix D: Undeveloped/Underutilized General Industrial (IG) Sites – Updates the status of available parcels for emergency shelters.

Appendix E: Affirmatively Furthering Fair Housing – Provides an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing.

B. State Requirements

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its share of the regional housing needs – Regional Housing Needs Allocation (RHNA). For the San Diego region, the regional growth projected by the State was for the period between June 30, 2020 and April 15, 2029. However, the Housing Element is an eight-year document covering the planning period from April 15, 2021 to April 15, 2029. The City's RHNA and resources available to meet the RHNA are discussed in **Section 4, Housing Resources**.

The RHNA is based, in part, upon the growth that the San Diego Association of Governments (SANDAG) has estimated for the City of Santee in its 2050 Regional Growth Forecast. This forecast was adopted in 2013 and is based on current adopted land use plans and policies. SANDAG forecasts that Santee will grow to 66,313 residents and 23,886 housing units by 2050.

C. Data Sources and Methodology

In preparing the Housing Element, various sources of information were consulted. These include:

- Census 2010 and American Community Survey (ACS) data
- Housing market data from Corelogic
- Employment data from the California Employment Development Department
- Lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA)
- Recent data available from service agencies and other governmental agencies

D. General Plan Consistency

The City of Santee General Plan 2020 was adopted on August 23, 2003 and is comprised of the following nine elements: Land Use; Housing; Mobility; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include an analysis of fire, flood, geologic, seismic, traffic and public safety hazards and policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements including environmental justice issues and climate change adaptation and resilience. This update is anticipated to be completed by January 2022.

Section 2: Community Profile

The City of Santee incorporated in 1980. Santee is an urbanized community developed primarily in the 1970s and 1980s. Located in the eastern part of the San Diego metropolitan area, Santee is bordered by El Cajon on the south and southeast, the City of San Diego on the west and northwest, and the County of San Diego on east and northeast.

Most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile home parks, townhomes, condominiums and apartments. However, several hundred acres within the Specific Plan District and the Town Center District remain undeveloped and available for future housing development.

A. Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Santee that affect housing need.

1. POPULATION GROWTH

According to the Census, Santee's population rose by almost nine percent from 53,413 in 2010 to 57,999 in 2020 (Table 1). The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 63,812 by the year 2035. This represents a growth of 10 percent or 5,813 people.

Jurisdiction	Population				% Change 2010-2020	Projected % Change 2020-2035
	2000	2010	2020	2035 (Projected)		
El Cajon	94,819	99,478	104,393	109,383	4.9%	4.8%
La Mesa	54,749	57,065	59,966	70,252	5.1%	17.2%
Lemon Grove	24,954	25,320	26,526	28,673	4.8%	8.1%
San Diego	1,223,400	1,301,617	1,430,489	1,665,609	9.9%	16.4%
Santee	53,090	53,413	57,999	63,812	8.6%	10.0%
San Diego County	2,813,833	3,095,313	3,343,355	3,853,698	8.0%	15.3%

Sources: Census 2000 and 2010; California Department of Finance, 2020; and SANDAG 2050 Series 13 Regional Growth Forecast (data extracted on 07/2020).

2. AGE COMPOSITION

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-age householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Santee’s population is, as measured by the median age of its residents, older than in neighboring communities and the County as a whole. In 2018, Santee’s median age was 38.8 years, while the County’s median age was 35.6. The proportion of residents aged 65+ in Santee (14 percent) was the second highest among its neighbors but saw the highest increase in the past 10 years from 11 percent to 14 percent (see Figure 1). The proportion of residents under 18 was consistent with countywide average (Table 2).

Jurisdiction	Under 18 years		65+ years		Median Age	Median Age
	2010	2018	2010	2018	2010	2018
El Cajon	25.7%	25.4%	11.0%	11.9%	33.7	32.4
La Mesa	19.6%	20.7%	14.2%	14.4%	37.1	37.6
Lemon Grove	25.5%	25.3%	11.2%	12.9%	35.0	35.4
San Diego City	21.4%	20.1%	10.7%	12.3%	33.6	34.7
Santee	23.8%	21.6%	10.7%	14.2%	37.2	38.8
San Diego County	23.4%	22.0%	11.4%	13.3%	34.6	35.6

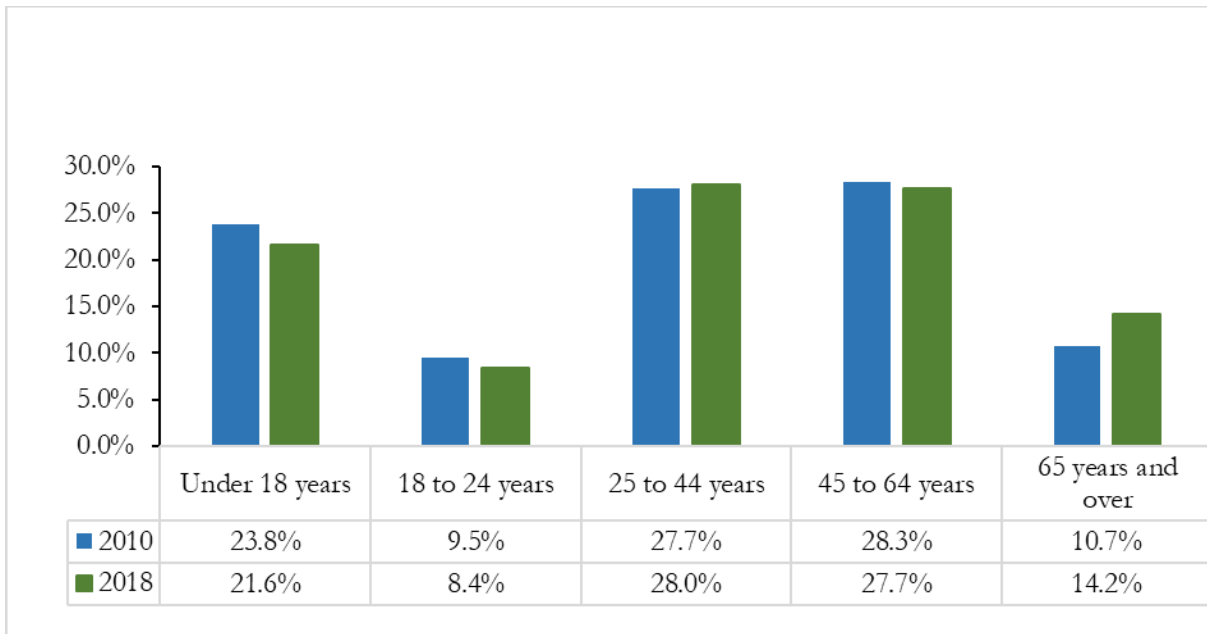
Sources: Census 2010; American Community Survey (2014–2018 Estimates)

As shown in Table 2, a shift in the ages of Santee residents occurred between 2010 and 2018. The child population decreased slightly while the senior population increased by 3.5 percentage points. These changes in age structure represent a significant change in the age composition of Santee towards an aging population, which could affect the housing needs of Santee residents during the planning period.

This trend has been taking place since 1990, when only eight percent of Santee residents were 65+. From 2000 to 2010, the proportion of Santee residents over 65 increased also increased from nine percent to 11 percent. Overall, the senior population in Santee has increased by 6 percentage points in the past 30 years. At the same time, the proportion of Santee residents under the age of 18 has declined dramatically, from 29 percent in 1990 to 22 percent in 2018.

A decrease in residents aged 18-64 has also taken place in the last decade, with this age group decreasing from 66 percent to 64 percent of the population. Both young adult residents and older adults saw slight decreases between 2010 and 2018 while adults aged 25 to 44 saw a minimal increase (Figure 1). As a result, Santee’s median age rose by 1.6 years between 2010 and 2018. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

Figure 1: Age Distribution (2010 and 2018)



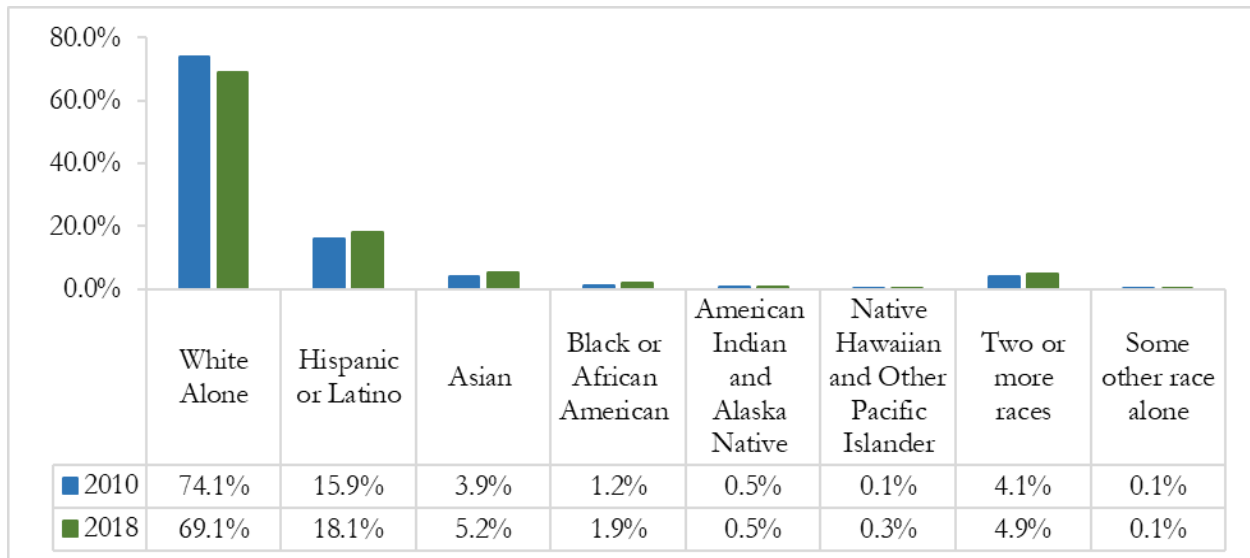
Sources: Census 2010; American Community Survey (2014-2018 Estimates)

3. RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the Federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than White households for living in extended families. However, with the housing crisis in California, and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities.

The racial composition of Santee residents in 2018 was 69 percent White, 18 percent Hispanic, five percent Asian, two percent Black, five percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (Figure 2). Between 2010 and 2018, the proportion of all races/ethnicities increased while the White population decreased. Hispanic and Asian population had the greatest proportional increases.

Figure 2: Race (2010 and 2018)



Sources: Census 2010; American Community Survey (2014-2018 Estimates)

Despite these decreases in White population, Santee continues to have a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Table 3). The City’s proportion of Black/African Americans is also significantly lower than surrounding cities and within the County.

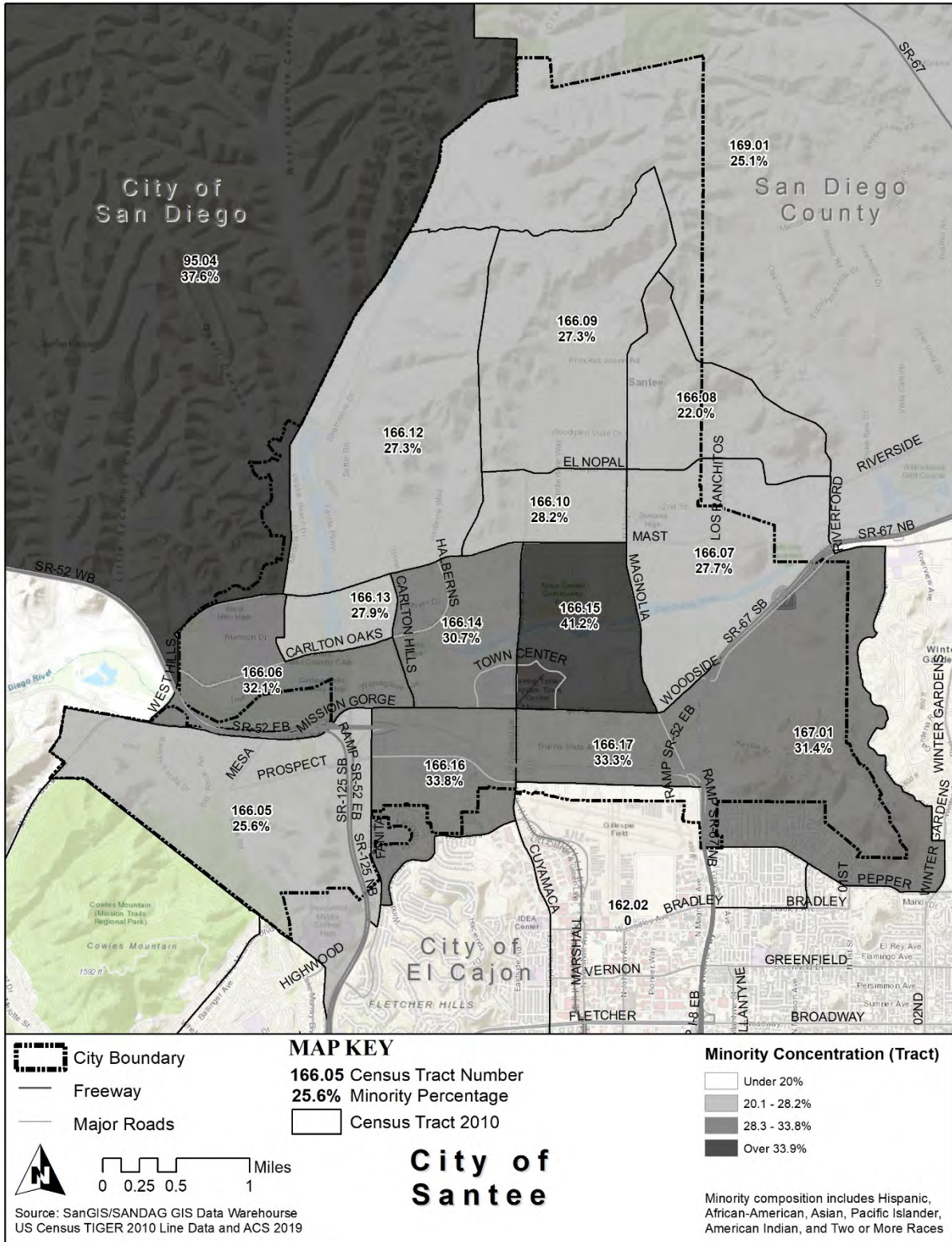
Table 3: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Figure 3 shows the distribution of minority populations in Santee. Minority individuals comprise between 27 and 34 percent of the population in most Census tracts in the City. However, there is one tract (166.08) in the northeastern portion of the community with 22 percent minority, and one tract (166.15) in the center of the City where minorities are highly concentrated (41 percent of tract population).

Figure 3: Minority Concentration Areas (2018)



B. Employment Profile

An assessment of the needs of the community must take into consideration the type of employment held by City residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

1. OCCUPATION AND LABOR PARTICIPATION

The American Community Survey (ACS) provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. As of 2018, Educational Services/Health Care/Social Assistance and Professional/Scientific/Management services were the two largest occupational categories for City residents (Table 4). These categories account for almost 37 percent of the jobs held by employed residents. Similarly, these categories accounted for 36 percent of jobs held by County residents. The proportion of City residents in all other occupations was roughly similar to the occupation profile of County residents, with a higher proportion of Santee residents being employed in construction and retail.

Table 4: Employment Profile (2018)

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	6,743	23.8%	332,860	21.3%
Professional, scientific, and management, and administrative and waste management services	3,630	12.8%	236,691	15.1%
Retail trade	3,466	12.2%	163,799	10.5%
Arts, entertainment, and recreation, and accommodation and food services	2,633	9.3%	186,676	11.9%
Construction	2,316	8.2%	91,902	5.9%
Manufacturing	2,295	8.1%	144,583	9.2%
Finance and insurance, and real estate and rental and leasing	1,845	6.5%	97,145	6.2%
Public administration	1,710	6.0%	78,150	5.0%
Other services, except public administration	1,351	4.8%	84,047	5.4%
Transportation and warehousing, and utilities	1,162	4.1%	63,842	4.1%
Wholesale trade	612	2.2%	37,263	2.4%
Information	541	1.9%	34,501	2.2%
Agriculture, forestry, fishing and hunting, and mining	13	0.0%	13,471	0.9%
Totals		28,317		1,564,930

Source: American Community Survey (2014-2018 Estimates)

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2020, and had a 17 percent increase in average yearly salaries from 2011 to 2020 (Table 5). Even with a 44 percent increase in average salary, food preparation and related services remained the lowest paid occupation in the County. Overall, average yearly salaries for all occupations increased by 8.4 percent.

Occupation	Salary		% Change (2011-2020)
	2011	2020	
Management	\$117,046	\$136,531	16.6%
Legal	\$105,882	\$120,265	13.6%
Computer and Mathematical	\$82,631	\$104,627	26.6%
Healthcare Practitioners and Technical	\$89,872	\$102,053	13.6%
Architecture and Engineering	\$83,115	\$99,949	20.3%
Life, Physical, and Social Science	\$77,716	\$87,579	12.7%
Business and Financial Operations	\$71,815	\$80,850	12.6%
Educational Instruction and Library	\$60,992	\$66,690	9.3%
Total all occupations	\$50,800	\$61,770	8.4%
Arts, Design, Entertainment, Sports, and Media	\$56,963	\$61,614	8.2%
Construction and Extraction	\$51,871	\$60,047	15.8%
Protective Service	\$50,581	\$58,837	16.3%
Community and Social Services	\$49,734	\$56,793	14.2%
Installation, Maintenance, and Repair	\$45,202	\$54,945	21.6%
Sales and Related	\$38,263	\$45,974	20.2%
Office and Administrative Support	\$37,260	\$45,385	21.8%
Production	\$34,324	\$43,823	27.7%
Transportation and Material Moving	\$32,255	\$39,362	22.0%
Building and Grounds Cleaning and Maintenance	\$30,880	\$36,248	34.6%
Healthcare Support	\$26,928	\$35,609	15.3%
Personal Care and Service	\$26,240	\$34,806	32.6%
Farming, Fishing, and Forestry	\$26,009	\$33,243	27.8%
Food Preparation and Serving-Related	\$22,133	\$31,942	44.3%

Source: California Employment Development Department, Occupational Employment Statistics (OES) Q1, 2011, Q1, 2020.

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

1. HOUSEHOLD TYPE

According to the ACS, 19,650 households were located in Santee in 2018. Of these households, 21 percent were single-person households (no change from the 2010 Census), and households headed by seniors (65+) comprised 25 percent, an increase of nearly six percentage points since the 2010 Census. Single-person households represented a lower proportion of Santee’s households than in neighboring jurisdictions and countywide. Conversely, 34 percent of Santee households consisted of families with children, a larger proportion than found in neighboring San Diego City and La Mesa but similar to the County (Table 6). When compared to Census 2010 numbers, Santee’s household composition is slowly trending toward senior-headed households and away from families with children and large households.

Table 6: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	21.3%	19.4%	40.1%	11.1%	4.3%	10.8%
La Mesa	31.3%	24.6%	29.3%	9.1%	2.7%	3.7%
Lemon Grove	21.9%	25.2%	38.5%	11.4%	10.1%	6.5%
San Diego	27.4%	19.8%	29.1%	7.5%	4.6%	5.3%
Santee	21.0%	24.6%	33.7%	4.9%	5.9%	3.5%
San Diego County	23.7%	22.3%	33.1%	8.3%	6.0%	5.9%

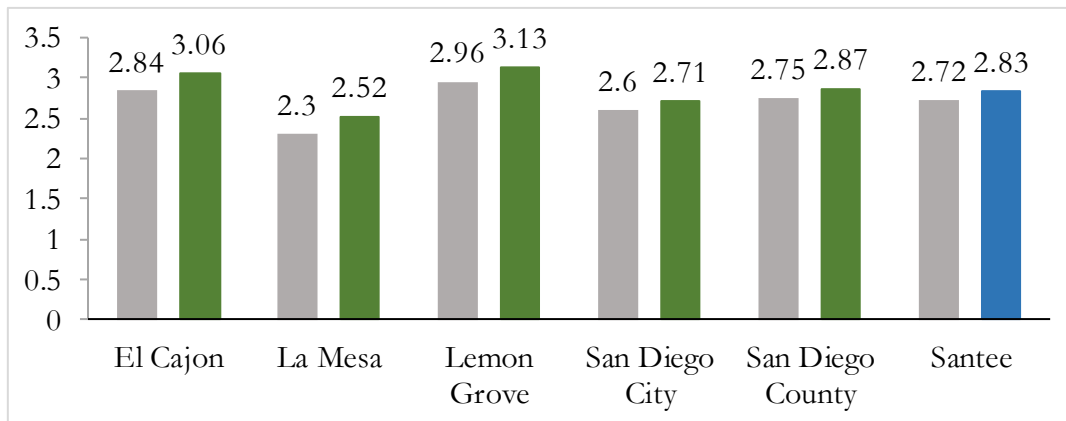
Source: American Community Survey (2014-2018 Estimates)

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer single-family homes. Santee’s housing stock provides a range of unit types to meet the needs of its residents (Table 13). Roughly, 65 percent of the City’s housing stock is comprised of single-family units, while approximately 24 percent of the units consist of multifamily units such as apartments and condominiums (Source: American Community Survey).

2. HOUSEHOLD SIZE

Household size identifies sources of population growth and household overcrowding. A city's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may decline. The average household size in Santee in 2018 was 2.83, an increase from the 2.72 of the 2010 Census, and slightly lower than the County as a whole (2.87) (Figure 4). The County also had a similar increasing household size trend, increasing from 2.75 to 2.87 from 2010 to 2018.

Figure 4: Household Size (2010 and 2018)



Sources: 2010 Census and 2014-2018 ACS

3. HOUSEHOLD INCOME

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning *versus* renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

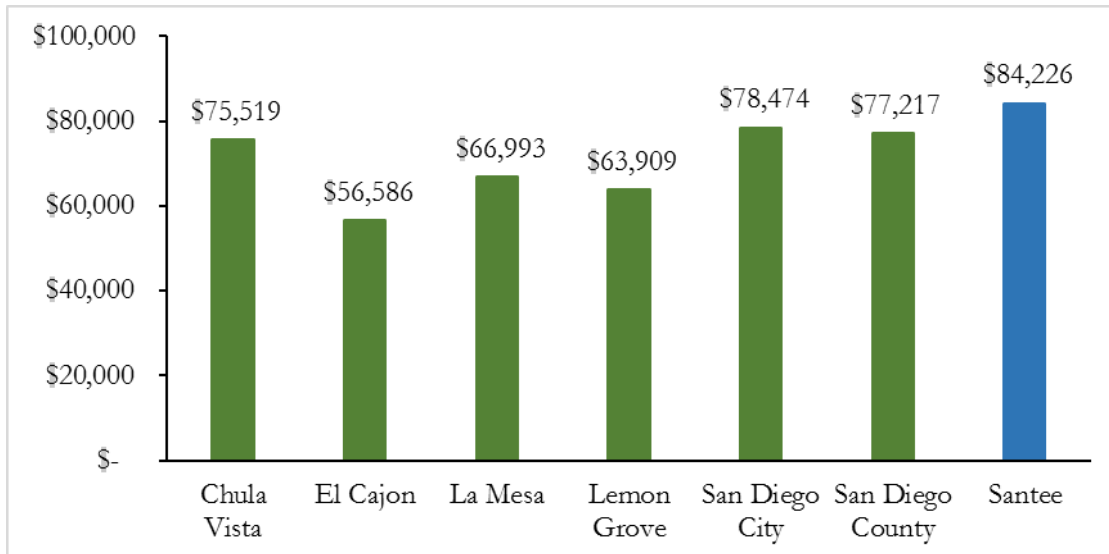
According to SANDAG estimates, six percent of Santee households in 2018 had incomes lower than \$15,000, while 10 percent of households earned incomes between \$15,000 and \$29,999 (Table 7). This represents a proportional change in lower income categories since 2010. Approximately 23 percent of City households earned incomes between \$30,000 and \$60,000, while roughly 29 percent had incomes between \$60,000 and \$99,999. Another 32 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn incomes higher than \$75,000 when compared to countywide households (49 percent in Santee compared to 45 percent in the region). SANDAG estimated that the median household income in Santee was \$84,226 as of January 2018, while the median income for the County was estimated to be \$77,217 (Figure 5).

Table 7: Household Income Distribution, Santee and San Diego County (2010 and 2018)

Household Income	2010		2018		Change in Proportion	
	Santee	County	Santee	County	Santee	County
Less than \$15,000	7.0%	11.0%	6.0%	9.0%	-1.0%	-2.0%
\$15,000 - \$29,999	12.0%	14.0%	10.0%	12.0%	-2.0%	-2.0%
\$30,000 - \$44,999	13.0%	14.0%	11.0%	12.0%	-2.0%	-2.0%
\$45,000 - \$59,999	12.0%	11.0%	12.0%	11.0%	0.0%	0.0%
\$60,000 - \$74,999	13.0%	10.0%	12.0%	10.0%	-1.0%	.0%
\$75,000 - \$99,999	16.0%	13.0%	17.0%	13.0%	1.0%	0.0%
\$100,000 or more	27.0%	27.0%	32.0%	32.0%	5.0%	-5.0%
TOTAL	100.0%	100.0%	100.0%	99.0%	0.0%	-1.0%

Notes: SANDAG Estimates do not add up to 100 percent. SANDAG presents household distributions to the nearest whole number. Source: SANDAG, Current Estimates, 2010, 2018. (Accessed 09/2020)

Figure 5: Median Household Income (2018)



Note: Not adjusted for inflation. Source: SANDAG, Current Estimates, 2018. (Accessed 08/2020).

4. OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹ Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care.

According to the 2014-2018 ACS, roughly 3.4% of Santee households experienced overcrowded living conditions in 2018 (Table 8). Of these, 39 percent were in owner-occupied households, and 61 percent

¹ Based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2018, only 29 percent of the households in Santee were renter-occupied, but they represent 61 percent of all overcrowded households.

Table 8: Overcrowding¹ (2018)			
	Overcrowded	% of Overcrowded HH	% of All Households²
Owner	257	38.6%	1.9%
Renter	408	61.4%	7.1%
Total Households	665	100.0%	3.4%
<small>Note: 1. Overcrowding: 1.01 or more persons per bedroom. 2. Percent of households for that category. Total owner households= 13,871; total renter households= 5,779; total households = 19,650. Source: American Community Survey, 2014-2018 Estimates.</small>			

This pattern often suggests an inadequate supply of larger rental units. While 66 percent of occupied housing units in the City had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 18 percent of these units were occupied by renters.

5. COST BURDEN

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Upper income households generally are capable of paying a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower and moderate income households.

According to the most recent Comprehensive Housing Affordability Strategy (CHAS) data, published by HUD, 36 percent of Santee households overpaid for housing in 2017 and housing cost burden affected a larger proportion of renters (48 percent) than owners (31 percent) (Table 9). While cost burden affected a smaller proportion of households in 2017 than 2010 (when 44 percent of households overpaid for housing), the trends in cost burden based on tenure have reversed. Since 2010, the proportion of cost burdened renter-households has increased from 43 to 48 percent. By contrast, the proportion of cost burdened owner-households decreased from 45 percent to 30 percent in seven years.

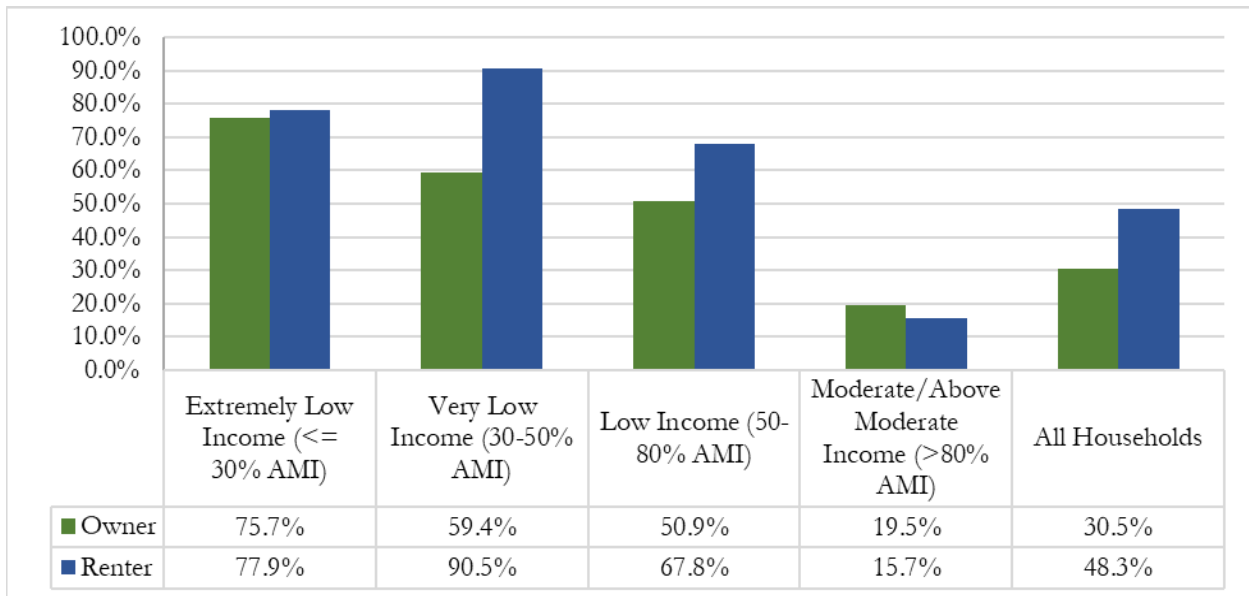
Cost burden affected a majority of lower and moderate income households in 2017 regardless of tenure; however, the incidence of cost burden was greatest among very low income homeowners (81 percent) and very low income renters (91 percent) (Figure 6). With a high prevalence of cost burden amongst lower income households, households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding.

Table 9: Cost Burden by Tenure and Income Level (2010 and 2017)

Income	Owners		Renters		Renters and Owners	
	2010	2017	2010	2017	2010	2017
Extremely Low Income (<= 30% AMI)	83.7%	75.7%	75.8%	77.9%	79.9%	76.9%
Very Low Income (30-50% AMI)	72.4%	59.4%	80.6%	90.5%	75.9%	74.9%
Low Income (50-80% AMI)	55.5%	50.9%	50.9%	67.8%	53.9%	57.5%
Moderate/Above Moderate Income (>80% AMI)	35.8%	19.5%	16.8%	15.7%	44.1%	18.6%
All Households	44.6%	30.5%	42.7%	48.3%	44.1%	36.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 estimates and 2013-2017 estimates.

Figure 6: Cost Burden by Tenure and Income Category (2017)



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2013-2017 ACS data.

D. Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability, or household characteristics, among other factors. Consequently, certain residents in Santee may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems.

“Special needs” groups include the following: senior households, single-parent households, large households, persons with disabilities, agricultural workers, students, and homeless (Table 10). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
2. Population enrolled in college or graduate school
Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

1. SENIOR HEADED HOUSEHOLDS

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. The population over 65 years of age is considered senior and has four main concerns: limited and often fixed income; poor health and associated high health care costs; mobility limitation and transit dependency; and high costs of housing.

From 2014 to 2018, seniors (age 65+) comprised 14 percent of Santee residents and 25 percent of households were headed by seniors. Of these households, the majority (84 percent) owned their homes, while the remainder (16 percent) rented. Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 34 percent of Santee’s senior population was reported as having one or more disabilities between 2014 and 2018 by the ACS. The need for senior housing can be expected to increase in Santee due to the changing demographics of the population. It will therefore be particularly important for the City to encourage and facilitate the development of housing that is affordable to seniors.

2. FEMALE-HEADED HOUSEHOLDS

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

According to the 2014-2018 ACS, approximately eight percent of Santee households were headed by single parents. The large majority of these, 66 percent, were headed by females. According to the 2014-2018 ACS, 21 percent of single-parent households had incomes below the poverty level; 87 percent of those households were headed by women. City efforts to expand affordable housing opportunities will help meet the needs of single-parent households.

3. LARGE HOUSEHOLDS

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

About nine percent of Santee households were classified as “large households” by the 2014-2018 ACS. About 37 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 25 percent of occupied housing units in the City had four or more bedrooms, only a small portion of these units (13 percent) were occupied by renters. Since only nine percent of Santee’s households are large households, Santee’s housing stock should be adequate to meet the needs of larger households. However, lower income large renter households may have greater difficulty securing adequately-sized units than other large renter households.

4. PERSONS WITH DISABILITIES

Disability is a physical, mental, or developmental condition that substantially limits one or more major life activity. Disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The 2014-2018 ACS estimated that 11 percent of Santee’s population over five years of age had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities; a person may have more than one disability. Among the disabilities tallied, 32 percent involved difficulty hearing, 20 reported cognitive difficulty, 55 percent were ambulatory disabilities, 38 percent made independent living difficult, 16 percent limited self-care ability, and 20 percent involved visual difficulty.

Four factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of

basic homebuying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation. Furthermore, the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded housing choices for special needs groups were limited and thus an impediment to fair housing in the San Diego region.²

Services for persons with disabilities are typically provided by both public and private agencies. State and federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodation for individuals with limited physical mobility. Furthermore, the City updated the Zoning Ordinance in January 2013 to establish a ministerial reasonable accommodation process and to accommodate supportive housing in all residential zones.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Intellectual disability, cerebral palsy, epilepsy, and autism, are considered developmental disabilities. The term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Santee. According to the State's Department of Developmental Services, as of June 2019, approximately 562 Santee residents with developmental disabilities were being assisted at the San Diego Regional Center. Most of these individuals (75 percent) were residing in a private home with their parent or guardian and 271 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

² San Diego Regional Alliance for Fair Housing, *San Diego Regional Analysis of Impediments to Fair Housing Choice*, May 2020.

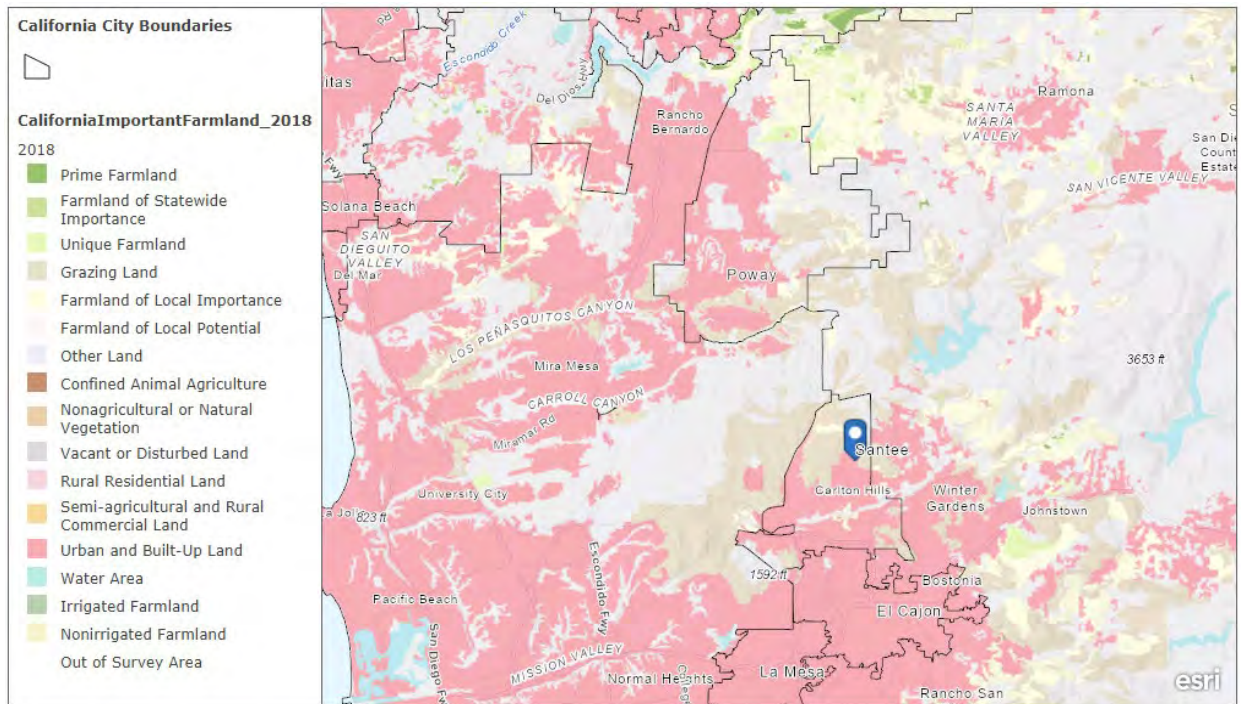
5. AGRICULTURAL WORKERS

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farm-workers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Further limiting the ability to ascertain the number of agricultural workers within Santee is the limited data available on the City due to its relatively small size.

According to the 2014-2018 ACS, 13 residents of Santee residents were employed in farming, forestry, or fishing occupations. Santee is an urbanized community with no undeveloped parcels zoned for agriculture as a principal use; however, some residential zones allow a range of agriculture and related uses. Santee's farmworker population accounts for 0.01 percent of the County's 13,471 population employed in agriculture, forestry, fishing and hunting, and mining. However, the San Diego County's Farm Bureau has a lower estimate of farmworkers in the San Diego region at approximately 5,000 farmers.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. While it is the 19th largest farm economy among 3,000 counties in the country, prime farmland and farmland of statewide importance in San Diego region is concentrated in the northern portion of the County, according to the Farmland Mapping and Monitoring Program of the California Department of Conservation. However, there is some grazing land and farmland of local importance located within the City limits as well as in nearby surrounding areas (but not adjacent to the City). More notably, most areas adjacent to Santee and the Southeast County are considered urban and built out. With major farming activities not being located near Santee, there is a limited need for farmworker housing in the City. Affordable housing for extremely low and very low income households would also address the housing needs of farmworkers in Santee, if any.

Figure 7: Important Farmland (2018)



Farmland Mapping and Monitoring Program, Division of Land Resource Protection, California Department of Conservation | Esri, CGIAR, USGS | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA | SanGIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

6. STUDENTS

Santee includes a private college within its jurisdictional limits (San Diego Christian College) and is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately seven percent of Santee residents were enrolled in college between 2014-2018, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 34,000 students. The university provides housing for an estimated 19 percent of enrolled students. Typically, students have lower incomes and therefore can be impacted by a lack of affordable housing. Overcrowding within this special needs group is a common concern.

7. HOMELESS

According to HUD, the homeless population includes:

- 1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- 2) Individuals and families who will imminently lose their primary nighttime residence;

- 3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- 4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Assessing a region’s homeless population is difficult because of the transient nature of the population. San Diego County’s leading authority on the region’s homeless population is the Regional Task Force on the Homeless (RTFH). Based on the 2020 Point-in-Time Count, the majority of the region’s homeless population is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 11). RTFH estimates that all of Santee’s homeless population (25 people) was unsheltered in 2020.

Table 11: Homeless Population by Jurisdiction (2020)						
Jurisdiction	Total Homeless				Total	Percent Unsheltered
	Unsheltered	Emergency Shelters	Safe Haven	Transitional Housing		
Lemon Grove	18	0	0	0	18	100.0%
El Cajon	310	162	0	312	784	39.5%
La Mesa	52	0	0	0	52	100.0%
San Diego	2,283	1,759	36	809	4,887	46.7%
Santee	25	0	0	0	25	100.0%
Lakeside	24	0	0	0	24	100.0%

Source: San Diego Regional Task Force on the Homeless, 2020.

Homelessness is a regional issue that requires the coordination among regional agencies. Santee is part of the San Diego County Continuum of Care Consortium that covers the unincorporated County and all incorporated cities with the exception of the City of San Diego.

The City’s Supportive Services Program provides Community Development Block Grant (CDBG) funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee. Services include the provision of food, temporary shelter, health care, and other social services. The City’s Zoning Ordinance was amended in January 2013 to update the requirements for emergency shelters and transitional housing pursuant to SB 2. The City has identified more than seven acres on eight parcels on Woodside Avenue within the General Industrial “IG” zoning designation where emergency shelters could be sited with ministerial permit approval. Transitional housing is allowed in all residential zones.

E. Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Santee to identify how well the current housing stock meets the needs of current and future residents of the City.

1. HOUSING UNIT GROWTH AND TYPE

Santee has experienced steady housing growth since 2000, when the City had 18,833 units. During the past Housing Element planning period, the City’s housing stock grew from 20,422 units in 2013 to an estimated 21,248 units as of January 2020, or approximately four percent (Table 12). The City’s housing growth outpaced that of nearby East County neighbors El Cajon, La Mesa, and Lemon Grove since 2013.

Jurisdiction	# of Units January 2013	# of Units January: 2020	% Increase 2013-2020
El Cajon	35,898	36,282	1.1%
La Mesa	26,482	26,929	1.7%
Lemon Grove	8,873	9,139	3.0%
San Diego	519,181	549,070	5.8%
Santee	20,422	21,248	4.0%
San Diego County	1,174,866	1,226,879	4.4%

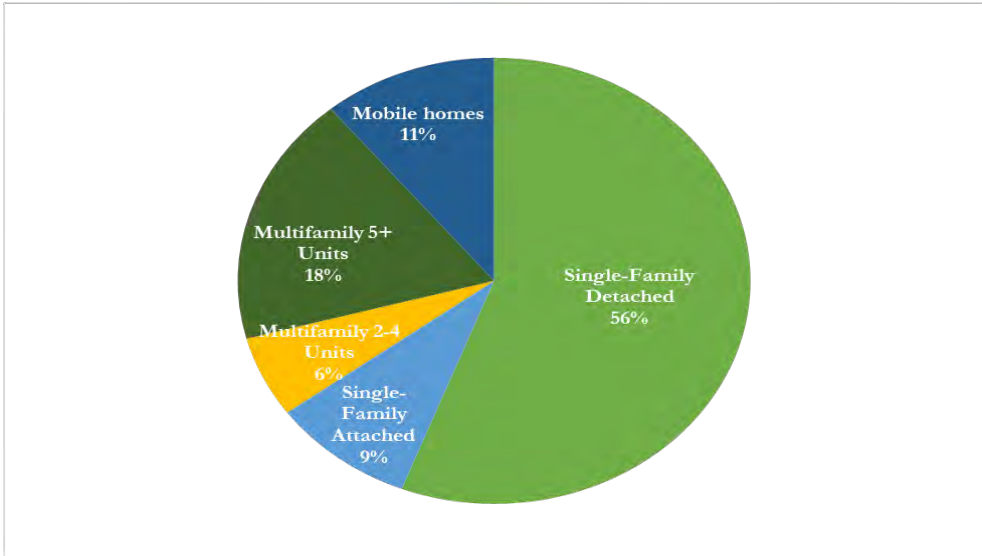
Source: Census 2000; and California Department of Finance, 2013, 2020.

Santee maintains a diverse housing stock. In 2020, single-family homes comprised 65 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (Table 13). According to the 2020 California Department of Finance housing estimates, the City has a larger proportion of mobile homes in San Diego County.

Housing Type	January 2020	
	# of Units	% of Total
Single-Family Detached	11,871	55.9%
Single-Family Attached	1,930	9.1%
Multifamily 2-4 Units	1,247	5.9%
Multifamily 5+ Units	3,864	18.2%
Mobile homes	2,336	11.0%
Total Units	21,248	100.0%

Source: California Department of Finance, 2020.

Figure 8: Housing Stock Composition (2020)



Source: California Department of Finance, 2020

2. HOUSING AGE AND CONDITION

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Santee’s housing stock is older than the County’s; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 14).

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). The City estimates that about 0.05 percent of homes (10 units) in Santee are in substandard condition. The National Center for Healthy Housing, which measures “basic housing quality” throughout the nation, measured the San Diego Metropolitan Service Area’s basic housing quality statistic at 7.2 percent. The basic housing quality metric is based on the percentage of homes with “severe” or “moderate” housing problems. While the City does not offer a rehabilitation program due to lack of funding, the City utilizes Code Compliance to help prevent housing deterioration (Program 2).

Table 14: Age of Housing Stock				
	Santee		San Diego	
Less than 30 years old				
Post-2010	622	3.0%	35,306	2.9%
2000-2009	1,752	8.5%	145,104	12.0%
1990-1999	1,670	8.1%	151,967	12.6%
Total	4,044	19.7%	332,377	27.6%
30 to 50 years old				
1980-1989	3,958	19.3%	230,420	19.1%
1970-1979	7,194	35.1%	272,251	22.6%
Total	11,152	54.4%	502,671	41.7%
50 years or older				
1960-1969	3,203	15.6%	144,647	12.0%
1950-1959	1,533	7.5%	130,316	10.8%
1940-1949	316	1.5%	41,844	3.5%
Pre-1939	258	1.3%	53,029	4.4%
Total	5,310	25.9%	369,836	30.7%
All housing units	20,506	100.0%	1,204,884	100.0%
Note: The total number of units in ACS is based on extrapolations from a 5% sample. The total number housing units from the State Department of Finance is based on updating the 100% census with annual building permit activities. Source: ACS, 2014-2018.				

3. HOUSING TENURE

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing cost burden, while faced by many households, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder. Between 2014 and

2018, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (Table 15). This rate of homeownership is the highest among all of neighboring communities and nearly 18 percentage points higher than the countywide rate.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (Table 16). Among those who owned their homes between 2014 and 2018, 41 percent lived in homes with three or more persons per household, compared to 44 percent for the renter-households.

Table 15: Housing Tenure (2018)		
Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	39.3%	60.7%
La Mesa	41.2%	58.8%
Lemon Grove	53.8%	46.2%
San Diego	46.9%	53.1%
Santee	70.6%	29.4%
San Diego County	53.1%	46.9%
Source: Census, ACS, 2014-2018.		

Table 16: Tenure by Household Size (2018)		
Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1-person	21.2%	20.6%
2-person	34.7%	30.1%
3-person	19.8%	23.1%
4-person	15.9%	14.4%
5+-person	5.6%	6.9%
Average household size	2.82	2.86
Source: Census, ACS, 2014-2018.		

4. HOUSING VACANCY

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2.0 percent for ownership housing and 5.0 to 6.0 percent for rental housing are considered optimal to balance demand and supply for housing.

Vacancy rates in Santee are lower than what is considered optimal for a healthy housing market. According to the 2014-2018 ACS, the overall vacancy rate in Santee was 4.2 percent. Specifically, the vacancy rate for ownership housing was one percent, while the overall rental vacancy rate was 2.9 percent. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing and increasing the incidence of overcrowding.

5. HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Santee residents.

Homeownership Market

Median home sales prices in the surrounding areas of Santee ranged from \$482,500 in Lemon Grove to \$631,500 in the City of San Diego in 2020 (Table 17). Santee’s median home price is on the lower end of the spectrum at \$535,000. However, median home sale prices increased the most in Santee, increasing by almost 50 percent between 2015 and 2020. All other surrounding cities also saw increases in their median home prices during this period but only ranging between 27 percent increase in La Mesa and 42 percent in Chula Vista.

Table 17: Median Home Sales Prices (2015 and 2020)			
Jurisdiction	March 2015	March 2020	% Change 2015-2020
Chula Vista	\$400,000	\$566,000	41.5%
El Cajon	\$390,000	\$540,500	38.6%
La Mesa	\$440,000	\$557,000	26.6%
Lemon Grove	\$352,500	\$482,500	36.9%
San Diego	\$486,000	\$631,500	29.9%
Santee	\$365,000	\$535,000	46.6%
San Diego County	\$455,000	\$590,000	29.7%

Source: Corelogic, Home Sales Activity by City, March 2015 and March 2020.

The Zillow online database was also consulted in an effort to better understand the more current home sale market in Santee. Zillow listed 37 single-family homes and 21 condos/townhouses for sale in August 2020 (Table 18). The median asking price for a unit was \$551,334, with a range of \$117,000 to \$1,355,000. Single-family homes were priced higher (\$600,714 median) than condos/townhouses (\$450,000 median).

Table 18: Home Asking Prices (August 2020)			
Unit Type	Number for Sale	Asking Price Range	Median Asking Price
Single-Family Homes	37	\$117,000-\$1,355,000	\$600,714
2-Bedroom	4	\$117,000-\$149,900	\$124,900
3-Bedroom	20	\$445,912-\$975,000	\$596,947
4+-Bedroom	13	\$552,668- \$1,355,000	\$667,956
Condos/Townhomes	21	\$360,000- \$599,000	\$450,000
2-Bedroom	3	\$360,000-\$450,000	\$369,000
3-Bedroom	17	\$389,800-\$599,000	\$459,000
4+-Bedroom	1	\$525,000	\$525,000
All Homes	58	\$117,000-\$1,355,000	\$551,334

Source: Zillow, August 26, 2020.

The home sale market continues to rise in Santee, as the median asking price of homes in August 2020 (\$551,334) is significantly higher than the median sale price of homes in November 2012 (\$275,000) as reported in the 2013-2021 Housing Element based on the online Multiple Listing Service (MLS) database.

Rental Market

With renters comprising approximately 30 percent of the City’s households, it is important to understand the rental market in Santee. Internet resources were consulted to understand the rental housing market in Santee (Table 19). Rental price information was collected for five apartment complexes within the City with units for rent advertised on Zillow.com in September 2020. At the time of the research, there were no studio apartment units available, while one-bedroom units rented

for \$1,495+ to \$1,891. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,925 to \$2,300, while a three-bedroom unit was listed at \$2,750.

Table 19: Apartment Rental Rates (September 2020)	
Apartment Complex	Rental Price Range
Oaks Apartments	
1 BR	\$1,565-\$1,655
2 BR	\$1,925-\$1,955
Santee Villas	
1 BR	\$1,720-\$1,755
2 BR	\$1,940-\$1,975
Parc One	
1 BR	\$1,880-\$1,891
2 BR	\$2,300
3 BR	\$2,750
Carlton Heights Villas	
1 BR	\$1,500-\$1,632
2 BR	\$1,990
Town Center Apartments	
1 BR	\$1,495+
Source: Zillow.com, September 2020.	

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region. Fall average rents increased for units of all sizes in Santee between 2011 and 2019. The average price of three-bedroom units doubled during this period (up by 105.1 percent); while rental rates for one-bedroom and two-bedroom units increased significantly (69 and 63 percent, respectively) in Santee (Table 20). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions (Table 20).

Table 20: Average Rental Rates by Jurisdiction Fall 2011 and Fall 2019

Jurisdiction	# of Rooms	Fall 2011 Average rents	Fall 2019 Average Rents	% Change Fall 2011 to Fall 2019
El Cajon	Studio	\$729	\$1,000	37.2%
	1 BR	\$857	\$1,863	117.4%
	2 Br	\$1,095	\$1,941	77.3%
	3BR	\$1,394	\$2,270	62.8%
La Mesa	Studio	\$872	-	-
	1 BR	\$1,097	\$1,798	63.9%
	2 Br	\$1,437	\$2,271	58.0%
	3BR	\$1,739	\$2,597	49.3%
San Diego	Studio	\$923	\$1,526	65.3%
	1 BR	\$1,211	\$1,881	55.3%
	2 Br	\$1,575	\$2,241	42.3%
	3BR	\$1,877	\$2,460	31.1%
Santee	Studio	--	-	-
	1 BR	\$988	\$1,672	69.2%
	2 Br	\$1,205	\$1,963	62.9%
	3BR	\$1,153	\$2,365	105.1%
San Diego County	Studio	\$899	\$1,342	49.3%
	1 BR	\$1,090	\$1,666	52.8%
	2 Br	\$1,418	\$2,013	42.0%
	3BR	\$1,730	\$2,483	43.5%

Source: San Diego County Apartment Association, Fall 2011 and Fall 2019.

Housing Affordability by Household Income

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2020, the Area Median Income (AMI) in San Diego County was \$92,700 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10 percent) and spends no greater than 30 percent of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of San Diego County are shown in Table 21. Households in the lower end of each category can afford less by comparison than those at the upper end. The market-affordability of Santee’s housing stock for each income group is discussed below:

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$444 per month for a one-person household to \$589 per month for a family of five (Table 21). The maximum affordable home purchase price for extremely low income households ranges from \$60,846 for a one-person household to \$68,801 for a five-person household. Extremely low income households generally cannot afford housing at market rate.

Very Low Income Households: Very low income households are classified as those earning 50 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$847 per month for a one-person household to \$1,213 per month for a family of five (Table 21). The maximum affordable home purchase price for very low income households ranges from \$130,009 for a one-person household to \$175,652 for a five person household. Based on the rental data presented in Table 19 and Table 20, very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee.

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The estimated maximum home price a low income household can afford ranges from \$233,862 for a one-person household to \$335,821 for a five-person family. Affordable rental rates for low income households would range from \$1,454 for a one-person household to \$2,148 for a five-person household.

As indicated by the data presented in Table 18, low income households could not afford adequately sized homes listed for-sale in August 2020. Low income households do not have better chance in securing an adequately sized and affordable rental housing unit as rental units range from \$1,495-1,755 for one-bedroom units to \$2,750 for three-bedroom units and are out of the affordable rent price (Table 19Table 20). Also, limited number of apartment complexes offering three-bedroom units in Santee at prices affordable to larger low-income households is indicative of the potential difficulty these households face.

Moderate Income Households: Moderate income households earn up to 120 percent of the County AMI. The estimated maximum affordable home price for moderate income households ranges from \$290,392 for a one-person household to \$422,971 for a family of five. A moderate income household can afford rental rates of \$1,784 to \$2,656 per month depending on household size.

Based on the rental and for-sale housing market data presented in Table 19 and Table 18, moderate income households can afford to rent some of the apartments advertised in September 2020 but not purchase adequately sized homes. For example, asking prices for a four-bedroom home (an adequately sized home to avoid overcrowding) range from \$525,000 to \$1.3 million (Table 18). This far exceeds the affordable purchase price for large households. Table 18 does include some single- family home and condo/townhome listings that meet the affordable price for large families, but they are two-bedroom units.

Table 21: Housing Affordability Matrix San Diego County (2020)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Own	Rent	Own	Taxes/ Insurance/ HOA	Rent	Purchase
Extremely Low Income (30% of AMI)								
One Person	\$24,300	\$608	\$608	\$164	\$164	\$213	\$444	\$60,846
Small Family	\$31,200	\$780	\$780	\$240	\$240	\$273	\$541	\$70,498
Large Family	\$37,450	\$936	\$936	\$348	\$348	\$328	\$589	\$68,801
Very Low Income (50% of AMI)								
One Person	\$40,450	\$1,011	\$1,011	\$164	\$164	\$354	\$847	\$130,009
Small Family	\$52,000	\$1,300	\$1,300	\$240	\$240	\$455	\$1,061	\$159,576
Large Family	\$62,400	\$1,560	\$1,560	\$348	\$348	\$546	\$1,213	\$175,652
Low Income (80% of AMI)								
One Person	\$64,700	\$1,618	\$1,618	\$164	\$164	\$566	\$1,454	\$233,862
Small Family	\$83,200	\$2,080	\$2,080	\$240	\$240	\$728	\$1,841	\$293,192
Large Family	\$99,800	\$2,495	\$2,495	\$348	\$348	\$873	\$2,148	\$335,821
Moderate Income (120% of AMI)								
One Person	\$77,900	\$1,948	\$1,948	\$164	\$164	\$682	\$1,784	\$290,392
Small Family	\$100,150	\$2,504	\$2,504	\$240	\$240	\$876	\$2,264	\$365,782
Large Family	\$120,150	\$3,004	\$3,004	\$348	\$348	\$1,051	\$2,656	\$422,971
1. Small family =3-person household 2. Large family= 5-person household. Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates. Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Housing Authority of the County of San Diego Utility Allowance, 2019 . Utility allowances based on the combined average assuming all electric and all natural gas appliances.								

F. Project-Based Rental Housing Assistance

1. ASSISTED HOUSING INVENTORY

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Santee has six assisted housing developments that provide 612 affordable housing units (Table 22).

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Cedar Creek Apartments	48	47	LIHTC	Year 2025	47
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	43
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
Laurel Park Senior Apartments	133	132	CDLAC Bond	Year 2031	132
Woodglen Vista Apartments	188	188	HFDA/Section 8	12/31/2035	0
Carlton Country Club Villas	130	121	Section 236	---	0
			Section 8	4/30/2038	
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Total Assisted Units	624	612			222

Source: City of Santee, 2020; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 8/24/2020.

2. AT-RISK HOUSING

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multifamily rental units that are eligible to convert to market rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a 10-year period starting April 15, 2021. Consistent with State law, this section identifies publicly assisted housing units in Santee and analyzes their potential to convert to market rate housing uses.

During the 2021-2031 “at-risk” housing analysis period, three assisted housing projects in Santee are at risk of converting to market-rate housing. As of April 15, 2021, 222 units were at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The Cedar Creek Apartments and Forester Square Apartments units are not in immediate risk of conversion. While the use of LIHTC gives them the relief option of converting to market-rate by 2025, because of the use of redevelopment set-aside funding, these projects are locked into a 55-year affordability period, ending in 2065. The City will continue to monitor these at-risk units and should a notice of intent to convert to market

rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

3. PRESERVATION OPTIONS

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership

Long-term affordability of lower income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. Table 23 presents the estimated market value for the 222 units at Cedar Creek, Forester Square, and Laurel Park to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately \$48,075,000. Assuming a five-percent down payment is made on each project, at least \$2,400,000 down payment cost would be required to transfer ownership of these buildings to non-profit organizations. Unless some form of mortgage assistance is available to interested nonprofit organizations, rental income alone from the lower income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Table 23: Market Value of At-Risk Housing Units			
Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	0
Total	47	43	132
Annual Operating Cost	\$280,035	\$233,730	\$612,990
Gross Annual Income	\$1,205,448	\$1,021,080	\$2,746,224
Net Annual Income	\$925,413	\$787,350	\$2,133,234
Market Value	\$11,567,663	\$9,841,875	\$26,665,425
Market value for each project is estimated with the following assumptions:			
1. Average market rent for 1-BR is \$1,672, 2-BR is \$1,963, and \$2,365 for a 3-BR (Table 20).			
2. Average bedroom size for 1-BR assumed at 600 square feet, 750 square feet for 2-BR, and 900 square feet for a 3-BR.			
3. Annual operating expenses per square foot = \$7.35 (based on NAI San Diego's Multifamily Market Report Q3, 2019. Figure represents average operating costs for three- and two-star buildings).			
4. Market value = Annual net project income*multiplication factor			
5. Multiplication factor for a building in good condition is 12.5.			

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as lower income housing. Incentives could include writing down the interest rate on the remaining loan balance, and /or supplementing the subsidy amount received to market levels.

Rent Subsidy

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City through a variety of potential funding sources could provide a voucher to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. Table 24 estimates the rent subsidies required to preserve the housing affordability for the residents of the 222 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$2,533,000 in rent subsidies would be required annually.

Table 24: Rent Subsidies Required			
Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	
Total	47	43	132
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$52,445	\$44,113	\$117,796
Total Monthly Rent Allowed by Fair Market Rents	\$113,952	\$91,582	\$219,900
Total Annual Subsidies Required	\$738,084	\$569,628	\$1,225,248
Average Annual Subsidy per Unit	\$15,704	\$13,247	\$9,282
Average Monthly Subsidy per Unit	\$1,309	\$1,104	\$774
Average subsidy per unit for each project is estimated with the following assumptions:			
1. A 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, and a 3-BR unit by a 5-person household.			
2. Based on 2020 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$847, \$1,061 for a 3-person household, and \$1,213 for a 5-person household (Table 21).			
3. HUD 2020 Fair Market Rents in the San Diego MSA is \$1,566 for a 1-BR, \$2,037 for a 2-BR, and \$2,894 for a 3-BR.			

4. REPLACEMENT COSTS

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$300,000 per unit for multifamily rental housing, replacement of the 222 at-risk units would require approximately \$66,600,000. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

5. COST COMPARISON

The cost to build new housing to replace the 222 at-risk units is high, with an estimated total cost of more than \$66,600,000. This cost estimate is substantially higher than the cost associated with transfer of ownership (\$48,075,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years (\$50,6590,000).

G. Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Detailed CHAS data based on the 2013-2017 ACS is displayed in Table 25. Based on CHAS, housing problems in Santee include:

- 1) Units with physical defects (lacking complete kitchen or bathroom);
- 2) Overcrowded conditions (housing units with more than one person per room);
- 3) Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- 4) Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Disproportionate Needs

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Overall, housing problems affected roughly a greater proportion of renter-households (48 percent) than owner-households (31 percent).
- Elderly renters had the highest level of housing problems regardless of income level (64 percent).
- All extremely low income large renter families had housing problems; the CHAS estimates that all of these households paid more than 50 percent of their income on housing costs.
- More than a third (36 percent) of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,615 extremely low income Santee households reported in the 2013-2017 CHAS, approximately 63 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

Table 25: Housing Assistance Needs of Low and Moderate Income Households in Santee

Household by Type, Income & Housing Problem	Renters				Owners		Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Extremely Low Income (0-30% AMI)	240	290	65	855	500	760	1,615
% with any housing problem	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden >30%	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden > 50%	58.3%	77.6%	46.2%	63.7%	64.0%	62.5%	63.2%
Very Low Income (31-50% AMI)	225	440	75	955	665	960	1,915
% with any housing problem	91.1%	90.9%	100.0%	89.5%	54.9%	60.4%	74.9%
% with cost burden >30%	91.1%	90.9%	100.0%	89.5%	54.9%	59.9%	74.7%
% with cost burden >50%	68.9%	43.2%	100.0%	57.1%	30.1%	37.5%	47.3%
Low Income (51-80% AMI)	170	770	195	1,375	970	2,140	3,515
% with any housing problem	52.9%	71.4%	82.1%	69.5%	30.4%	52.1%	58.9%
% with cost burden >30%	52.9%	71.4%	71.8%	68.0%	29.4%	51.1%	57.7%
% with cost burden > 50%	8.8%	11.7%	5.1%	12.0%	13.4%	20.7%	17.3%
Total Households	875	3,255	605	6,025	4,085	13,445	19,470
% with any housing problem	68.0%	48.5%	58.7%	51.5%	35.5%	32.0%	38.1%

Source: HUD CHAS tabulations of 2013-2017 ACS data.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

A. Nongovernmental Constraints

Locally and regionally there are several constraints that hinder the ability to accommodate Santee's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build housing.

1. LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Development costs (land, entitlement, and construction) for residential units have increased rapidly over the last decade, especially for the cost of land when vacant developable land is diminishing. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing infill sites can also add to costs. The supply of construction materials is another factor. When construction material supply is low, costs increase as evidenced by the current market.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of land and any necessary improvements or demolition of existing structures is a key component of the total cost of housing. The lack of vacant land for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. Based on listings at Zillow.com, land zoned for low density residential uses could capture about \$800,000 per acre (or an average of \$100,000 per unit). Land at the urban core that might be used for high density residential uses is priced around \$1.75 million per acre.

2. LABOR SHORTAGE CONSTRUCTION COSTS

Another key component of construction cost is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a study for Smart Cities Prevail. The study finds that California lost about 200,000 construction workers since 2006. Many lost their jobs during the recession and found work in other industries. University of Southern California housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing"

workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/ Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

3. CONSTRUCTION FINANCING

The financing of a residential project, particularly affordable housing, is quite complex. Construction loans are almost never available for over 75 percent of the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value. Furthermore, no firm threshold determines what a lender considers to be an acceptable ‘return’ on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Santee.

4. AVAILABILITY OF HOME FINANCING

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

Overall, 561 households applied for government-backed mortgage loans and 951 households applied for conventional home mortgage loans in Santee in 2017 (Table 26). However, approval rate was lower for conventional loans than for government-backed loans, and lower in 2017 than in 2012. Refinancing loan applications were the most frequent type of mortgage loans with an approval rate of 62 percent, lower than the approval rate in 2012. Home improvement loans have the lowest approval rates among other types of financing.

Table 26: Disposition of Home Loans: 2017

Jurisdiction	Total Applicants		Percent Approved		Percent Denied		Percent Other ¹	
	2012	2017	2012	2017	2012	2017	2012	2017
Government Backed Purchase	536	561	78.4%	80.6%	11.2%	6.2%	10.4%	13.2%
Conventional Purchase	436	951	78.2%	73.9%	9.9%	9.3%	11.9%	16.8%
Refinance	4,034	2,323	70.4%	61.5%	15.0%	16.1%	14.6%	22.4%
Home Improvement	121	306	60.3%	61.8%	30.6%	26.8%	9.1%	11.4%
Total	5,127	4,141	71.7%	67.0%	14.6%	14.0%	13.8%	19.1%

Source: www.lendingpatterns.com, 2020

5. TIMING AND DENSITY

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers’ inability to secure financing for construction. In Santee, the average time between project approval and request for building permit is typically **one to two years**.

As described in the Housing Resources section of this Housing Element, development projects proposed in Santee’s multi-family districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. However, the City did identify some sites where development was unfeasible due to density constraints through meetings with stakeholders and property owners. As part of its Program 9, the City will be downzoning a limited number of sites where specific site conditions are not conducive to high-density development, and up-zoning about 20 sites where development has been constrained by low density.

6. EFFORTS TO ADDRESS NONGOVERNMENTAL CONSTRAINTS

The City has taken into consideration the nongovernmental constraints in the development of the sites inventory by selecting sites with characteristics similar to those that have been developed recently. In addition, as described later in this Housing Element, the City’s identification of potential sites for future residential development was performed with extensive stakeholder feedback. Sites that developers identified as not feasible for high-density development are proposed to be downzoned. At the same time, the City is upzoning sites near transit and in areas where density bonuses, incentives, and concessions may also be more feasible. Density bonuses, together with the incentives and/or concessions, and location in high resource areas result in a lower average per-unit cost of land and increase opportunity for funding for affordable housing. High resource areas in the context of the Housing Element are those areas with high access to jobs, low unemployment, low poverty rates, high education attainment, high median home values, and low pollution levels as shown in joint mapping from the California Tax Credit Allocation Committee and California Department of Housing and Community Development. The City’s rezone program (Program 9) attempts to mitigate market constraints resulting from density.

B. Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

1. LAND USE CONTROLS

The Land Use Element of the Santee General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State-required Sixth Cycle update that will cover the period beginning on April 15, 2021 and ending on April 15, 2029. An Urban Residential land use designation that permits 30 units per gross acre was added in 2010.

The Land Use Element provides for the following land use designations which allow for residential development:

- Hillside Limited (HL): 0-1 dwelling units per gross acre
- Low Density Residential (R-1): 1-2 dwelling units per gross acre
- Low Density Residential Alternative (R-1-A): 2-4 dwelling units per gross acre (1/4-acre lot minimum)
- Low-Medium Density Residential (R-2): 2-5 dwelling units per gross acre
- Medium Density Residential (R-7): 7-14 dwelling units per gross acre
- Medium High Density Residential (R-14): 14-22 dwelling units per gross acre
- High Density Residential (R-22): 22-30 dwelling units per gross acre
- Urban Residential (R-30): 30 dwelling units per gross acre

In addition to the above residential land use categories, the Town Center Specific Plan area, and the Planned Development District, designated in the General Plan and the Zoning Ordinance, allow residential uses. The Residential-Business District was added to the Zoning Code in 2003 and is consistent with the General Plan. This designation is intended to allow for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas.

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, accessory dwelling units, and multifamily units at various densities. In 2010, the City adopted the high density residential land use designation, R-30 Urban Residential with a Mixed Use Overlay. The R-30 designation is intended to provide land for development characterized by mid-rise apartment and condominium development that utilizes innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community

facilities, business centers and streets of a least major capacity and to be internally consistent. The Mixed Use Overlay for the R-30 designation provides an option for ground-floor commercial uses that promote a variety of services that are conveniently located for residents and the public. However, no development has occurred on the R-30 designation. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Measure N

At the November 2020 election, City voters adopted Measure N, an initiative measure which establishes a voter approval requirement for certain legislative actions that would increase residential density or otherwise intensify land use over that currently permitted by the General Plan and zoning. Measure N is a governmental constraint because it has the effect of limiting project applicants' ability to increase the residential density on or intensify the use of a parcel without a citywide vote. The City will continue to monitor implementation of Measure N in accordance with state and other laws.

Referenda and Initiatives

Local referenda and initiatives can affect the price and availability of housing; and therefore they may also constitute governmental constraints on housing. State law, including SB 330, may preempt certain initiatives or referenda. The City will continue to monitor local referenda and initiatives in accordance with state and other laws.

Gillespie Field Airport Land Use Compatibility Plan (ALUCP)

The City of Santee is located within the Airport Influence Area (AIA) of Gillespie Field. State law requires each local agency having jurisdiction over land uses within the AIA to either: (1) modify its General Plan, zoning ordinance or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If the City of Santee fails to take either action, the City is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems the City's General Plan consistent with the ALUCP.

At the present time, land use proposals within the AIA are subject to land use compatibility determinations by the ALUC. The City is responsible for submitting the Application for a Consistency Determination to the San Diego County Regional Airport Authority. Airport staff would review and make recommendations to the ALUC as to the appropriate determination. The ALUC must act upon an application for a determination of consistency with an ALUCP within 60 days of the ALUC deeming such application complete. The City may override an ALUC determination of inconsistency by a two-thirds vote of the City Council if it can make certain findings and provide a 45-day notice of the same to the ALUC and the California Department of Transportation (Caltrans) per Public Utilities Code Section 21676.5(a). Where possible conflict between the residential density provisions mandated by State law and Airport Safety Zones are identified with a specific land use proposal, the ALUCP density limitations shall apply unless overridden by the City Council. Since this process is not unique to the City of Santee, it does not constitute a distinct or unusual constraint. The Gillespie Field Airport Land Use Compatibility Plan was adopted on January 25, 2010, and is posted on the San Diego Regional Airport Authority's website.³

³ <http://www.san.org>

Approximately 43.9 acres of the residential sites inventory are located within the boundaries of Safety Zones 1-5 of the Gillespie Field ALUCP. These sites are denoted in the Sites Inventory Table in Appendix C. The City selected these sites as the safety zones are also close to the trolley stop and have higher density potential. As part of the Environmental Impact Report (EIR) to be prepared for the rezoning, the City will evaluate the constraints and risks associated with residential development in these areas. Furthermore, the City will monitor development on sites identified in the Housing Element to comply with the “no net loss” requirement pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Town Center Specific Plan

In October 1986, the City of Santee completed a focused effort to plan for the development of property in its geographic core. The Town Center Specific Plan established guidelines for creating a people- and transit-oriented hub for commercial, civic and residential uses along the San Diego River.

Residential Business District

The Residential Business District (RB) designation allows for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. This designation allows low intensity commercial and office uses that would not result in significant land use compatibility impacts, but that would be greater than otherwise permitted through home occupation regulation. Properties with the RB designation permit all uses allowed in the R-2 designation plus a list of “low-impact” office and commercial uses.

2. RESIDENTIAL DEVELOPMENT STANDARDS

The City’s Zoning Ordinance implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. Santee’s Zoning Ordinance provides for the following residential districts:

- ***Hillside/Limited Residential (HL)*** -- (0-1 dwelling units/gross acre): This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.
- ***Low Density Residential (R-1)*** -- (1-2 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-half acre lots or larger that is responsive to the natural terrain and minimizes grading requirements. The intent of this designation is to provide development of a semi-rural character through the use of varying setbacks and dwelling unit placement on individual parcels.

- ***Low-Density Residential Alternative (R-1-A)*** -- (2-4 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.
- ***Low-Medium Density Residential (R-2)*** -- (2-5 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet.
- ***Medium Density Residential (R-7)*** -- (7-14 dwelling units/gross acre): This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multifamily attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.
- ***Medium High Density Residential (R-14)*** -- (14-22 dwelling units/gross acre): This designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.
- ***High Density Residential (R-22)*** -- (22-30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space.
- ***Urban Residential (R-30)*** -- (30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium development typical of urban development at higher densities than R-22. This designation is intended for architecturally designed residential development, up to four stories, with parking facilities integrated in the building design. Areas developed under this designation would be located in close proximity to major community facilities, commercial and business centers and streets of at least major capacity. Development amenities would include on-site business centers, fitness and community rooms, and indoor and outdoor recreation facilities. Site design would implement pedestrian-friendly design concepts, including separated sidewalks, landscaped parkways, traffic calming measures, and enhanced access to transit facilities and services. Measures that reduce energy and water consumption are required.

As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Santee's Zoning Ordinance establishes residential development standards for each zone to ensure quality of development in the community. Site Development Criteria as specified in Section 13.10.040 of the Zoning Ordinance are presented in **Table 27**.

Table 27: Basic Residential Development Standards

Characteristic of Lot, Location & Height	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Minimum Net Lot Area (square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none			
Density Ranges (du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30 (no range)
Minimum Lot Dimensions (width/depth)	150 ¹ / 150'	100 ¹ / 100'	80 ¹ / 100'	60 ¹ / 90'	none			
Minimum Flag Lot Frontage	20'				36'			
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Setbacks ²								
Front ³	30'	20'	20'	20'	20'	10'	10'	10'
Exterior side yard	15'	15'	15'	10'	10'	10'	10'	10'
Interior side yard	10'	10'	8'	5'	10'	10'	10'	10' or 15 ⁴
Rear	25'	20'	20'	2'	10'	10'	10'	10' or 15 ⁴
Maximum Height	35' (2 stories)				35' (2 stories)	45' (4 stories)	55' (5 stories)	55' (5 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60
Parking Requirements (off-street)	2 spaces in a garage (all single-family, detached homes)				<p>The following applies to multifamily, townhomes, duplexes, zero lot line, etc.</p> <p>Resident spaces:</p> <p><u>Studio & One-bedroom unit:</u> 1.5 spaces/unit, with 1/unit in a garage or carport</p> <p>R-30 zone: 1 space/unit</p> <p><u>Two or more bedroom unit:</u> 2 spaces/unit, With 1/unit in a garage or carport</p> <p>plus, Guest Spaces:</p> <p>1 space/4 units R-30 Zone: 1 space/10 units</p>			

Source: City of Santee, October 2019.

Notes: ¹For lots located on cul-de-sacs and knuckles, see SMC Zoning Ordinance Table 13.10.040.A, note 1.

²All Setbacks are measured in feet from the property line, not a street, sidewalk, or fence line.

³Setbacks adjacent to Major, Prime or Collector roads may be greater (SMC Table 13.10.040.B).

⁴15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

Lot Standards

The minimum lot sizes for residential lots in Santee range from 6,000 for the R-2 zone, 8,000 for the R-1-A zone, 15,000 for the R-1 zone, to 30,000 for Hillside/Limited Residential (HL) zone. Minimum lot widths range from 60' for the R-2 zone, 80' for the R-1-A zone, 100' for the R-1 zone, and 150' for the HL zone. There are no minimum lot sizes or minimum lot widths for the R-7, R-14, R-22 or R-30 zones. These minimum lot size standards are typical, cover the majority of the City, and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a range of maximum lot coverage, by zone. The largest hillside lots have the smallest maximum lot coverage at 25 percent. Maximum lot coverage for the R-1, R-1-A, and R-2 zones increase by 5, or 30, 35, and 40 percent respectively. The zones which permit greater density also permit greater maximum lot coverage: R-7 permits 55 percent maximum lot coverage, R-14 permits 60 percent, R-22 permits 70 percent, and R-30 permits 75 percent maximum lot coverage. The City's lot coverage standards are typical and the larger the lot, the more feasible to achieve the maximum allowable density.

Yard Setbacks

All residential zones have a 10' – 30' front setbacks. Side yard setbacks range from 5' – 15', and rear yard setbacks range from 10' to 25'. Detached accessory structures, including accessory dwelling units have side and rear setbacks of 4'. These setbacks are intended to provide a safe and visually cohesive aesthetic to the residential development throughout the city.

Height Limits

Santee allows building heights up to 35' or three stories in most residential zones in the City. The R-14 residential zone allows heights of up to 45', or four stories, and the R-22 and R-30 zones allow heights of up to 55', or five stories. The four and five-story height limits allow the achievement of higher densities in the R-14 and R-22 residential zones.

Parking Standards

In addition to the development standards above, Santee requires a certain number of parking spaces to be provided for each new residential unit. The Santee Zoning Code requires two parking spaces in a garage for all single-family residential zones, including in HL, R-1, R-1-A, and R-2. Parking standards for the multi-family zones are established primarily by the number of bedrooms in the dwelling unit. For Studio and one-bedroom units, 1.5 spaces/unit with 1/unit in a garage or carport are required. For two or more bedroom units, 2 spaces/unit are required with 1/unit in a garage or carport. Guest spaces are required at 1 space/4 units. The R-30 Zone allows for reduced resident and guest parking. Santee's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Santee complies with the State Density Bonus provisions for senior and affordable housing, and consistent with State law, provides additional reductions in parking requirements if the project is located close to public transportation. In addition, as part of the adoption of the Art & Entertainment District Overlay in the City's Town Center, parking requirements have been reduced.

3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

Santee provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development District

The Planned Development District is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones. This designation provides for mixed-use development potential including employment parks, commercial, recreational and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. More specifically, single family dwellings, single family attached units and multi-family are all permitted uses in the Planned Development District, with approval of a Development Review Permit.

Variance and Minor Exception

The purpose of a variance is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity and in the same district, consistent with the objectives of the development code.

The purpose of a minor exception is to provide flexibility necessary to achieve the objectives of the development code. Selected site development regulations and applicable off-street parking requirements are subject to administrative review and adjustment in those circumstances where such adjustment will be compatible with adjoining uses or is necessary to provide reasonable accommodation for persons with disabilities, and consistent with state or federal law, and consistent with the goals and objectives of the general plan and the intent of the code.

Density Bonus Ordinance

On June 12, 2019, the City of Santee updated the City's Density Bonus Ordinance. The substance of the density bonus program was removed from the municipal code because the program is governed by state law, that is explicitly applicable to charter cities, such as Santee. Revisions refer to state law to avoid the need to modify the code in response to each state law amendment. The Density Bonus Ordinance provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. However, new changes to the density bonus law passed in 2019 and 2020 may necessitate a review of the City's Density Bonus Ordinance to ensure continued compliance with State law.

4. PROVISIONS FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family units, multifamily units, accessory dwelling units, manufactured housing, mobile home parks, residential care facilities, transitional and supportive housing, single-room occupancy (SRO) buildings, farm worker housing, and housing for the homeless. Santee provides for a wide range of housing types throughout the community. Table 28 summarizes the housing types permitted in each of the City’s primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Conditional Use Permit (CUP), or is not permitted (--).

USES	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30	IG
Single-family Dwellings	P	P	P	P	P	--	--	--	--
Multifamily Dwellings	--	--	--	--	P	P	P	P	--
Manufactured Housing	P	P	P	P	P	P*	P*	--	--
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--
Accessory Dwelling Units	P	P	P	P	P	P	P	P	--
Residential Care Facilities									
-Accessory Use: 6 or fewer	P	P	P	P	P	P	P	P	--
-Non-Accessory Use: 7 or more	--	--	--	CUP	CUP	CUP	CUP	CUP	--
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	--
Single Room Occupancy (SRO)	--	--	--	--	P	P	P	P	--
Emergency Shelters	--	--	--	--	--	--	--	--	P

Source: City of Santee Municipal Code, 2020.
 Notes: P = Permitted; CUP = Conditional Use Permit.
 *Permitted within a mobile home park.

Single-family Dwellings

Single-family homes are allowed in the following residential zones: Hillside/Limited (HL), Low Density (R-1), Low-Alternative (R-1A), Low-Medium Density (R-2), and Medium Density (R-7). The HL zone allows up to one dwelling unit /gross acre. It is intended for areas with steep slopes, rugged topography and limited access. Parcels zoned HL are found in the northern part of the City, and also in the southwest and southeast corners of the City. The R-1 zone permits 1 - 2 dwelling units/acre, intended for residential development on one-half acre lots or larger. Parcels zoned R-1 can be found in the north, southwest and eastern and southeastern areas of the City. The R-1A zone permits 2 - 4 dwelling units/acre. Lot sizes are 10,000 square feet or larger. This designation is intended to provide a transition between areas of denser development in the R-2 designation, and lower density larger lot size development in the R-1 and HL land use designations.

R-2 allows 2 - 5 dwelling units per acre and is intended for single-family homes in standard subdivision form characterized by lots of a minimum of 6,000 square feet. It covers the largest portion of the City planned for residential uses and is typically found on level terrain. R-7 is medium density residential

zone that allows 7 – 14 units/acre. The R-7 zone is intended for a wide range of residential development including attached and detached single-family units at the lower end of the density range. Areas developed under this zone should be close to streets of at least collector size, and should be conveniently served by neighborhood commercial and recreational facilities.

Multifamily Units

Multifamily units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure), apartments (five or more units under one ownership in a single building); condominiums, townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.).

Multifamily Units are allowed in the upper density range of the Medium Density (R-7) zone, and in the Medium High Density (R-14), High Density (R-22), and Urban Residential (R-30) zone. The R-7 zone permits up to 14 units per gross acre while up to 22 units per gross acre are permitted in the R-14 zone. Up to 30 units per gross acre are permitted in the R-22 zone and the density for the R-30 zone is 30 units per gross acre. As part of this Housing Element update, the rezone program will be revising this designation to provide a density range (30 – 36 dwelling units per acre) to facilitate development in this designation.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides permanent provisions for living, sleeping, eating, cooking and sanitation complete independent living facilities for one or more persons, is located on a lot with an existing or proposed main house, and includes an entrance separate from the main house. An ADU can include a manufactured home.

A junior accessory dwelling unit (JADU) is a residential unit, no more than 500 square feet in size, that has an efficiency kitchen, is contained entirely within an existing or proposed single-family main house or attached garage, and has a separate entrance. It can either have its own bathroom or share with the main house. An efficiency kitchen is a kitchen that contains the following: (a) a cooking facility with appliances; (b) a food prep counter(s) with at least 15 square feet in area; and (c) food storage cabinets totaling at least 30 square feet of shelf space. ADUs and JADUs may be an alternative source of affordable housing for lower income households and seniors.

The City updated its ADU/JADU guidelines in 2019 to comply with changes in state law. ADUs/JADUs are only permitted on lots zoned Residential, and in some circumstances Mixed Use zones. ADUs/JADUs meeting certain criteria can apply for a building permit only. All other ADUs must first go through a separate ministerial ADU Permit process, prior to submitting for a building permit, to ensure it conforms to the development standards contained in Section 13.10.045 of the Zoning Code.

As a measure to increase the supply of affordable housing, the City of Santee took action to waive Development Impact Fees for the construction of ADUs for a five-year period, effective September 2019. ADUs can provide needed affordable housing for residents of Santee and can also meet the

need for multi-generational housing. The City believes that the waiving of Development Impact Fees will spur the construction of additional ADUs in Santee.

Manufactured Housing/Mobile Home Parks

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there were 2,336 mobile homes in the City in January 2020. The City permits manufactured housing placed on a permanent foundation in all residential zones that allow single-family housing and within mobile home parks in accordance with the Santee Zoning Ordinance.

The Zoning Ordinance also contains a Mobile Home Park Overlay District to accommodate mobile home parks in the City. According to Section 13.22.030, the Mobile Home Park Overlay District may be applied in combination with any other residential district with the approval of a Conditional Use Permit (CUP). The Overlay District establishes specific development standards for a mobile home park and is applied over the base residential district. A Mobile Home Park Overlay district is indicated on the zoning district map by the letters "MHP."

Residential Care Facilities

Residential care facilities can be described as any State-licensed family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Santee permits residential care facilities serving six or fewer persons within all residential zones, subject to the same development review and permit processing procedures as traditional single-family or multifamily housing. Residential care facilities serving more than six persons are permitted with approval of a CUP within the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. Larger residential care facilities are not allowed in R-1, R-1A, and R-2 zones, as these areas are located in the periphery of the City and have a more rural character. These zones are adjacent to hillsides and have limited infrastructure and lack access to services and transit. In addition, parking requirements for these facilities would encroach on sensitive habitat. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

Transitional and Supportive Housing

The Zoning Ordinance definition for “transitional housing” references the State’s definition contained in Health and Safety Code Section 50675.2, which defines “transitional housing” and “transitional housing development” as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

The definition for “supportive housing” in the Zoning Ordinance also references the State’s definition contained in Health and Safety Code Section 50675.14(b), which defines the use as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

“Target population” is defined in the same subsection of the Health and Safety Code Section as “persons, including persons with disabilities, and families who are ‘homeless,’ as that term is defined by Section 11302 of Title 42 of the United States Code, or who are ‘homeless youth,’ as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.”

The City permits transitional and supportive housing that meets applicable Health and Safety Code definitions in all residential zones, consistent with State law. The same development standards and permit process that applies to single-family or multifamily housing applies to transitional and supportive housing.

AB 2162 (September 2018) and AB 2988 (May 2020) require that supportive housing meeting specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. The Santee Zoning Code will be amended to include the requirements of AB 2162 and AB 2988.

Single Room Occupancy Buildings

SRO buildings are defined in the Santee Zoning Ordinance as “a building providing single-room units for one or more persons with or without shared kitchen and bath facilities, including efficiency units per Health and Safety Code Section 17958.1.” SRO buildings are considered suitable to accommodate the housing needs of extremely low income households. This housing type is permitted in all multifamily zones, subject to all Municipal Code and other standards applicable to any new multifamily residential building, including, but not limited to, density, height, setback, on-site parking, lot coverage, development review, compliance with the California Building Code, building fees, charges and other requirements generally applicable to a proposed multifamily development in the Zone District in which a property is located.

Farm Worker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City’s Zoning Code was updated in 2019 to add Agricultural Employee Housing. This housing, as defined in Section 13.04.140, is allowed in residential districts pursuant to Health and Safety Code Sections 17021.5 and 17021.6 and is subject to regulations that apply to other residential dwelling of the same type in the same zone.

Emergency Shelters

The Zoning Ordinance definition for “emergency shelter” references the State’s definition contained in Health and Safety Code Section 50801(e), which defines the use as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Although no emergency shelters are currently located within Santee, these facilities are permitted and without discretionary review on more than seven acres on eight parcels on Woodside Avenue within the General Industrial “IG” zone.

- Vacant or underutilized parcels within the IG zone are presented in Appendix D. These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels could accommodate an emergency shelter to accommodate at

least 25 homeless individuals (which represents the number of identified unsheltered homeless population in Santee as of 2020 by the Regional Task Force on the Homeless) and at least one year-round emergency shelter. The IG zone is suitable for emergency shelters because shelters are compatible with a range of uses that are common in suburban communities and allowed in the IG zone (e.g., motels/hotels, office buildings, religious institutions, athletic or health clubs, public buildings, educational facilities, etc.);

- The IG-zoned parcels on Woodside Avenue are located approximately one mile from public bus service that connects to regional transit, including trolley service;
- Existing uses in the IG zone are primarily light industrial, warehousing, and office uses – no heavy industrial uses are present; and
- The parcels are not known to be constrained by the presence of hazardous materials either on or adjacent to the properties.

Emergency shelters are subject to ministerial Development Review Permit approval. The following specific and objective development standards are established in the Municipal Code and apply to emergency shelters:

- An emergency shelter shall not be located within three hundred feet of another shelter; and
- The agency or organization operating the shelter shall submit a Facility Management Plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Parking requirements can be set to be adequate for shelter staff, but the overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The Santee Zoning Code will be amended to include these requirements.

5. HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the Zoning Ordinance as part of this Housing Element update, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted in all residential districts; Santee is compliant with the Lanterman Act. The Land Use Element and Zoning Ordinance provide for the development of multifamily housing in the R-7, R-14, R-22, and R-30 zones. Traditional multifamily housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. State-licensed residential care facilities for more than six persons are conditionally permitted in the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

The Santee Zoning Code includes provisions for transitional and supportive housing. These facilities may serve persons with disabilities. Consistent with State law, transitional and supportive housing facilities as defined in the Health and Safety Code are permitted in all residential zones.

The City also accommodates persons with disabilities in group care facilities. Group care facilities serve mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit. These facilities are separate from State-licensed residential care facilities and require approval of a CUP in all residential zones. Group care facilities are subject to the same review process, approval criteria, and findings as all other uses that require a CUP, including large residential care facilities.

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Consistent with the State's model Reasonable Accommodation Ordinance, the Santee Zoning Code includes a ministerial procedure for handling requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director (Director) for review and consideration. The Director must consider the following criteria when determining whether a requested accommodation is reasonable:

1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

If necessary to reach a determination on the request for reasonable accommodation, the Director may request further information from the applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Ordinance requires the Director to issue a written determination on the request. In the event that the Director requests further information pursuant to the paragraph above, this 30-day period is suspended. Once the Applicant provides a complete response to the request, a new 30-day period begins.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Services Division of the Department of Development Services as a part of the building permit submittal.

Government Code Section 12955.1(b) requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces are required.

Permit Processing

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes are reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt and without the requirement for payment of a fee. The reasonable accommodation procedures are based on the State's model ordinance, and they clearly state how to apply for and obtain reasonable accommodation; therefore, they do not represent a constraint on the development or improvement or housing for persons with disabilities.

Definition of Family

A "family" is defined in the Santee Zoning Ordinance as one or more individuals living together as a single household unit. The City's Ordinance does not regulate residency by discriminating between biologically related and unrelated persons nor does it regulate or enforce the number of persons constituting a family. In conclusion, Santee's definition of "family" does not restrict access to housing for persons with disabilities.

Conclusion

The City fully complies with ADA requirements and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

6. DEVELOPMENT PERMIT PROCEDURES AND PROCESSING TIMES

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the units selling price. Santee’s development review process is designed to encourage site and architectural development, which exemplify the best professional design practices. The Development Review Permit process helps ensure that each new project achieves the intent and purpose of the General Plan land use designation and zone in which the project is located. Together, the following figures and tables show the type of approvals required for the most common types of residential development as well as the reviewing authority.

Residential projects subject to the Development Review process follow two distinct review paths, depending on the scope of the project. The City Council reviews larger projects during a noticed public hearing. The City Council functions as the Planning Commission and therefore approval of applications in Santee is not subject to two discretionary bodies. This streamlined review process saves a considerable amount of time when compared to processes of many other jurisdictions that require separate Planning Commission and City Council approval of large residential projects. Other projects are reviewed by the Director. A summary of the two review processes are listed below.

Table 29: Development Review Bodies

Director Review	City Council Review
<ul style="list-style-type: none"> 1) New construction on vacant property 2) One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more. 3) Construction of an accessory dwelling unit. 4) Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site. 5) Development in the Hillside Overlay zone. 	<ul style="list-style-type: none"> 1) Any multi-family residential project 2) Any single family residential project where a tentative map or tentative subdivision map is required. 3) The conversion of residential, commercial or industrial buildings to condominiums.

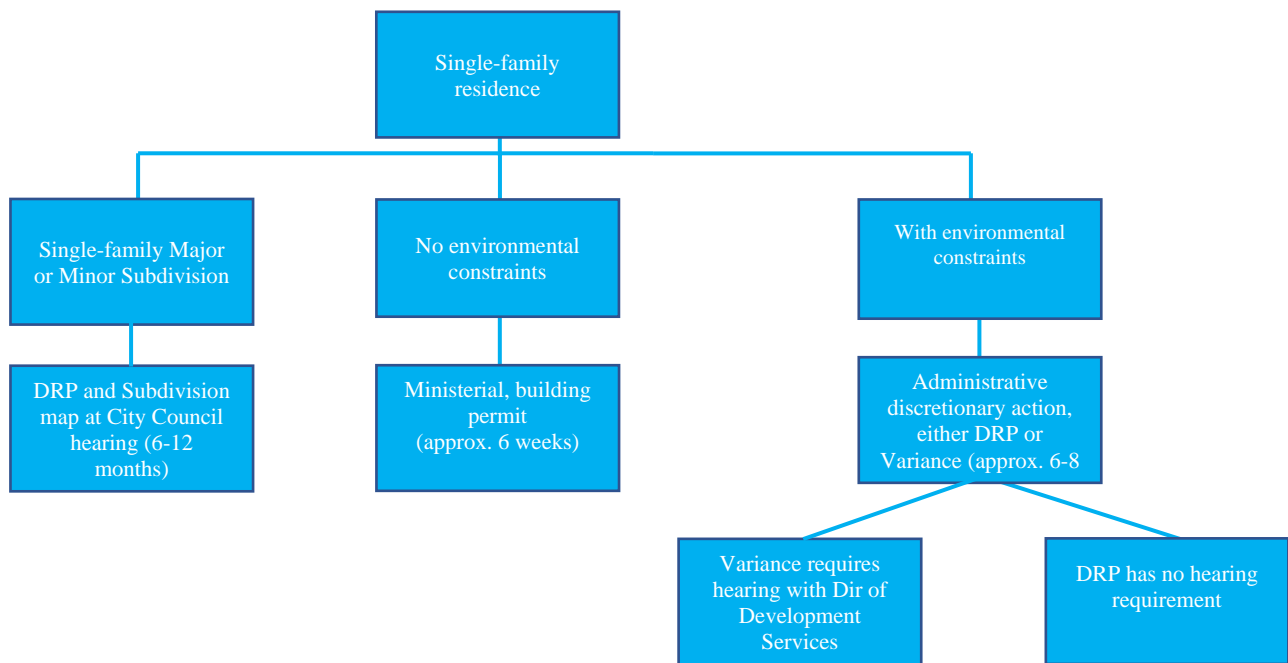
A single-family dwelling, on an existing parcel located in a zone that permits single-family residential development (HL, R-1, R-1-A, R-2, and R-7 zones) that does not contain environmental constraints such as any natural slopes greater than 10 percent and is not located in a biological resource area, on a ridgeline, or in a similar type of visually prominent location, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single-family dwelling meeting these criteria is ministerial. Processing time is approximately six weeks, but highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone or does not meet the above criteria, it requires an administrative discretionary action. Examples of an administrative discretionary approval include an administrative Development Review Permit (DRP) or Variance. An administrative Variance requires a public hearing before the Director while an

administrative Development Review Permit does not. Approval is based on findings as outlined in the zoning regulations. Processing time for a hearing before the Director or non-hearing decision is approximately six weeks but may extend to two months or more when processing involves compliance with the California Environmental Quality Act (CEQA).

A single-family project, which includes a minor or major subdivision, requires approval of a Development Review Permit and subdivision map by the City Council at a public hearing. The basis for approval is consistency with the General Plan, Zoning Ordinance, and subdivision regulations. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to a year.

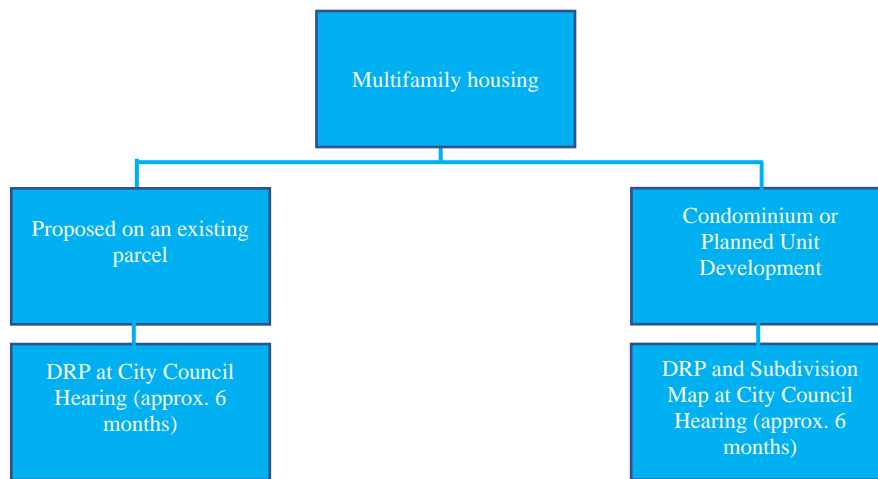
Figure 9: Permitting process for single-family detached housing



Multifamily housing on an existing parcel in any multi-family residential zone (R-7, R-14, R-22, and R-30) is subject to a discretionary City Council approval of a Development Review Permit. Processing time is approximately six months but varies on the size of the project and quality of the initial submittal.

If the multifamily housing is proposed as a condominium, or planned unit development, the approval process also includes a subdivision map. The subdivision map and Development Review Permit are processed concurrently. Processing time is approximately six months and the project is also subject to discretionary review by the City Council.

Figure 10: Permit process for multifamily housing



Design considerations for all residential projects

The Development Review Permit (DRP) process stipulates that the following items should be evaluated when designing a project:

- Relationship of building and site to surrounding area
 - Evaluate the project’s fringe effects on adjacent parcels
 - Evaluate the project’s proximity to transportation (including active) facilities
 - Evaluate the project’s relationship to the surrounding area
- Site design
 - Setbacks
 - Evaluate building placement for adequate ventilation
 - Consider topography and other on-site natural features in the design
 - Evaluate pedestrian and vehicle circulation
- Landscaping
 - Choose plant palette to ensure water efficiency
 - Approved street trees
- Grading
 - Lessen proposed grading
- Signs
 - On site plan plot all proposed free-standing signs
 - Provide details for all free standing signs
- Lighting
 - Provide sufficient lighting for the proposed use
 - Keep all site lighting facing downward to minimize impacts on neighbors
- Architectural design
 - Visual relief from long elevations through wall plane offsets
 - Use of colors and materials
 - Variations in vertical setbacks to reduce mass of larger buildings

Pre-Application process for projects that require City Council review

Single-family major and minor subdivisions and multifamily housing proposals typically go through a Pre-Application. The Pre-Application process is designed to identify issues which may impact the design of the project early in the approval process. The process entails submitting a Pre-Application, supporting documents, and the Pre-Application fee. Approximately four weeks from the date of the submittal, a Design Conference (pre-application meeting), is held at City Hall to provide the applicant the opportunity to meet with the reviewing City staff. This early identification of issues is intended to limit possible delays and plan revisions.

Table 30: Approval Required								
Housing Type	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Single-family detached	Permitted by right					Not permitted		
Single-family attached	Not permitted				Permitted by right	Not permitted		
Single-family major and minor subdivisions	Not permitted	DRP and Subdivision map required			Not Permitted	Not permitted		
Multifamily	Not permitted				DRP required			

Variances

The City of Santee has a process to offer variances to provide flexibility from the strict application of development standards when special circumstances pertaining to a property such as size, shape, topography, or location deprives the property of privileges enjoyed by other properties in the vicinity and in the same district, consistent with the objectives of the development code. Any variance granted is subject to such conditions as will assure that the authorized adjustment does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.

For residential development, the Director is authorized to grant variances with respect to development standards such as, but not limited to, fences, walls, hedges, screening, and landscaping; site area, width, and depth; setbacks; lot coverage; height of structures; usable open space; performance standards; and to impose reasonable conditions. Conditions may include, but shall not be limited to, requirements for setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures and other improvements, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; establishment of development schedules or time limits for performance or completion; requirements for periodical review by the Director; and such other conditions as the Director may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the Director to make the findings outlined in the paragraph below. Variances may be granted in conjunction with conditional use permits and development review permits. Such variances do not require a separate application or a separate public hearing.

An application for a variance is filed with the Department in a form prescribed by the Director, who holds a public hearing on each application. Before granting a variance, the Director must make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the General Plan and intent of the Zoning code;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district; and
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The review and approval of a variance typically requires 6 months.

Conditional Use Permits and Minor Conditional Use Permits

The purpose of the regulations for the City of Santee that govern conditional use permits and minor conditional use permits are to provide for flexibility when special circumstances exist, regulate uses that have the potential to adversely affect adjacent properties, ensure land use consistency with the General Plan, and promote a visually attractive community. An application for a conditional use permit or minor conditional use permit is filed with the Development Services Department. Conditional use permits are approved by the City Council, and minor conditional use permits are approved by the Director, following a public hearing with the appropriate body. The conditional use permit and minor conditional use permit processes are intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the zoning ordinance. Generally, review and approval of a conditional use permit requires approximately 6 months.

Reasonable conditions that may be granted through the use of these permits that relate to residential development include, but are not limited to, the following: setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping, erosion control measures, and other improvements; requirements for street improvements and dedications, regulation of vehicular ingress and egress; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as the City Council or the Director, as appropriate, may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the City Council or the Director, to make the required findings.

For residential development, the required findings for conditional use permits and minor conditional use permits are:

1. That the proposed use is in accord with the General Plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

7. PLANNING AND DEVELOPMENT FEES

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community’s infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Santee charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Santee is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. The City is also addressing the cost constraints for affordable housing by waiving ADU impact fees for a five-year period, effective September 2019.

In 2020, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees (Table 31). Permit and development fees for Santee and neighboring jurisdictions are summarized in Table 32.

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Permit Fees				
Building Permit	\$6,864	\$5,831	\$3,327	\$2,514
Average Total				
Plan Check Fee ¹	\$3,432	\$2,915	\$1,663	\$1,257
Base Fee	\$5,002	\$3,159	\$2,061	\$882
Misc. Additions ²	\$1,786	\$2,611	\$1,220	\$1,620
SB1473	\$8	\$5	\$21	\$4
SMIP	\$26	\$15	\$14	\$14
Permit Issuance Fee	\$42	\$41	\$11	\$4

Table 31: Residential Development Fees

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Impact/Capacity Fees				
Sewer (Padre Dam)	\$15,876	\$12,987	\$12,987	\$10,589
Water (Padre Dam)	\$22,930	\$21,210	\$21,210	\$18,917
Public Facilities	\$6,923	\$6,243	\$6,243	\$6,243
Traffic	\$3,808	\$2,435	\$2,435	\$2,435
Traffic Signal	\$402	\$252	\$252	\$252
Parks	\$8,334	\$7,598	\$7,598	\$7,598
Drainage/Flood	\$3,093	\$2,115	\$2,115	\$2,115
School ³	\$7,328	\$6,412	\$5,496	\$4,580
Traffic SANDAG (RTCIP)	\$2,583.82	\$2,583.82	\$2,583.82	\$2,583.82
Total	\$78,142	\$67,667	\$64,247	\$57,827

Notes:

1. Plan check fee is 1/2 of the building permit fee
2. Includes mechanical, electrical, plumbing fees and fees for additions such as garages and balconies.
3. Santee Elementary School District 2021 Developer Fee is \$3.38/sq. ft.; Grossmont Union High School District 2021 Developer Fee is \$1.20/sq. ft. – Calculations based on typical 1,600 sq. ft. single-family home, 1,400 sq. ft. townhome, 1,200 sq. ft. condo unit, and 1,000 sq. ft. apartment unit.

Source: City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

Table 32: Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City's Developmental Services Department home page has links to the City's zoning ordinance, zoning map, and planning and zoning services forms. Direct links are also provided below:

- Zoning Code: <http://qcode.us/codes/santee/view.php?topic=17&frames=on>
- Zoning Map: <https://www.cityofsanteeca.gov/home/showpublisheddocument?id=8549>
- Forms: <https://www.cityofsanteeca.gov/government/departments/development-services/planning-zoning-services-forms>
- Master Fee Schedule (Development Fees):
<https://www.cityofsanteeca.gov/government/departments/finance/consolidated-fee-schedule>

8. ON- AND OFF-SITE IMPROVEMENTS

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new resident development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the property owner or homebuyer.

Santee has one sizeable undeveloped areas for which new development is planned: Fanita Ranch in the northern portion of the city. On-and off-site infrastructure improvements/requirements are assessed based on the merit need of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for on-site storm water management.

For new homes within existing neighborhoods, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

The City has a booklet available called "Standard Improvements" for developers. The City's required site improvements follows regional trends for requirements. Developers are aware of the requirements.

9. BUILDING CODES AND ENFORCEMENT

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California Building Code

The City of Santee adopted the California Building Code (CBC) which includes the International Building Code. The City adopted the CBC with minor administrative changes and one amendment related to minimum roof covering classifications for increased fire protection. The fire-related amendment applies uniformly to all construction types throughout the City and is intended to enhance public health and safety. Although this amendment to the CBC may result in an increase in the cost of construction, such cost increase is minor relative to the overall cost of construction. Furthermore, developers have not indicated that the amended roof covering classifications constrain or otherwise limit development opportunities in Santee. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The CBC prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit of any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Compliance

The City's Department of Development Services and Code Compliance staff are responsible for enforcing local and state property maintenance codes. Inspections of unsafe buildings are made on a complaint or referral basis. The City of Santee actively pursues reported code violations in the City.

Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. The City then advises property owners on proper corrective action. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings to require the repair or removal of any structure deemed a threat to public health and safety.

Section 4: Housing Resources

This section summarizes the resources available for the development, rehabilitation, and preservation of housing in Santee. The analysis includes an evaluation of the adequacy of the City’s land inventory to accommodate Santee’s regional housing needs goals for the 2021-2029 planning period. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City’s housing programs are also analyzed in this section.

A. Available Sites for Housing

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth in the San Diego region. Periodically as set forth by State statutory timeframe, the San Diego Association of Governments (SANDAG) is authorized to set forth specific goals for the amount of new housing that should be planned for in each jurisdiction over a specified time period, in this case June 30, 2020 through April 15, 2029. This section discusses how Santee will plan for the provision of housing for all economic segments through 2029.

1. FUTURE HOUSING NEED

SANDAG developed a Regional Housing Needs Allocation (RHNA) based on the California Department of Housing and Community Development (HCD) determination for the region’s “fair share” of statewide forecasted growth through April 15, 2029. Overall, the region needs to plan for an additional 171,685 units. Santee’s share of the regional housing need for the 2021-2029 RHNA period is allocated by SANDAG based on a number of factors, including recent growth trends, income distribution, and capacity for future growth.

Santee was assigned a future housing need of 1,219 units for the 2021-2029 RHNA period, representing 0.7 percent of the total regional housing need. Of the 1,219 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 203 extremely low income, 203 very low income, 200 low income, 188 moderate income, and 425 above-moderate income units.⁴

⁴ The City has a RHNA allocation of 406 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City’s RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

Table 33: RHNA Housing Needs for 2021-2029		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	203	16.7%
Very Low (31-50%)	203	16.7%
Low (51-80% AMI)	200	16.4%
Moderate (81%-120% AMI)	188	15.4%
Above Moderate (>120% AMI)	425	34.9%
Total	1,219	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, August 2020.

AMI = Area Median Income

Note: The City has a RHNA allocation of 406 very low income units (inclusive of extremely low income units. Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category

2. CREDITS TOWARDS THE RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2020 toward their RHNA. This section describes the applicability of the rehabilitation and new construction credits, while latter sections discuss the availability of land to address the remaining RHNA. TABLE 34 summarizes Santee's RHNA credits and the remaining housing need through April 15, 2029. With the anticipated ADUs, entitled projects, projects under review, and Fanita Ranch, the City has adequate capacity to accommodate its moderate and above moderate income RHNA. The City must accommodate the remaining RHNA of 605 lower income units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential.

Table 34: RHNA Credits and Remaining Need						
Income Category (% of County AMI)	RHNA	Potential ADU	Entitled	Under Review	Fanita Ranch	Remaining Need
Extremely Low/Very Low (<50% AMI)	406	0	0	1	0	405
Low (51-80% AMI)	200	0	0	0	0	200
Moderate (81%-120% AMI)	188	80	0	0	435	0
Above Moderate (>120% AMI)	425	0	128	435	2,514	0
Total	1,219	80	128	436	2,949	605

Potential ADU

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). However, the City has seen slight increases in ADUs in the community, with only one unit permitted in 2018, four units in 2019, and 14 units in 2020. While this trend yielded an annual average of nine units per year between 2018 and 2020, the City Council adopted a policy to waive development impact fees for ADUs for five years effective September 2019. This incentive resulted in a significant increase in ADU activities (more than tripled between 2019 and 2020). Therefore, the City anticipates permitting at least 80

ADUs in the eight-year planning period between 2021 and 2029. Given the lack of housing affordability data available, the City expects that all new ADUs to be affordable to moderate income households.

Active Entitlements

As of July 1, 2020, the City entitled a total of 138 housing units, including condominiums and single-family homes. As with units under review, new construction condominiums and single-family homes are considered affordable only to above moderate-income households. Active entitlement projects are separate from the sites inventory and counted as credit units, not as potential sites. The income distribution of the active entitlements is based on market rates and proposals by developers.

Under review

As of July 1, 2020, a total of 436 units were at various stages of review and approval. All units were considered affordable only to above moderate households, with the exception of one very low income unit in the Atlas View Drive project in exchange for a density bonus.

Table 35: Projects Under Review		
Project	Type	Total Units
Carlton Oaks Golf Course	SFH/Condo	285
Atlas View Drive	Condo	12
Mast Blvd	Condo	125
Tyler Street	SFH	14
Total Units		436

Fanita Ranch

On September 23, 2020, City Council approved the Fanita Ranch project.⁵ Fanita Ranch will be a master planned community consisting of up to 2,949 units with a school, or 3,008 units without a school. As part of the Fanita Ranch project approval, the General Plan land use designation of the site was amended from PD (Planned Development), R-1 (Low Density Residential) and HL (Hillside/Limited Residential) to SP (Specific Plan) and the Fanita Ranch Specific Plan was adopted.

Development will be distributed into three villages named according to their designed theme: Fanita Commons, Vineyard Village, and Orchard Village. Table 36 shows the permitted uses and

⁵ The project approval included approval of Resolution 094-2020, which adopted the General Plan Amendment (GPA 2017-2) that is necessary for the development Fanita Ranch project. On October 29, 2020, a referendum against Resolution 094-2020 was submitted to the City Clerk’s office. On January 13, 2021, the referendum petition was certified as including the required number of signatures, and the City Council voted to place the referendum on the November 2022 ballot. Due to the referendum, the effective date of Resolution 094-2020 is suspended, which means that the developer cannot move forward with actual construction of the Fanita Ranch project until the referendum is resolved. Even if the referendum passes, the City has adequate capacity in its sites inventory to meet the RHNA moderate income unit needs. As shown in Table 34, the City has a RHNA need of 188 moderate units. Only 435 of the Fanita units were considered affordable to moderate households. Table 37 shows the sites inventory has enough capacity for at least 587 moderate units. However, rezoning is still needed for the units in the rezone program. The City plans to introduce the rezoning sites as a package.

development regulations for each proposed land use designation and village as established by the Fanita Ranch Specific Plan.

- **Village Center** land use designation would apply to approximately 36.5 acres of the project site and would allow development of approximately 435 residential units. It would allow for a mix of residential, commercial (retail, service, and office), civic, and recreational uses in a walkable mixed-use configuration with a maximum building height of 55 feet. When uses are mixed, they may be combined horizontally (side by side or adjacent to one another) or vertically (residential, office above retail, or combination of both).
- **Medium Density Residential** land use designation would apply to approximately 67 acres of the project site and would allow development of approximately 866 residential units. It would establish areas for residential uses in a variety of attached, detached, and semi-detached building typologies at densities ranging from 8 to 25 residential units per acre.
- **Low Density Residential** land use designation would apply to approximately 240.8 acres of the project site and would allow development of approximately 1,203 residential units. Building types would include single-family detached residences, detached cluster residences, and community buildings (buildings that would serve as landmarks such as churches), with a maximum building height of 45 feet.
- **Active Adult** land use designation would apply to approximately 31 acres within Fanita Commons and would allow development of approximately 445 residential units. It would establish areas for age-restricted residential uses in a variety of building types with densities ranging from 5 to 25 residential units per acre and a maximum building height of 55 feet. Building types would include single-family detached residences, detached cluster residences, attached/semi-detached residences, and community buildings with a maximum building height of 55 feet.

Table 36: Fanita Ranch Land Use Summary*

	Fanita Commons	Orchard Village	Vineyard Village	Total
Village Center (up to 50 du/ac)	323	33	79	435
Medium Density (8-25 du/ac)	0	368	498	866
Low Density Residential (4-10 du/ac)	0	454	749	1,203
Active Adult Residential (5-25 du/ac)	445	0	0	445
Total	768	855	1,326	2,949

Source: Fanita Ranch Project Draft Revised EIR, May 2020. **"With School" Scenario

Units in the Village Center are considered feasible for housing affordable to moderate income households due to the high density allowed of up to 50 du/acre. All other units are considered affordable only to above moderate-income households.

The conceptual phasing plan for the project will be divided into four phases. The plan's objective is to coordinate the provision of public facilities and services with the anticipated sequence pattern of

development. The phasing of development and implementation of public facilities may be modified as long as the required public improvements are provided at the time of need. The conceptual phases for the proposed project include the following:

- Phase 1: Fanita Commons and the easterly portion of Orchard Village, off-site and on-site improvements to Fanita Parkway and Cuyamaca Street, sewer infrastructure through the Phase 2 area, and water infrastructure in the Special Use area.
- Phase 2: Westerly portion of Orchard Village and dead-end street improvements.
- Phase 3: Connections to and construction of the southerly half of Vineyard Village and water infrastructure through the Phase 4 area, and off-site improvements to Magnolia Avenue.
- Phase 4: Northerly half of Vineyard Village.

Each phase would take approximately 2 to 4 years to complete. Once construction begins, build-out of the project is anticipated within 10 to 15 years. Fanita Commons, which includes the majority of the Village Center high density residential use, is planned for Phase 1 of development.

3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from June 30, 2020 to April 15, 2029, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in TABLE 34 on page 64. Santee currently has adequate land capacity to meet the needs of all income groups. The following TABLE 37 is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. In order to accommodate the RHNA for each income category, the City identified some sites for rezoning to be included in the Housing Element implementation program. **Appendix C, Sites Inventory**, shows the sites that will be rezoned to accommodate RHNA. Of the 34 sites identified in the inventory, 25 are being rezoned to accommodate RNHA. Most sites are proposed to be upzoned, with the exception of three sites in the Town Center Residential area, which are to be downzoned to be consistent with the surrounding residential development.

Table 37: Residential Sites Inventory (Summary)

Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Lower Income						
R-22 (22-30 dua)	22 dua	5	15.53	3.11	297	Nonvacant
TC-R-22 (22-30 dua)	22 dua	2	8.32	4.12	183	Nonvacant
		1	5.26	5.26	115	Vacant
TC-R-30 (30-36 dua)	30 dua	1	10.00	10.0	300	Nonvacant
		1	11.11	11.11	333	Vacant
Low Income Subtotal		10	52.25	5.03	1,228	
Moderate Income						
R-14 (14-22 dua)	14 dua	2	4.17	2.09	58	Nonvacant
TC-R-14 (14- 22 dua)	14 dua	4	44.82	11.21	529	Vacant
Moderate Income Subtotal		6	48.99	8.16	587	
Above Moderate Income						
R-7 (7-14 dua)	7 dua	15	27.28	1.82	165	Nonvacant
	7 dua	2	1.4	0.70	8	Vacant
POS/R-7 (7-14 dua)	7 dua	1	47.45	47.45	122	Vacant
Above Moderate Income Subtotal		18	76.13	4.23	295	
Total		34	175.37	5.16	2,110	

Residential uses proposed on sites counted toward meeting Santee’s RHNA for very low, low, moderate, and/or moderate income needs shall be approved if developed in accordance with the applicable development standards of the Municipal Code. The Development Review process (Section 3) will be used to ensure that subdivisions and/or multifamily projects on these sites comply with development regulations and design requirements, but shall not be used to deny a permit for residential development based on the use itself.

Realistic Capacity Assumptions

Most residential zone districts in Santee establish a range of allowable density. For example, density within the R-14 zone may range between 14 and 22 dwelling units per acre (dua) and between 22 and 30 dua is allowed within the R-22 zone. For purposes of calculating the realistic capacity of sites in **Appendix C, Sites Inventory**, the minimum of allowable density was used in these districts. This is considered a highly conservative assumption as development projects proposed in Santee’s multifamily districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. The TC-R-14, TC-R-22 and TC-R-30 districts within the Town Center Specific Plan (TCSP) have density ranges of 14-22 du/ac, 22-30 du/ac, and 30-36 du/ac, respectively. As part of the rezone program, the City will be creating a new R-30 zone that provides a range of 30 to 36 units per acre. The R-30 zone will also apply to TC-R-30.

Affordability, Suitability, and Availability Analysis

This subsection describes the assumptions applied to each parcel in **Appendix C, Sites Inventory**, to determine affordability level and establish the suitability and availability for development within the planning period. When determining which sites are best suited to accommodate lower income RHNA, the City also considered proximity to transit, access to amenities such as parks and services, locational

scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding, and proximity to available infrastructure and utilities in addition to “default” density.

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. The City’s four R-22, R-30, TC-R-22, and TC-R-30 zones have density ranges that include the default density of 30 du/a, can accommodate an estimated 1,278 lower income units.

The housing market analysis in the Community Profile of this Housing Element demonstrates that moderate income households can afford to a wide range of rental options and purchase some of the condos in Santee. As such, the City assumes that sites in R-14 and TC-R-14 (density ranges 14-22 du/a) zones can accommodate 587 moderate income units. The least dense sites (and R-7) sites can facilitate 312 above moderate income units.

Suitability of Nonvacant Sites

Vacant sites cannot accommodate Santee’s entire share of the regional housing need and the City relies on underutilized properties to demonstrate sufficient capacity during the planning period. This section demonstrates that the underutilized sites are suitable for redevelopment within the planning period.

All the sites identified include marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. **Figure 11** depicts typical existing conditions on underutilized sites in the commercial and residential zones. Details for each site selected for the RHNA are provided in **Appendix C, Sites Inventory**.

Feasibility for Development

The City considered potential sites mostly between 0.5 to 10 acres and minimally constrained by topography, airport safety zones, wildlands, infrastructure, hydrology. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City.

- Summit Ave sites are larger, relatively flat parcels possibly for small lot subdivisions in the 7 to 14 units per acre range. With potential lot sizes of about 4,000 sq. ft., these lots would be consistent with Santee’s past development patterns.
- Town Center sites are large, flat vacant parcels near transit that could support higher densities and mixed-uses.

Five of the 34 sites identified have property owner support and interest in developing at the higher density allowed following the rezoning of the properties. Three of these sites with owner interest have been identified for accommodating lower income households. In addition, nine of the 11 sites identified for lower income housing are considered competitive for affordable housing funding since they are located in areas of high resources according to the 2021 TCAC/HCD Opportunity Area Maps.

Figure 11: Typical Existing Conditions of Underutilized Sites



Site 25: Underutilized commercial site (trucking) to be rezoned to R-14; adjacent to single-family homes.



Site 29: Underutilized commercial site. Commercial space in front parcel vacant as of November 2020.



Site 4: Underutilized residential site to be rezoned to R-7 with single-family home built in 1940.



Site 33: Underutilized residential parcel with single-family home built in 1958. Site is adjacent to another underutilized site with single-family home built in 1954

4. INFRASTRUCTURE AVAILABILITY

No significant public service or infrastructure constraints have been identified in the City. Public infrastructure improvements required of new developments, impact fees, and planned city improvements of facilities help ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner. All vacant and nonvacant sites identified in **Appendix C, Sites Inventory**, as suitable for lower and moderate income households can be readily served by existing infrastructure and services. While water and sewer services are not provided by the City, the City estimates that there is enough infrastructure capacity to meet RHNA needs. Once the Housing Element is adopted, the City will forward the adopted Housing Element to its service providers to emphasize priority for affordable housing. Substantial new infrastructure would need to be built to serve the Fanita Ranch property; however, provision for infrastructure required to serve future development on the property is assured by conditions of project approval.

5. ADEQUACY OF SITES TO MEET REGIONAL FAIR SHARE ALLOCATION

Table 38 summarizes the City’s accommodation of the RHNA for all income groups during the planning period. After accounting for development credits and the realistic capacity of vacant and nonvacant sites, the City has identified adequate capacity for its RHNA for the planning period. While Fanita Ranch is included in the Housing Element, capacity available on Fanita Ranch is not needed to meet the City’s RHNA (see note 1 in Table 38).

Income Level	RHNA	Credits	Remaining RHNA	Sites Inventory Capacity	Surplus
Very Low (<50% AMI)	406	1	405	1,228	+623
Low (51-80% AMI)	200	0	200		
Lower income (<80% AMI)	606	1	605	1,228	+623
Moderate (81%-120% AMI)	188	515	0	587	+914
Above Moderate (>120% AMI)	425	3,077	0	295	+2,964
Total	1,219	3,593	605	2,100	+ 4,484

Note 1. Fanita Ranch credit units were 453 for moderate income and 2,514 for above moderate income. Without these units, there is still a surplus of moderate (+461 units) and above moderate (+450 units) for a total surplus of +1,552 units.

6. DISPLACEMENT RISKS

The City used both vacant and underutilized sites for its sites inventory since it cannot accommodate its entire share of the regional housing on vacant sites. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City. In selecting non-vacant sites, the City identified sites with marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Since these sites do not have existing high residential density, there is a low potential for displacement. While there is a potential for displacement when existing neighborhoods are being

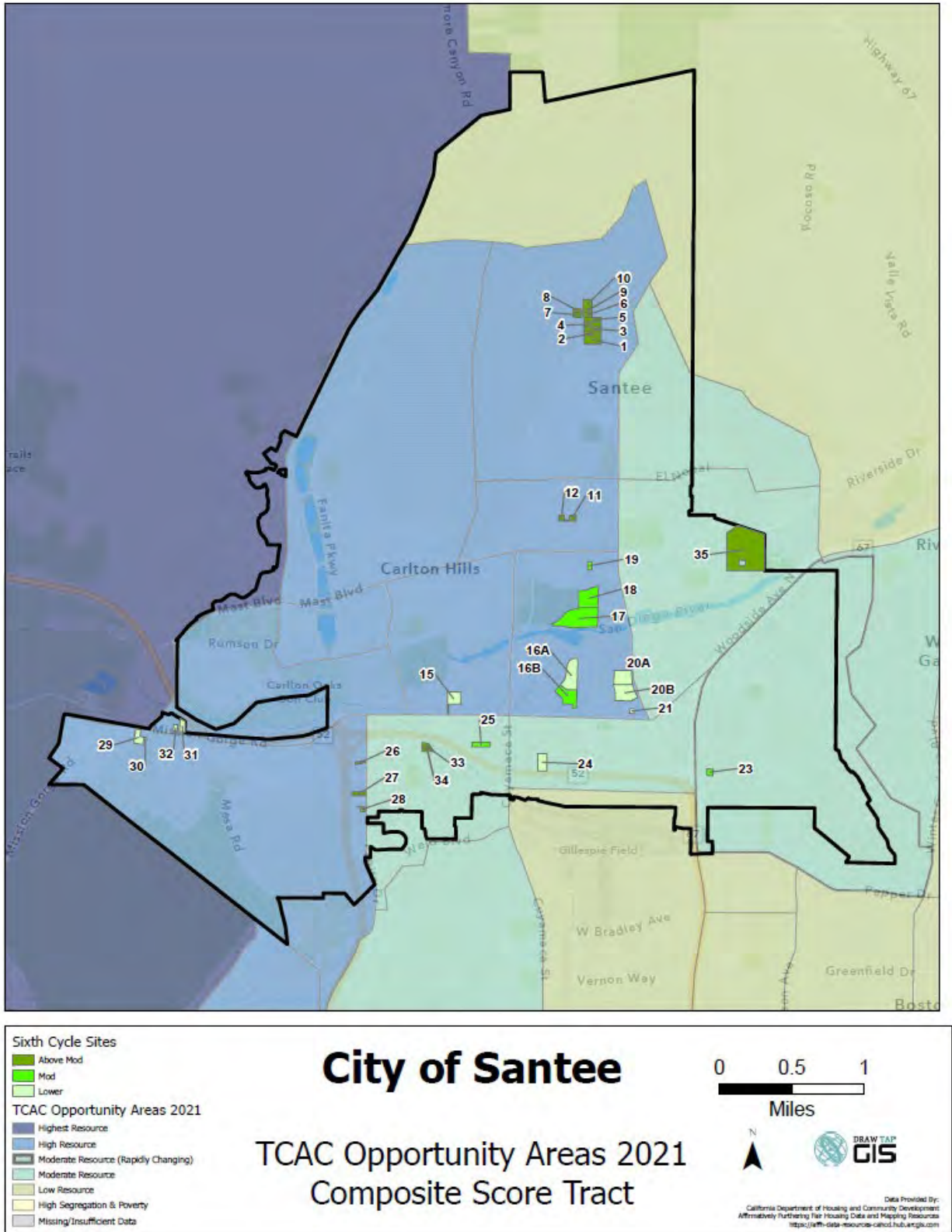
recycled into higher density, the risk is low in the City. Of the 175 acres in the sites inventory, only 41 acres (24 percent) come from underutilized residential sites that will be upzoned.

Additionally, housing units of all income levels in the sites inventory can be accommodated throughout the City and across moderate and high resource areas. By locating high density, lower income units near transportation corridors and other resources, low income units are located in high resource opportunity areas. Table 39 shows that of the over 85 percent of units in the sites inventory are located in high resource areas. More importantly, 91 percent of lower income units are located in high resource areas.

Table 39: Location of Sites by TCAC Designation

Income Level	Resource Category				Total
	Moderate Resource		High Resource		
	Units	%	Units	%	
Lower	105	8.6%	1,123	91.4%	1,228
Moderate	58	9.9%	529	90.1%	587
Above Moderate	137	46.4%	158	53.6%	295
Total	300	14.2%	1,810	85.8%	2,110

Figure 12: Location of Residential Sites Inventory by TCAC Resource Category Designation



B. Financial Resources

The City of Santee has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the eligibility and requirements of each project or program. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives.

1. SB2 GRANTS

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Santee received \$160,000 for planning efforts to facilitate housing production. The funds were applied toward the purchase and implementation of a state-of-the-art permitting system that streamlines plan submittal and review process and accelerate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.

2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides monies to cities to undertake certain kinds of community development and housing activities.

Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of lower income (<80 percent AMI). Each activity must meet one of the three broad national objectives of:

- Benefit to lower income families
- Aid in the prevention of elimination of slums or blight
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

Santee's CDBG funding allocation has declined steadily in recent years. The City's FY 2020 allocation is approximately \$275,000. A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low income households.

3. HOME INVESTMENT PARTNERSHIP ACT (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for lower income households (<80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental Assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: 1) used for activities that target lower income families; and 2) matched 25 percent by non-federal funding sources.

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego. In the past, Santee secured approximately \$170,000 per annum in dedicated HOME resources to foster homeownership support for income eligible households. While these resources remain available through the San Diego County HOME Consortia, they are distributed competitively through the HOME Downpayment and Closing Costs Assistance Program and the HOME Housing Development Program and the level of resource availability to the City is not definite.

4. HOUSING CHOICE VOUCHER ASSISTANCE

In the course of the Housing Element cycle, the City has participated in the Housing Choice Voucher program, which extends rental subsidies to very low income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. The City of Santee contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program.

C. Administrative Resources

A variety of public and private sector organizations have been involved in housing and community development activities in Santee. These agencies are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

1. CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES

The Department of Development provides housing and community development services to residents, developers, and others interested in housing issues. The Division is responsible for the development of the City's HUD Consolidated Five-Year and Annual Action Plans for the expenditure of Community Planning and Development (CPD) funds, including CDBG and HOME. The Department is also responsible for ensuring the implementation of the City's housing programs.

2. SAN DIEGO COUNTY HOUSING AUTHORITY

The San Diego County Housing Authority coordinates and administers Housing Choice Voucher Program rental assistance on behalf of the City of Santee. About 300 Santee households are receiving HCV assistance with more than 1,700 households on the wait list for assistance.

3. NONPROFIT ORGANIZATIONS

The City of Santee works with a number of nonprofit organizations to provide affordable housing and supportive services to residents in need. These include, but are not limited to, the following organizations.

Crisis House

Crisis House provides case homeless prevention and intervention services to meet the immediate needs of the homeless and near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, case management, referrals, and other social services. The City has provided CDBG funds for this program in recent years.

Center for Social Advocacy

The Center for Social Advocacy promotes housing opportunities for all persons regardless of their special characteristics. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years for fair housing services.

Santee Ministerial Council

The Santee Ministerial Council operates the Santee Food Bank, which provides emergency food supplies and assistance for needy extremely low income individuals and households, including the homeless. The City has provided CDBG funds for this program in recent years.

Elderhelp of San Diego

Elderhelp of San Diego provides case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information. The City has provided CDBG funds for these services in recent years.

Meals on Wheels Greater San Diego

Meals on Wheels supports the independence and well-being of seniors and persons with special needs by providing meals to homebound participants of the Meals on Wheels Program. The City has provided CDBG funds for this program in recent years.

Voices for Children

Voices for recruits, trains, and supports Court Appointed Special Advocate (CASA) volunteers who speak up for the needs and well-being of children in foster care. The City has provided CDBG funds to provide foster children with CASAs.

D. Energy Conservation Opportunities

This section provides an overview of opportunities for energy conservation during the housing planning period.

1. CITY OF SANTEE INITIATIVES

In January 2020, the City adopted the Sustainable Santee Plan, the City's Climate Action Plan. The Sustainable Santee Plan is the City of Santee's plan for reducing greenhouse gas ("GHG") emissions to conform to State GHG emission reduction targets. The City of Santee (City) is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of energy efficiency features and reduction of greenhouse gas (GHG) emissions. Through the Sustainable Santee Plan, the City has established goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. In addition, the City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency. Specifically, the City encourages the use of energy conservation devices such as low flush toilets and weatherization improvements in new development. The City also promotes design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

2. PRIVATE SECTOR PROGRAMS

The following private sector energy conservation programs are available to housing developers and Santee residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.
- **Family Electric Rate Assistance Program (FERA):** This program was developed for families whose household income slightly exceeds the threshold for assistance in other energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.
- **Low Income Energy Efficiency Program (LIEE):** The LIEE program provides no-cost weatherization services to lower income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.

- **Residential Energy Standards Training:** SDG&E offers seminars on energy efficiency compliance best practices. Architects, designers, builders, engineers, energy consultants, HVAC contractors, building department inspectors, and plan checkers are encouraged to learn about new technologies that improve energy efficiency and reduce the cost of complying with evolving State energy standards.
- **Energy Savings Assistance Program:** SDG&E offers low- or no-cost products and installation of attic insulation, energy-efficient lighting, door weather-stripping, replacement of qualified appliances*, caulking, minor home repairs, water heater blankets, and low-flow showerheads to eligible residents through their Energy Savings Assistance Program.
- **Rebate Program:** SDG&E offers rebates for single-family and multifamily dwelling units for certain improvements in their units that lead to greater energy efficiency. These improvements include purchase and installation of insulation, energy efficient appliances, and the replacement of old light bulbs with Energy Star light bulbs.

Section 5: Housing Plan

This section of the Housing Element contains objectives, policies, and programs the City will implement to address a number of important housing-related issues and achieve the Santee's overarching housing goal, which states:

Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

The section contains quantified (numerical) objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a program of actions that:

- Provides regulatory concessions and incentives and uses local, state, and federal financing and subsidy programs to support the development and preservation of affordable housing.
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels.
- Assists in the development of adequate housing to meet the needs of lower and moderate income households, including extremely low income households and those with special needs.
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- Promotes housing opportunities for all persons.

The Department of Development Services staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report is prepared and provided to the City Council, California Office of Planning and Research, and California Department of Housing and Community Development.

A. Quantified Objectives

The City of Santee proposes the following objectives for the 2021-2029 Housing Element:

Table 40: Quantified Housing Objectives (2021-2029)

	RHNA ¹	New Construction ²	Rehabilitation	Conservation/ Preservation	Rental Assistance	Home Purchase Assistance	Other Assistance ³
Extremely Low Income	203	51	24	133	100	0	785
Very Low Income	203	52	72		200	4	950
Low Income	200	50	384	90	0	12	350
Moderate Income	188	47	0	0	0	0	255
Above Moderate Income	425	669	0	0	0	0	0
Total	1,219	869	480	222	300	16	2,700

Notes:

- 1) Pursuant to AB 2634, the City must estimate the portion of the RHNA for very low income households that qualify as extremely low income. The City may use Census data to estimate the proportion of extremely low income households or to apply a 50 percent split. Assuming an even split, the City's RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. For purposes of identifying adequate sites for the RHNA, however, no separate density threshold is established for extremely low income units.
- 2) Calculated based on the sum of 564 entitled or under review units and 25 percent of RHNA.
- 3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program, Supportive Services, and Equal Housing Opportunity Services.

B. Objectives, Policies, and Programs

The objectives and policies contained in the Housing Element address Santee's housing needs and are implemented through a series of housing programs offered by the City. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The objectives, policies, and programs are structured to address the following issue areas outlined the State law:

- Conserving and Improving the Condition of the Existing Housing Stock
- Assisting in the Development of Affordable Housing Opportunities
- Providing Adequate Sites to Achieve a Variety of Housing Types and Densities
- Removing Governmental Constraints as Applicable
- Affirmatively Furthering Fair Housing

1. CONSERVING AND IMPROVING THE EXISTING HOUSING STOCK

While most of Santee's housing stock is in good condition, a large proportion of the City's housing is nearing or has already exceeded 30 years of age, indicating the need for continued maintenance to prevent widespread housing deterioration. Other housing conservation needs of the City include existing affordable housing stock and rental units at-risk of converting to market-rents or condominiums, and the Housing Choice Voucher Program.

Objective 1.0: Conserve and improve the condition of the existing housing stock.

Policy 1.1: Advocate the rehabilitation of substandard residential properties by homeowners and property owners.

Policy 1.2: Offer a residential rehabilitation program that provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies.

Policy 1.3: Focus rehabilitation assistance to create substantive neighborhood improvement and stimulate additional privately initiated improvement efforts.

Policy 1.4: Continue to utilize the City's code compliance program to bring substandard units into compliance with City codes and to improve overall housing quality and neighborhood conditions in Santee.

Policy 1.5: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. Educate property owners regarding existing resources for residential rehabilitation.

Objective 2.0: Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multi-family rental housing units, work with potential purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

Policy 2.2: Encourage the retention of existing, viable mobile home parks, which are economically and physically sound.

Policy 2.3: Regulate the conversion of existing multi-family rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support rental assistance programs through the County.

Program 1: Mobile Home Assistance Program and Conversion Regulations

Administered through the State HCD, the Mobile Home Park Assistance Program (MPAP) provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to lower income mobile home park residents or to organizations formed by park residents to own and/or operate their mobile home parks, thereby allowing residents to control their housing costs. Loans are limited to 50 percent of the purchase prices plus the conversion costs of the mobile home park and are awarded by the State on a competitive basis. Applications must be made by mobile home park residents who must form a resident organization with the local public entity as a co-applicant.

The City will continue to advertise MPAP’s availability to mobile home park residents and will serve as co-applicant for interested resident organizations. The City’s Zoning Ordinance, through the Mobile Home Park Overlay District, provides for a 50 percent reduction in project application fees as an incentive for the conversion of existing rental parks to resident-owned parks. Also, when considering a Conditional Use Permit for conversion to a different use, the City Council shall ensure that applicants have satisfied the requirements of Sections 65863.7 (“Report of impact on conversion of mobile home park to another use”) and 65863.8 (“Verification of notification by applicant for conversion of mobile home park to another use”) of the California Government Code. These provisions assure that mobile home park occupants are afforded some protection if an existing facility is to be rezoned for another use.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Mobile home conversion fees; Department budget
- 2021-2029 Objectives:** Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.
- Timeframe:** Annual flier circulation and monitoring and annual monitoring and reporting throughout the planning period.

Program 2: Maintenance and Improvement of Existing Housing

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). Continued maintenance will be essential to prevent widespread housing deterioration. In order to encourage maintenance and improvement of existing housing, the City will advertise available home improvement financing programs to residents on its website and public service counters. The City will also work to engage home improvement program representatives to provide an overview of such programs at least one public meeting before the City Council. Code compliance targeted at substandard and/or dilapidated housing will continue to be implemented, including exercising the use of court-appointed receiverships, as appropriate. The City will also make residents aware of basic home maintenance standards on its website.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department Budget
- 2021-2029 Objectives:** Ensure that Code Compliance addresses and resolves issues with severely substandard and/or dilapidated housing and that residents are aware of home maintenance standards and programs.
- Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Conservation of Existing and Future Affordable Units

Between 2021 and 2031, 222 units would be considered at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Responsible Agency: City of Santee Department of Development Services; U.S. Department of Housing and Urban Development (HUD); and San Diego County Housing Authority.

Financing: Section 8 vouchers, other funding sources as available

2013-2021 Objectives: Monitor the status of the 222 at-risk units at Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock:

- Monitor Units at Risk: Monitor the status of Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments, since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.
- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.
- Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will provide information to tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing Authority and refer tenants to the fair housing service provider(s) for resources and assistance.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with

potential purchasers using HCD's current list of Qualified Entities⁶, educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Program 4: Housing Choice Voucher Program

The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income (up to 50 percent of AMI) families and seniors that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is provided to the recipients in the form of vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. Cities may contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program. According to the Housing Authority, approximately 285 households received assistance through the program as of December 2019.

Responsible Agency:	San Diego County Housing Authority
Financing:	U.S. Department of Housing and Urban Development
2021-2029 Objectives:	<p>Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program:</p> <ul style="list-style-type: none">• Assist approximately 300 extremely low and very low income households annually during the planning period.• Expand outreach and education on the recent State laws (SB 329 and SB 222) that support source of income protection for housing discrimination against low income households using public assistance (such as HCV) for rent payments.• Promote the Housing Choice Vouchers program on City website.• Support the County Housing Authority's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.
Timeframe:	Ongoing implementation and annual monitoring throughout the planning period.

⁶ List of current Qualified Entities is maintained and updated by HCD and is subject to change. - <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

2. ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING OPPORTUNITIES AND SUPPORTIVE SERVICES

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low income households. While a wide range of for-sale and rental housing options are available in Santee to above moderate and moderate income households, affordable options for lower income households are more limited (**Section 2, Community Profile**). Where there is a need for affordable housing, often there is also a need for supportive services for lower income households, including extremely low income households. The following Objectives, Policies, and Programs intend to address the overall need for affordable housing and supportive services in Santee.

Objective 3.0: Expand affordable housing options within Santee.

Policy 3.1: Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of affordable housing.

Policy 3.2: Implement the City's Climate Action Plan. Promote design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 3.3: Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Objective 4.0: Provide housing support services to address the needs of the City of Santee's lower and moderate income residents, including extremely low income households and those with special needs.

Policy 4.1: Continue to support and coordinate with social service providers and regional agencies to address the housing related needs of Santee residents, particularly those with special needs.

Policy 4.2: Coordinate with local social service providers to address the needs of the City's homeless population. Provide funding to groups providing shelter and other services to the homeless.

Policy 4.3: Continue to participate in the Countywide homeless working group in preparing and implementing recommendations to the Board of Supervisors, the appointed bodies and municipalities regarding plans for providing emergency housing, Low Barrier Navigation Centers (LBNC), and homes with supervised care.

Program 5: Homebuyer Assistance Programs

With limited funding and rising home prices, the ability of the City to provide homebuyer assistance is limited. However, Santee residents are eligible to participate in several City, County, and State programs

First-Time Homebuyer Program: Through this program, the City assists Santee first-time lower and moderate income homebuyers with down payment and closing cost assistance. This assistance functions similar to a “silent second” to the assisted household’s primary home loan application. This program is administered by the County of San Diego.

Down payment and Closing Cost Assistance Program (DCCA): DCCA offers low-interest deferred payment loans of up to 17 percent of the maximum allowable purchase price (adjusted annually) and a closing cost of four percent, not exceeding \$10,000. DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation. This program is offered by the County Housing and Community Development Services (County HCDS) but administered by the San Diego Housing Commission (SDHC)

Mortgage Credit Certificate (MCC) Program: Mortgage Credit Certificates (MCCs) are certificates issued to lower and moderate income first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. This program is administered by the California Housing Finance Agency (CalHFA).

Homebuyer’s Down payment Assistance Program (CHDAP): CHDAP provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs. This program is administered by CalHFA.

Responsible Agency: City of Santee Department of Development Services, County HCDS, SDHC, CalHFA

Financing: HOME and other County and State funds

2021-2029 Objectives: Quantified objectives as follows:

- Assist 16 lower income households with downpayment and closing cost assistance during the planning period (four at <50 percent AMI and 12 at 51-80 percent AMI).
- County HCDS has a goal of assisting approximately 120 households with DCCA. This goal covers the entire Urban County program.
- Refer residents to the County HCDS and the California Housing Finance Agency for assistance.

Timeframe: Annual flier circulation and monitoring and reporting throughout the planning period.

Program 6: Manufactured Home Fair Practices Program

The City regulates short-term space leases in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance. Through the City Attorney’s office, the City has defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program since 1998. To date, all of the City’s efforts to maintain the rent control system have been successful. The City will continue to attend the biannual Manufactured Fair Practices Commission and promote its services to residents.

Responsible Agency: City of Santee Department of Development Services
Financing: Mobilehome Park Assessment Fees
2021-2029 Objectives: Assist approximately 1,200 mobile homeowners.
Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Promote the services of the Manufactured Home Fair Practices Commission.

Program 7: Facilitate Affordable Housing Development

With limited funding, the City will rely on the following non-funding-related actions to encourage affordable housing production during the planning period:

- Collaborate with Affordable Housing Developers: Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior citizen housing, the affordable housing developer is often, but not always, a local organization interested in developing affordable housing. The City will annually contact and continue to collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus).
- Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Santee, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project’s feasibility. Regulatory concessions and incentives may include, but are not limited to, density bonuses beyond State requirements, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards, and optional onsite-amenities when within ¼ mile from public park or trail.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: To facilitate affordable housing development:

- Annually update contact information and reach out to affordable housing developers for the purposes of soliciting their involvement in development projects in Santee.

- Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.
- Review and revise the City’s Density Bonus Ordinance in 2021 to ensure consistency with State law.
- Achieve the development of 200 units affordable to lower and moderate income households (estimated based on 25 percent of the RHNA, and representing an improvement over the 150 affordable units achieved during the 2013-2021 Housing Element planning period).
- Pursuant to SB 1087, provide a copy of the adopted Housing Element to the City’s water and sewer service providers, emphasizing priority for services for affordable housing projects.

Timeframe: Update list and contact affordable housing developers annually. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.

Program 8: Supportive Services

The City assists homeless and other service providers in meeting the immediate needs of persons with special needs, including the homeless or near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, health care, and other social services.

Responsible Agency: City of Santee Department of Development Services
Financing: CDBG
2021-2029 Objectives: Assist 1,800 persons with temporary shelter and supportive services during the planning period (300 meals for lower income seniors, and temporary shelter, food, and clothing for 1,500 lower income individuals and families affected by domestic violence).
Timeframe: Annually review and allocate funds to service provider through the HUD Annual Plan process. Annual monitoring and reporting throughout the planning process.

3. PROVIDING ADEQUATE SITES TO ACHIEVE A VARIETY OF HOUSING TYPES AND DENSITIES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations.

Objective 5.0 Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible.

Policy 5.1: Provide a variety of residential development opportunities in the City, ranging in density from very low density estate homes to medium-high and high density development.

Policy 5.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for the disabled, the elderly, large families, and female-headed households.

Policy 5.3: Require that housing constructed expressly for lower and moderate income households not be concentrated in any single area of Santee.

Policy 5.4: Encourage developments of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.

Policy 5.5: Ensure that all new housing development and redevelopment in Santee is properly phased in amount and geographic location so that City services and facilities can accommodate that growth.

Policy 5.6: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate.

Program 9: Inventory of Available Sites and Monitoring No Net Loss

Santee has been allocated a RHNA of 1,219 units for the 2021-2029 planning period (406 very low income, 200 low income, 188 moderate income, and 425 above moderate income units). With units entitled and under review, as well as anticipated ADUs, the City has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 605 units. Vacant and underutilized sites with zoning allowing up to 30 units per acre can accommodate 113 lower income units, with a shortfall of 492 lower income units. To accommodate the City's remaining shortfall RHNA for 492 lower income units, to maintain adequate sites for all income groups throughout the eight-year planning period, and to foster additional residential growth in the City, the City will rezone up to 161 acres (25 parcels) within 18 months of the adoption of the Housing Element. Specifically, a new R-30 zone will be created, allowing a density range of 30 to 36 du/ac). As part of this rezoning, a minimum of 25 acres will be rezoned to permit multi-family by right (without discretionary action) and sufficient to accommodate the shortfall of 492 units for lower income households. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum

density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households.

Table 41: Rezoning for RHNA			
Current Zone	Proposed Zone	Acreage	Parcels
POS/IL	POS/R-7	47.45	1
R-1	R-7	6.81	5
R-1A	R-7	13.93	5
R-2	R-7	2.05	2
TC-C	TC-R-14	8.61	1
TC-R-22	TC-R-14	14.06	2
TC-R-30	TC-R-14	22.15	1
IL	R-14	2.93	1
CG	R-22	3.25	1
R-2	R-22	4.80	1
R-7/GC	R-22	1.30	1
TC-O/I	TC-R-22	7.75	1
TC-C	TC-R-22	5.26	1
TC-C	TC-R-30	11.11	1
TC-O/I	TC-R-30	10.00	1
Total		161.46	25

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory located in **Appendix C, Sites Inventory**, of this Housing Element.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.
- Timeframe:** Rezone identified parcels within one year of the Housing Element Adoption; Continue to implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA

by income category; Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to provide by-right approval of housing development in which the project proponent voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the Sixth Cycle RHNA that represent “reuse sites” from previous Housing Element cycles, as well as the rezoned sites required for the 492-unit shortfall in lower income RHNA. Explore by-right approval for any project providing more than 20 percent of units affordable to lower income households. The “reuse” sites are specifically identified in the inventory (see **Appendix C**).

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Comply with AB 1397 to further incentivize development of housing on sites that have been available over one or more planning periods.
Timeframe: Update the Zoning Ordinance within one year of Housing Element adoption

Program 11: Accessory Dwelling Units (ADUs)

ADU is an important alternative option for affordable housing. To facilitate ADU development, the City Council approved to waive development impact fees for ADUs for five years effective September 2019. Before the five-year period ends, the City will explore whether the fee waiver needs to be extended in exchange for affordable housing.

The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, pre-approved plans, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among others.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2021-2029 Objectives: Facilitate the development of 80 ADUs.
Timeframe: Explore other tools to facilitate ADU construction in 2022 and evaluate potential extension of fee waivers in 2024. Explore the potential for fee waivers in exchange for deed restrictions for affordability by the end of 2024.

4. REMOVING GOVERNMENTAL CONSTRAINTS AS APPLICABLE

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Objective 6.0: Reduce or remove government constraints to housing production and opportunity where feasible and legally permissible.

Policy 6.1: Promote efficient and creative alternatives to help reduce government constraints.

Policy 6.2: Provide incentives and regulatory concessions for affordable and special needs housing through implementation of the density bonus ordinance and other mechanisms.

Policy 6.3: Facilitate timely building permit and development plan processing for residential construction.

Policy 6.4: Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

Policy 6.5: Approve residential uses if they meet use requirements, development criteria and design requirements of the General Plan and Municipal Code.

Program 12: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also continue to participate in the SANDAG Technical Working Group and Regional Housing Working Group, which monitor State and Federal planning, zoning, and housing legislation. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

The 2021-2029 Housing Element update identified the following governmental constraints to the development or maintenance of housing in Santee, and the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

Emergency Shelters (AB 139, 2019):

- Establish parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101, 2019):

- Establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Supportive Housing (AB 2162, 2019/AB 2988, 2020):

- Establish provisions for supportive housing. Projects of up to 120 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area

for supportive services. The City may choose to allow projects larger than 120 units by right, as well. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Affordable Housing Streamlined Approval (SB 35)

- Establish a streamlined, ministerial review process for qualifying multifamily residential projects.

Group Homes for Seven or More Persons

- The City currently does not permit group homes for seven or more persons in all residential zones. Initiate and complete a process in 2022 to review the provision for group homes for seven or more persons and amend the Zoning Ordinance as appropriate to allow group homes for seven or more in all residential zones to mitigate the potential constraints on housing for persons with disabilities.

Responsible Agency: City of Santee Department of Development Services
Financing: Department budget
2013-2021 Objectives: Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.
Timeframe: Within one year of Housing Element adoption; Annual monitoring and reporting throughout the planning period.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

To make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.

Objective 7.0 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 7.1: Prohibit discrimination in the sale or rental of housing with regard to characteristics protected under State and Federal fair housing laws.

Policy 7.2: Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

Policy 7.3: Reasonably accommodate persons with disabilities who seek waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 7.4: Accommodate emergency shelters, low barrier navigation center, transitional housing, supportive housing, residential care facilities, and community care facilities in compliance with State laws and City Zoning Ordinance.

Policy 7.5: Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.

Policy 7.6: Continue active support and participation with the fair housing service provider to further spatial de-concentration and fair housing opportunities.

Program 13: Affirmatively Furthering Fair Housing

The City of Santee supports fair housing laws and statutes. The City participated in a regional assessment of impediments to fair housing choice in 2020. The City will also work with the fair housing service provider to address the disproportionate housing needs and impediments to fair housing, including expanded testing efforts. The City will continue to participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) and take actions to fair housing impediments. The City attends monthly SDRAFFH meetings with the other 17 cities, the County, and fair housing service providers, to address fair housing issues. The City distributes information on fair housing and refers fair housing questions and housing discrimination claims to its fair housing service provider. The City contracts with the Center for Social Advocacy (CSA) to provide fair housing services. The City will continue to contract with CSA to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its contract with the City, CSA will:

- Advocate for fair housing issues
- Conduct outreach and education
- Provide technical assistance and training for property owners and managers
- Coordinate fair housing efforts
- Assist to enforce fair housing rights
- Collaborate with other fair housing agencies
- Refer and inform for non-fair housing problems
- Counsel and educate tenants and landlords

Responsible Agency: City of Santee Department of Development Services; fair housing service provider

Financing: CDBG; Departmental Budgets; SB funds

2021-2029 Objectives: To affirmatively further fair housing, the City will undertake a series of actions as outlined in Table 42 below.

Time Frame: See Table 42 below.

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
<p><u>Fair Housing Outreach and Enforcement</u></p> <p><u>Housing Mobility</u></p> <p>Insufficient fair housing testing and limited outreach capacity</p>	<ul style="list-style-type: none"> • Lack of monitoring • Lack of a variety of media inputs • Lack of marketing community meetings • Lack of monitoring 	<ul style="list-style-type: none"> • Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market. Attend quarterly SDRAFFH coordinating meetings. • Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period. As part of its scope of work, require fair housing workshops to be conducted in

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<p>Santee. Increase outreach for participation to the southern part of the City identified with disproportionate housing needs and displacement risks.</p> <ul style="list-style-type: none"> • Include fair housing testing from fair housing provider as part of scope every two years starting in 2022. Specifically, upon release of the 2020 Census data, conduct random testing that reflects the City's changing demographics, if any. • Develop interest list for updates on fair housing and affordable housing projects lists by 2022. On an ongoing basis, contact interest list with updates. • Semi-annually, the City will update its City website with the affordable housing projects. • Expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the southern census tracts with disproportionate needs. • Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices. Increase outreach to the southern census tracts. • Require evidence of effective outreach from Fair Housing Provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. • In 2021-2022, pursue a HUD Section 108 loan in the amount of \$1.24 million to implement the Active Santee Plan and ADA Transition Plan.

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
		<ul style="list-style-type: none"> By 2023, develop incentives or mechanisms to facilitate the development of a variety of housing types, including live/work housing and large units appropriate for large households.
<p><u>Place-Based Strategy for Community Improvements</u> <u>Housing Mobility</u></p> <p>Concentration of protected persons (persons with disabilities, LMI households, children in families or single female-headed households) in lower resource (moderate) areas.</p>	<ul style="list-style-type: none"> Location and type of affordable housing- HCV use concentrated Land use - Mobile home park land use, usually occupied by senior residents Proximity to shopping centers and transit 	<ul style="list-style-type: none"> As part of Santee Active Plan (January 2021), identified wheelchair accessible areas and prioritization of them. Leverage this plan to prioritize improvements in the southern census tracts of City. The City is working on ADA Transition Plan to identify deficiencies in City and allocate resources in the operating budget. The AFFH analysis of needs will inform the annual budgetary process to prioritize SB funds for improvements in southern portions of City. As part of the Safety Element Update (targeted for adoption by January 2022), existing conditions for Environmental Justice (EJ) have been drafted. The report identifies the southwestern portion of the City based on disadvantaged communities mapping. Annually, coordinate with Public Works to prioritize these EJ areas for actions and improvements. Promote key lower income housing opportunity sites for affordable housing development, particularly site 16A (Town Center), as a means to bring new housing opportunities in high resource areas. Provide technical assistance to utilize the City’s incentives and concessions for affordable housing. Support funding applications by nonprofit developers for affordable housing in high resource areas.
<p><u>Anti-Displacement</u></p> <p>Displacement risk in areas with disproportionate housing needs with special needs populations</p>	<ul style="list-style-type: none"> Land use - Mobile home park land use, usually occupied by senior residents Displacement risk due to economic pressures 	<ul style="list-style-type: none"> Continue to implement the mobilehome park preservation (program 1)

Table 42: Fair Housing Issues, Contributing Factors, and Meaningful Actions

Fair Housing Issue	Contributing Factors and Priority	Meaningful Action
	<ul style="list-style-type: none"> • Increasing rents • HCV use concentration 	<ul style="list-style-type: none"> • Continue to implement the Mobilehome Park Fair Practice (Rent Control Ordinance) (Program 6) • HCV use outreach (as part of fair housing outreach plan). • As part of the project application review, require applicant to provide advance noticing to existing tenants. Create a registry for “first-right of refusal” for displaced lower income tenants to return if affordable housing is created in the new project. • Focus fair housing outreach and education on areas with high displacement risk (southern census tracts, especially the tract identified as a sensitive community in Figure E-37 and tracts identified as disadvantaged communities in Figure E-38).

Appendix A: Public Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted in three separate ways, as outlined below. In addition, the City Council meeting on January 27, 2021 to review the draft Housing Element and to adopt this document was publicly noticed in the East County Californian and on the City's website. In addition, the City completed extensive outreach to property owners, non-profit housing developers, market-rate housing developers, homeless advocates, the building industry, surrounding jurisdictions and other housing-related stakeholders via e-mail and first-class mail for feedback and engagement in the Housing Element update workshops.

A. Housing Element Workshops

The City Council held eight Housing Element Workshops on the following dates to discuss focused topics regarding the Housing Element:

- October 9, 2019 – Presented the City Council with an overview of the Housing Element update process and new Housing laws.
- March 11, 2020 – Presented the City Council with the RHNA and Residential Sites Inventory, where the City Council had the opportunity to select or dismiss prospective housing sites.
- May 25, 2020 – Presented the City Council with affordable housing strategies, including the concept of inclusionary housing.
- June 24, 2020 – Presented the City Council with additional information regarding inclusionary housing. Council directed staff to hold stakeholder meetings with affordable and market-rate housing developers for their input on a potential inclusionary housing program for the City.
- October 28, 2020 – Presented the City Council with summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing. City Council directed staff to convene a workshop where they could engage directly with stakeholders.
- January 7, 2021 – Discussion between stakeholders and City Council on inclusionary housing.
- January 27, 2021 – Reviewed the Draft Housing Element. One public comment was received to request clarification of reverse condemnation on sites identified for RHNA and voice opposition for the large number of units anticipated. It was explained that no condemnation is planned or required to meet the City's RHNA. Development on individual properties will be determined by the market and property owners' desire.
- April 14, 2021 – Presented the City Council with an update on the status of the Housing Element with an overview of changes to the draft and the comment letter received from HCD.

Workshops and meetings were advertised through the City Website and notices were sent to a mailing list of stakeholders, which includes developers and homeless advocates. The City also published a notice in the local newspaper and sent mailers to property owners and stakeholders that may be affected by the proposed rezone program and stakeholders. The City posted the Draft Housing Element on our website under City News for a 60-day public review and comment period.

B. Stakeholder Consultation

A request was made by City Council at the June 24, 2020 meeting to meet with housing stakeholders, including the San Diego Chapter of the Building Industry Association (BIA) for their input on inclusionary housing. Staff engaged with the BIA and on July 17, 2020, staff provided a PowerPoint presentation to their members on the City's exploration of a possible inclusionary housing ordinance. The BIA suggested not moving forward with an inclusionary program primarily because it would raise costs to potential homebuyers. After engaging the BIA, staff reached out to market-rate and affordable housing developers to participate in an Inclusionary Housing Committee. The Inclusionary Housing Committee held its first meeting on October 15, 2020 and consisted of representatives from the BIA, Bridge Housing, Cameron Brothers Company, City Ventures, Mirka Investments, the San Diego Housing Federation, Jamboree Housing Corporation, and Community Housing Works. As a precursor to the meeting, the Committee members were provided a survey with questions on the various aspects of inclusionary housing (see Survey Section below). A subsequent meeting was held with the City Council and stakeholders on January 7, 2021 to further discuss inclusionary housing.

1. INCLUSIONARY HOUSING COMMITTEE FINDINGS

At the first Inclusionary Housing Committee meeting, staff provided the Committee with a presentation on the City's efforts to evaluate an inclusionary housing program as a tool for meeting some of its low-income housing production goals. The various components of an inclusionary housing program were discussed, including percentage requirements, applicability, on-site construction requirements, and in-lieu fees. There was consensus among the members that if the City were to move forward with an inclusionary housing program, the program should not mandate the on-site construction of units within a residential development and should allow for the payment of in-lieu fees. Market-rate developers mentioned the difficulty of selling affordable units to qualified individuals or families and affordable housing developers mentioned that many low-income households require supportive services that would not be provided within a market-rate development.

Based on the first Committee meeting and surveys responses received by October 28, 2020, the majority of the members suggested a 10 percent inclusionary housing requirement and making only those developments over 10 units in size subject to the requirement.

A common concern for many of the Committee members is the in-lieu fee, which is paid by housing developers as an alternative to providing affordable units on-site within the development. City Ventures, a market-rate housing developer, cited an example of one city setting an in-lieu fee so high that it resulted in no housing production for a number of years until the fee was reduced. As a counterpoint, Community HousingWorks, an affordable housing developer, mentioned that setting an in-lieu fee too low would not be very beneficial as it would not provide sufficient funds to generate any affordable housing within the City.

In order to determine what a reasonable in-lieu fee would be for Santee, a fee study would be needed. Based on initial outreach to various fiscal analysis firms, it is estimated that such a fee study would

cost approximately \$37,500, an amount that has been appropriated in the currently adopted Budget. Should the Council decide to move forward with an inclusionary housing program, Staff would return to Council for a request to award funds once a firm is selected through a formal request-for-proposals (RFP) process.

The City Council was presented with a summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing on October 28, 2020. City Council directed staff to convene a workshop where they could engage directly with stakeholders. The following is a list of those who were invited to the meeting.

Table A-1: Stakeholders List		
Organization	Contact	Services
Alpha Project	Kyla Winters	Homeless
BIA	Mike McSweeney	Market-Rate Housing
BRIDGE Housing	Damon Harris	Affordable Housing
California Housing Consortium	Ray Pearl	Market-Rate Housing
Cameron Bros	Jim Moxham	Market-Rate Housing
City Ventures	Michelle Thrakulchavee	Market-Rate Housing
Community HousingWorks	Mary Jane Jagodzinski	Affordable Housing
Habitat for Humanity	Karen Begin	Affordable Housing
Jamboree Housing	Michael Massie	Affordable Housing
MirKa Investments LLC	Bob Cummings	Housing Investor
Pacific SW Association Realtors	Robert Cromer	For-sale Housing
Regional Task Force Homeless	Kris Kuntz	Homeless
San Diego Housing Federation	Laura Nunn	Affordable Housing
Veronica Tam & Associates, Inc	Veronica Tam	Housing Consultant
Wiese and Associates	Erik Wiese	Broker

2. STAKEHOLDER SURVEYS

As mentioned above, stakeholders were surveyed. The survey questions the City asked and their answers are shown on the following pages.

Inclusionary Housing Survey

City of Santee

10601 Magnolia Ave,
Santee, CA 92071



The City of Santee is evaluating the potential for adopting an inclusionary housing program as part of its current Housing Element update. Please complete the following Inclusionary Housing Survey based on your organization's experience with housing. Thank you for your time.

Definition: Inclusionary housing programs require developers to provide a certain number of deed-restricted affordable units in a new rental or for-sale residential project or pay a fee in-lieu of providing the units in the development. The funds collected from in-lieu fees can be used by the City to provide or subsidize new affordable housing or preserve existing affordable housing through rental assistance programs.

Organization Name: _____ Contact Person: _____ Date: _____

1. *My understanding of inclusionary housing is:*

None Limited General Good

2. *Inclusionary housing is a good tool for developing affordable housing:*

Disagree Disagree somewhat Agree somewhat Agree

3. *An inclusionary housing program should include a requirement to build affordable units as part of a development:*

Disagree Disagree somewhat Agree somewhat Agree

4. *An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:*

Disagree Disagree somewhat Agree somewhat Agree

5. *An inclusionary housing program should include the following percentage of affordable units in a new housing development:*

-
- 0% 5% 10% 15%

6. *An inclusionary housing program should be applicable to developments over:*

-
- 2 units 3 units 5 units 10 units

7. *An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):*

-
- 40% or less 60% or less 80% or less 120% or less

8. *Comments:*

[Add your comments here.]

Thank you very much for taking the time to complete this survey. Your feedback is valued and very much appreciated!

Response Summary:

1. My understanding of inclusionary housing is:		
none	0	0%
limited	0	0%
general	1	20%
good	4	80%
Total	5	100%
2. inclusionary housing is a good tool for developing affordable housing		
Disagree	2	40%
Disagree somewhat	0	0%
Agree somewhat	3	60%
Agree	0	0%
Total	5	100%
3. An inclusionary housing program should include a requirement to build affordable units as part of a development:		
Disagree	3	60%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	0	0%
Total	5	100%
4. An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:		
Disagree	2	40%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	1	20%
Total	5	100%
5. An inclusionary housing program should include the following percentage of affordable units in a new housing development:		
0%	2	40%
5%	0	0%
10%	2	40%
15%	1	20%
Total	5	100%
6. An inclusionary housing program should be applicable to developments over:		
2 units	0	0%
3 units	0	0%
5 units	1	25%
10 units	3	75%
Total	4	100%

7. An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):		
40% or less	0	0%
60% or less	1	25%
80% or less	1	25%
120% or less	2	50%
Total	4	100%

8. Comments

Respondent 1

As touched on in answer #7, Housing is the only item in the marketplace which government requires the producer of the product to subsidize their product for low income users (customers). Society finds ways to subsidize utilities, cell phones, food, by imposing a small fee on ALL users of the service or by direct public subsidization from tax subsidies (farm subsidies). For a successful subsidized home (shelter) program your City should identify a broad-based funding source and not “tax the producer” as the funding solution.

Respondent 2

I question whether economically viable on 10 units or less. The inclusionary housing component should be over and above allowable maximum density. For example, at 30 units to the acre on 3 acres the developer could build 90 conventional units and add 9 affordable units for a total of 99 units.

Respondent 3

Hello!

Regarding Question 6 above, it is my opinion that an inclusionary housing program should not be required or mandated on new development. Should a developer wish to include inclusionary housing within its project, then incentives should be granted. In other words, incentivize a developer to include inclusionary housing so that it is a win-win for both the jurisdiction (i.e. income-restricted affordable units are produced) and the developer (i.e. the project will be economically feasible). Incentives can include things like reduced setbacks, reduced parking standards, increased height, increased density, reduced impact fees, project entitlement streamlining, etc.

Regarding Question 7 above, in the event of an inclusionary housing program, the targeted AMI should depend on the type of product being proposed for development. For example, it is not financially feasible to provide affordable units within a for-sale project where those units are targeted to households earning less than 80% of the area median income. In San Diego County, the current median income is \$92,700. At 80%, the income for a family of four is \$74,160 per year. After accounting for mortgage interest, PMI (private mortgage insurance), property tax, utilities, and HOA, the max purchase price on the sale of that home cannot exceed ±\$228,000 as the monthly housing expense for that family cannot exceed 30% of that family’s yearly income. After accounting for the cost of the land, the cost to develop, the cost to build, and the fees paid to the City and other governmental agencies, the developer would actually be losing money on the construction and sale of that affordable unit. The loss to the developer is only exacerbated when the percentage of AMI required is lower.

Below in italics is a statement borrowed from the Building Industry Association's Orange County Chapter Board of Directors, of which I have previously served on. I echo the statement made below.

“Our position is that Housing remains a critical issue in California with the situation growing more serious with each passing day. Studies show that the State needs over 180,000 new units each year and at best we are producing 80,000. This has caused a cascading spike in home prices across the region. With this ever-growing deficit, we need to have an honest conversation about Inclusionary Zoning Policies. In total, such policies restrain housing production, increase ownership costs, and further complicate attainability for the majority of the region. In a study by Benjamin Powell, Ph.D. and Edward Stringham, Ph.D., titled, Housing Supply and Affordability: Do Affordable Housing Mandates Work?, the authors discovered that in the 45 cities where data was available, new housing production drastically decreased by an average of 31% within one year of adopting inclusionary housing policies. Additionally, the study suggests that inclusionary housing polices can increase new housing costs by \$22,000 to \$44,000, with higher priced markets increasing by \$100,000. Supporting these conclusions is a recent report from the Legislative Analyst’s Office titled Perspectives on Helping Low-Income Californians Afford Housing. In this report, it states that “attempting to address the state’s affordability challenges primarily through expansion of government programs likely would be impractical.” Further, that “extending housing assistance to low-income Californians who currently do not receive it – either through subsidies for affordable units or housing vouchers – would require an annual funding commitment in the low tens of billions of dollars. As such it finds that “many housing programs – vouchers, rent control, and inclusionary housing – attempt to make housing more affordable without increasing the overall supply of housing. This approach does very little to address the underlying cause of California’s high housing costs: a housing shortage.””

Respondent 4

Inclusionary housing is one tool to help promote the development of affordable housing. There are a lot more options that can be just as effective, primarily the political will to develop affordable projects.

Respondent 5

As an affordable housing provider, I can tell you affordable units are produced most during healthy market rate production. Any requirement should be incentive based.

C. Public Input Considerations

The City developed the sites inventory and housing programs with extensive feedback from the consultation meetings and public workshops. Property owner feedback was taken into consideration for inclusion into the sites inventory. Also, the proposed the upzoning/downzoning of sites took into consideration of developer and property owner feedback. With developer consultation, the City determined that incentivizing rather than mandating affordable housing was a more appropriate policy and the City will explore allowing by-right housing when more than 20% of units are deed restricted for low-income households as set forth in Program 10 of this document.

Appendix B: Accomplishments under Adopted Housing Element

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This appendix documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. Based on the relative success of the City's efforts in implementing the 2013 programs, recommendations for program modifications are provided for the 2021-2029 Housing Element Update. Table B-1 identifies these housing programs and provides a summary of accomplishments during the 2013-2021 Housing Element cycle. Table B-2 presents quantified accomplishments during this period.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 1: Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2016 California Building Code and Uniform Housing Code.	<p>The Department of Development Services and Code Enforcement implemented the Municipal Code, the California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations reported to the City. Between 2013 and 2019, Code Enforcement made over 4,750 inspections, opened 1,253 cases, closed 3,313 cases, and referred 29 cases to the City Attorney's Office.</p> <p><i>Continued Appropriateness: Modified or removed</i></p> <p>The Sixth Cycle Housing Element specifies housing programs with specific actions, measurable objectives, and timelines. This program may be removed as a Housing Element program or modified with specific actions to improve housing conditions.</p>
Program 2: Mobile Home Conversion Regulations	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.	<p>No mobile home conversions occurred between the 2013 and 2019 period.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Park Assistance program</i></p> <p>Conversion of mobile home parks must adhere to regulations monitored by the State Department of Housing and Community Development.</p>
Program 3: Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	<p>The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors to accomplish this program. An average of 66 seniors were assisted annually during 2013-2019 period (459 total). In addition, CDBG recipient Home of Guiding Hands rehabilitated 12 homes during this period.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>Due to lack of funding, City will no longer be implementing this program.</p>

⁷ The table reflects the accomplishments from FY2013 to FY2019. Pending FY 2020 accomplishments.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 4: Conservation of Existing and Future Affordable Units</p>	<p>Monitor the status of the 309 at-risk units at Carlton Country Club Villas and Woodglen Vista. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.</p>	<p>The City did not receive notice of intent to opt out as affordable housing between 2013 and 2019. The Woodglen Vista Apartments and the Carlton County Club Villas were refinanced and the affordability period extended in 2017 and 2018 (respectively).</p> <p>In 2015, the City approved the expansion of the Cameron Estates Mobile Home Park with the addition of 16 more mobile homes to this park.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will update the inventory of at-risk housing and include specific actions to monitor and preserve at-risk housing projects.</p>
<p>Program 5: Housing Choice Voucher Program</p>	<p>Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and assist approximately 2,400 extremely low and very low income households during the planning period. Promote the Housing Choice Vouchers program on City website. Support the County Housing Authority's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.</p>	<p>Santee is among 12 cities served by the Housing Authority of the County of San Diego. An average of 570 households per year received Housing Choice Vouchers during the 2013 to 2019 period (2,177 total), with the highest single year being 2013 with 361 vouchers offered.</p> <p>According to the County Housing Authority, as of December 31, 2019, 285 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,745 applications submitted by Santee residents were recorded on a waiting list.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to promote HCVs and also to educate the public regarding the source of income protection under new State law that requires rental property owners to regard public assistance as a legitimate source of income.</p>
<p>Program 6: Mobile Home Park Assistance Program</p>	<p>Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.</p>	<p>No parks were at risk of converting between 2013 and 2019.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Conversion Regulations</i> The Sixth Cycle Housing Element will include a program to provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 7: First Time Homebuyer Program</p>	<p>Assist 40 lower income households with downpayment and closing cost assistance during the planning period (Seven at <50 percent AMI and 33 at 51-80 percent AMI).</p>	<p>The program did not meet its goal of assisting 40 lower income homebuyers (5 homebuyers annually); however, the City was able to originate 14 loans between 2013 and 2019. The reduction in first-time homebuyer assistance was possibly be due to higher home prices. At higher home prices, low-income buyers have difficulty staying below the maximum housing debt ratio of 38 percent.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
<p>Program 8: San Diego County Regional Mortgage Credit Certificate Program</p>	<p>Facilitate the provision of 24 MCCs during the planning period (eight at <80 percent AMI and 16 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.</p>	<p>During the 2013-2019 period, 11 Santee residents received MCCs. Affordable Housing Applications, Inc. administered the program from 2013 to 2016. The San Diego Housing Commission administered the MCC program for the City of Santee on behalf of the County of San Diego from 2017 to 2018. The California Housing Finance Agency (CalHFA) administered the MCC program in the County of San Diego for all cities except for the City of San Diego in the subsequent years.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The Sixth Cycle Housing Element will include a program that outlines various resources available.</p>
<p>Program 9: Manufactured Home Fair Practices Program</p>	<p>Assist approximately 1,200 mobile homeowners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Home Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.</p>	<p>The Manufactured Home Fair Practices Commission met biannually each year of the 2013-2020 period to hear comments from park residents and owners and provide direction to staff.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>The Sixth Cycle Housing Element will include a modified program that promotes the services of the Manufactured Home Fair Practices Commission.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 10: Facilitate Affordable Housing Development	Collaborate with developers of affordable housing over the planning period to facilitate the construction of 62 affordable units over the planning period (Two extremely low income, five very low income, 35 low income, and 20 moderate income units)	<p>Between 2013 and 2019, 49 deed restricted units were permitted (10 very low income, 37 low income, and 2 moderate income).</p> <p>No requests were received during the 2013-2020 period.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated program to facilitate affordable housing, including resources and incentives available to the City.</p>
Program 11: Supportive Services	Assist 1,000 persons with temporary shelter and supportive services during the planning period (400 meals for lower income seniors, case management for 200 lower income seniors, and temporary shelter, food, and clothing for 400 lower income individuals and families affected by domestic violence).	<p>The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 207 people per year were assisted through this program from 2013-2019 (1,511 total). The City also contributed CDBG funding to the Meals-on-Wheels program, which provides two meals per day to homebound seniors; an average of 109 seniors were assisted annually between 2017 and 2019 (328 total). In addition, the City provides CDBG funding to the Santee Food Bank, which assisted an average of 12,819 persons per year (38,457 persons total) between 2017 and 2019.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include a program to identify the range of supportive services needed in the community and resources available to address these needs.</p>
Program 12: Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	<p>An inventory of available sites for residential development is maintained by the City and is available to prospective residential developers by City staff upon request.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will include an updated sites inventory to accommodate the new Regional Housing Needs Allocation (RHNA), estimated at 1,219 units. The new sites inventory will reflect the rezoning and upzoning of properties completed to accommodate the RHNA.</p>
Program 13: Lot Consolidation Incentives	Deemed unnecessary and will not be included in the Sixth Cycle Housing Element	<p>After further evaluation the City has determined that a lot consolidation program is not needed to foster housing development in the City as most sites in the existing Sites Inventory are greater than 0.5 acres.</p> <p><i>Continued Appropriateness: Modified and continued</i> The Sixth Cycle Housing Element will not include a lot consolidation program as this program.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 14: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.	Development Services staff continue to monitor all proposed development projects for potential effects on RHNA inventory. <i>Continued Appropriateness: Modified</i>
Program 15: Farm Worker Housing	Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.	This program was accomplished on 2016. Section 17.10.03.F of the Zoning Ordinance has been updated to allow farm worker housing in residential zones. <i>Continued Appropriateness: Completed</i> The Sixth Cycle Housing Element will include an updated program to identify other Zoning Code amendments required to comply with new State laws, such as Low Barrier Navigation Center, Emergency Shelters and Supportive Housing, Accessory Dwelling Units, and Density Bonus for 100 Percent Affordable Housing.
Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Staff planners and attorneys continually monitor state and federal law. As an example, the City is requiring "No Net Loss" of low and moderate income residential units identified in the Housing Element, in accordance with Senate Bill 166 (SB166). <i>Continued Appropriateness: Combined with new program for affordable housing development.</i>
Program 17: Equal Housing Opportunity Services	Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2013-2021 planning period. Participate in regional efforts to update the AI every five years. Maintain the link on the City website providing information about fair housing services.	Fair housing provider CSA of San Diego County assisted an average of 58 Santee residents (439 total) between 2013 and 2019. The City also participated in the 2015-2019 and 2020-2024 updates of the San Diego County Regional Analysis of Impediments (AI). <i>Continued Appropriateness: Modified and continued</i> Pursuant to new State law, the Sixth Cycle Housing Element will include a program to actively further fair housing choice in the City.

Table B-2: Housing Element Accomplishments

(Calendar Years 2013 through 2020)

Housing Assistance Type	Objectives	2013	2014	2015	2016	2017	2018	2019	2020	Total
Housing Units Constructed										
Very Low Income 30-50% AMI	914	10	0	0	0	0	0	0		10
Low-Income 50-80% AMI	694	41	0	0	2	0	0	0		43
Moderate Income 80-120% AMI	462	80	0	0	0	16	0	1		97
Above Moderate Income +120% AMI	1,410	368	175	5	50	128	157	114		997
Total	3,660	499	175	5	52	144	157	115		1,147
Housing Units Conserved										
Section 8 At-Risk	309	309	309	309	309	309	309	309		309
Housing Units Rehabilitated										
Rehabilitation Loans	80	2	2	2	2	2	2	0		12
Rental Assistance										
Housing Choice Vouchers	2,400	361	344	333	286	284	284	285		2,077

Appendix C: Sites Inventory

Table C-1 starting on page C-2 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
Lower Income Sites									
15 ^{1,2}	38104036 Walmart	TC-R-22	TC-R-22	22	5.26	115	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Privately owned. Half mile to park, town center, Sprouts across street, in high resource area in TCAC/HCD (California Tax Credit Allocation Committee/Housing and Community Development Dept.) opportunity map.	Vacant
16A ^{1,2}	38105082 Civic Center Site I	TC-R-30	TC-R-30	30	11.11	333	TC-C	Vacant site consisting of three lots (2.89 acres, 3.66 acres, and 4.56 acres, respectively) in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Privately owned. In Airport Safety Zone 4. Across the street from park, half mile to town center services, 128 unit (Cornerstone) built across street on northern end, in high resource area in TCAC/HCD opportunity map.	Vacant
20A ¹	38105081 9200 Magnolia Ave	TC-R-22	TC-R-22	22	7.75	170	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Portion in Airport Safety Zone 4. County owned ³ . Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
20B ^{1,2}	38105081 9200 Magnolia Ave	TC-R-30	TC-R-30	30	10.00	300	TC-O/I	Underutilized site in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-30). Minimum allowable density to be 30 du/ac and maximum at 36 du/ac. Portion in Airport Safety Zone 4. County owned ³). Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant
21 ⁴	38410616 8942 1 st St	TC-R-22	TC-R-22	22	0.60	13	N/A	Underutilized site with single-family home in town center (opportunity site due to high density allowed and near transit). Maximum allowable density is 22 du/ac. Privately owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map. Owner expressed interest in MF housing, City in discussion with Habitat for Humanity for development of an affordable housing project on the site.	Nonvacant
24 ^{1,2}	38416204 9953 Buena Vista Ave	R-22	R-22	22	4.80	105	R-2	Underutilized site with one single-family home. To be rezoned from R-2 to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from town center, ~half mile to park, moderate resource area TCAC/HCD opportunity map.	Nonvacant
29 ¹	38630031 7737 Mission Gorge Rd	R-22	R-22	22	3.25	64	GC	Underutilized commercial lot to be rezoned from GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, <1 mile from elementary school and park, in high resource area TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
30 ^{1,4}	38630009 8714 Starpine Dr	R-22	R-22	22	1.30	28	R-7/GC	Underutilized site with one single-family home. To be rezoned from R-7/GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, less than one mile from elementary school/park, in high resource area TCAC/HCD opportunity map	Nonvacant
31 ⁴	38306103 7980 Mission Gorge Rd	R-22	R-22	22	5.23	80	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
32 ⁴	38306101 7950 Mission Gorge Rd	R-22	R-22	22	0.95	20	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
Lower Income Sites Subtotal					50.25	1,228			
Moderate Income									
16B ¹	38105082 Civic Center Site II	TC-R-14	TC-R-14	14	8.61	120.	TC-C	Vacant site to be rezoned from TC-C to TC-R-14. Privately owned. Zoning would be consistent with adjacent residential development.	Vacant
17 ^{1,2,4}	38105118 Cottonwood Ave	TC-R-14	TC-R-14	14	22.15	279	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant
18 [*] , PC1,2,4	38105117 Cottonwood Ave	TC-R-14	TC-R-14	14	11.71	98	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned ³ . New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed north of San Diego River.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
19 ^{1,4}	38103208 Park Center Dr	TC-R-14	TC-R-14	14	2.35	32	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. Privately owned.	Vacant
23 ⁴	38414211 10952 Sunset Trl	R-14	R-14	14	1.24	17	N/A	Underutilized site with 2 single family homes built in 1942. Privately owned. In Airport Safety Zone 4.	Nonvacant
25 ¹	38402007 8801 Olive Ln	R-14	R-14	14	2.93	41	IL	Underutilized site to be rezoned from IL to R-14. Privately owned. Adjacent to residential zone; development across the street approved at 16 du/ac. In Airport Safety Zone 3.	Nonvacant
Moderate Income Sites Subtotal					48.99	587			
Above Moderate									
1 ¹	37819001 10939 Summit Ave	R-7	R-7	7	4.65	29	R-1A	Underutilized site with single-family home built in 1974. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
2 ¹	37818010 11009 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1968. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
3 ¹	37818009 11025 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1948. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
4 ¹	37818008 11041 Summit Ave	R-7	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1963. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-o-way dedication.	Nonvacant
5 ¹	37818007 11059 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1940. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
6 ¹	37818029 10215 Summit Crest Dr	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1989. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
7 ¹	37821021 11010 Summit Ave	R-7	R-7	7	1.15	8	R-1A	Underutilized site with single-family home built in 1980. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
8 ¹	37821020 11020 Summit Ave	R-7	R-7	7	1.02	7	R-1A	Underutilized site with single-family home built in 1975. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant

Table C-1: Sites Inventory

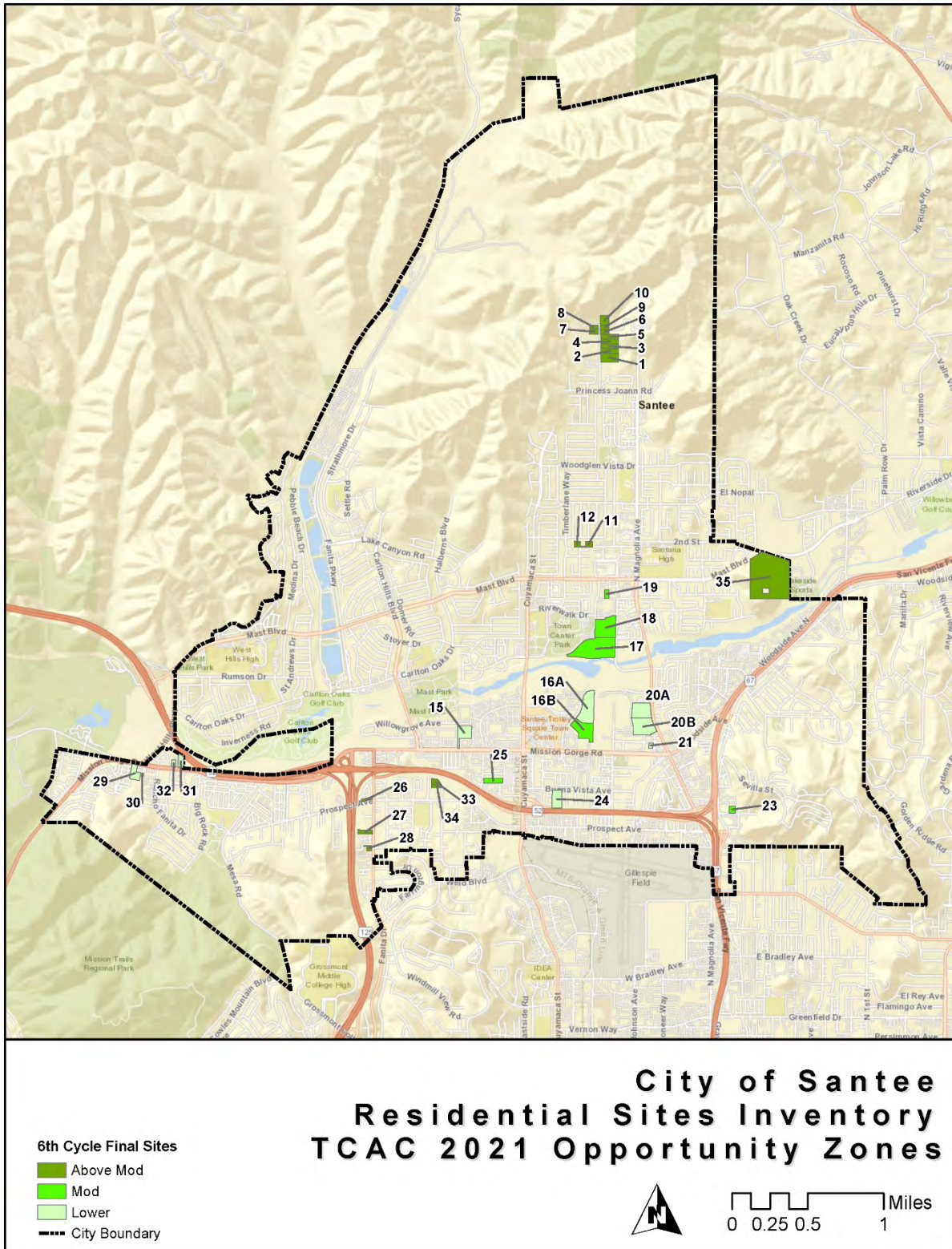
Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
9 ¹	37818028 11115 Summit Ave	R-7	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1970. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
10 ¹	37818020 11129 Summit Ave	R-7	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1950. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right-of-way dedication.	Nonvacant
11 ¹	38103107 9945 Conejo Rd	R-7	R-7	7	1.19	8	R-2	Underutilized site with single-family home built in 1958. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development.	Nonvacant
12 ¹	38169028 9960 Conejo Rd	R-7	R-7	7	0.86	6	R-2	Underutilized site with single-family home built in 1953. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development. Property owner interested in developing in the past and has restricted due to zoning.	Nonvacant
26 ⁴	38349056 Prospect Ave	R-7	R-7	7	0.72	4	N/A	Vacant site. Privately owned. In Airport Safety Zone 4. Properly zoned.	Vacant

Table C-1: Sites Inventory

Map ID #	APN / Address	LU Designation	Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
27 ⁴	38619217 8572 Fanita Dr	R-7	R-7	7	1.73	12	N/A	Underutilized site with single-family home built in 1950. Has dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Nonvacant
28	38669038 8504 Fanita Dr	R-7	R-7	7	0.68	4	N/A	Vacant site along dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Vacant
33 ⁴	38401115 8750 Atlas View Dr	R-7	R-7	7	1.85	9	N/A	Underutilized site with single family home built on 1958. Privately owned. In Airport Safety Zone 4/. Properly zoned.	Nonvacant
34 ⁴	38401255 8742 Atlas View Dr	R-7	R-7	7	0.91	6	N/A	Underutilized site with single family home built on 1954. Privately owned. In Airport Safety Zone 4. Properly zoned.	Nonvacant
354	37903031 Mast Blvd	POS/R-7	POS/R-7	7	47.45	122	POS/IL	Vacant site to be rezoned from POS/IL to POS/R-7. Site has never been used for light industrial uses (IL – Light Industrial Zone); City has received pre-application from owner for MFR project in IL zoned portion of property.	Vacant
Above Moderate Sites Subtotal					76.13	295			
Sites Inventory Total					175.37	2,110			

1. Sites that will be rezoned.
2. By-right housing sites for qualifying affordable housing projects.
3. County-owned properties have been identified as surplus properties. The County will follow the required procedure for disposition which will make the properties available to affordable developers.
4. Sites that appeared in the Previous Housing Element Cycle (5th Cycle).

Figure C-1: Residential Sites Inventory



Appendix D: Undeveloped/ Underutilized General Industrial (IG) Sites

The City revised the Zoning Ordinance in January 2013 to allow emergency shelters within the General Industrial (IG) zone with a ministerial permit pursuant to SB 2 enacted in 2007. The amendment allows owners of property within the IG zone to develop sites with emergency shelter in accordance with State law. The IG zone covers approximately 111 acres on 130 parcels in Santee. Vacant or underutilized parcels within the IG zone are presented in Table D-1. See Figure D-1 on the next page for parcel locations on Woodside Avenue North.





Table D-1: Undeveloped/Underutilized General Industrial (IG) Parcels		
Parcel Number	Acreage	Existing Uses/Improvements
384-190-10	0.15	OUTDOOR STORAGE/ASPHALT
384-180-50	0.78	OUTDOOR STORAGE/ASPHALT
384-180-27	0.69	OUTDOOR AND FLEET STORAGE/ASPHALT
384-180-20	0.19	UNDEVELOPED/UNIMPROVED
384-180-13	0.59	OUTDOOR AND FLEET STORAGE/ASPHALT
384-261-20	0.71	OUTDOOR STORAGE/ASPHALT
TOTAL	3.11	
Source: City of Santee, 2020.		

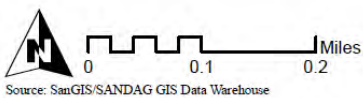
These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels have adequate capacity to accommodate an emergency shelter that could serve at least 25 homeless individuals (identified unsheltered homeless population in Santee in January 2020) or at least one year-round emergency shelter.

Figure D-1: Undeveloped/Underutilized General Industrial Parcels



Legend

-  Selected Parcels
-  City Boundary
-  Freeway
-  River



Source: SanGIS/SANDAG GIS Data Warehouse

Appendix E: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

1. SUMMARY OF FAIR HOUSING ISSUES

2020 San Diego Regional Analysis of Impediments to Fair Housing

The City of Santee participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (regional impediments shown in **bold**). The local relevance of these impediments to Santee is included below:

Regional Impediment #1: Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.

Local Relevance: Center for Social Advocacy (CSA) San Diego provides fair housing services to the City of Santee. CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. Fair housing testing records for only FY 2020 were provided by CSA in the 2020 Regional AI. CSA tested for discrimination based on national origin and race at two sites in Santee. The site tested for race showed differential treatment. More testing is needed. Like the County, the City needs to place more emphasis on enforcement activities. The City has included an increase in testing efforts in Program 13.

Regional Impediment #2: Fair housing outreach and education should expand to many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large.

Local Relevance: Like the regional practices, the City also mainly uses traditional print forms as fair housing outreach. The City will share fair housing information and resources online and continue to maintain the links on the City website providing information about fair housing services. In addition, the City will consider this impediment as it expands outreach and education of the State's new Source

of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing (Program 13).

Regional Impediment #3: Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, 15.4 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

Local Relevance: Linguistic isolation is not as extensive in Santee than the County. Only 4.1 percent of the population indicated “speaking English less than very well.” In addition, the 2021 TCAC/HCD Opportunity and HUD’s racially/ethnically-concentrated areas of poverty (RECAPs) maps did not identify any areas of high poverty and segregation in Santee. However, the southern tracts of the City have been identified as disadvantaged communities using the OPR’s screening methodology for the Environmental Justice Element. These areas also have a concentration of persons with disabilities, low and moderate income households, children in family and single-female households.

Regional Impediment #4: Housing choices for special needs groups, especially persons with disabilities, are limited. Housing options for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.

Local Relevance: Elderly households make up 25 percent of the City’s households and 10 percent of the City’s population has a disability. The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity, parking standards, transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in Governmental Constraints section of the Housing Element. The City will address these constraints through Programs 10 and 11.

Regional Impediment #5: Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher (HCV) use have occurred, with a high rate of voucher use in El Cajon and National City.

Local Relevance: Though the City received 0.8 percent (266 vouchers) of the HCVs administered by the County, HCV use is concentrated in the southern tracts of the City. Assisting in the promotion of HCV use is included in Program 13.

Regional Impediment #6: Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

Local Relevance: Blacks were not significantly under-represented in the homebuyer market in Santee. Variation between percent of applicant pool (1.4 percent) and percent of the City’s population (1.8 percent) was not significant. Blacks also received the same approval rates as the approval rate for all Citywide applications (64 percent). However, Hispanics were greatly under-represented in Santee’s homebuyer market, making up only 9.9 percent of the City’s applicant pool but 16.3 percent of the City’s population. Hispanics were approved at lower rates of any race/ethnic (59 percent) except for Asian and multi-race applicants (58 percent).

Other Local Fair Housing Issues

The fair housing assessment below spatially describes concentrations of fair housing components (e.g., fair housing enforcement and outreach, integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk). This assessment found that the southernmost census tracts in the downtown, especially south of the intersection of Mission Gorge Rd and Cuyamaca St, have the most fair housing issues. These census tracts had a concentration of: persons with disabilities, low and moderate income households, low economic scores (based on poverty, adult education, job proximity, and median home value), mobile homes, and housing choice voucher use. According to staff, these areas are heavily populated by senior populations, particularly residing in the mobile home parks.

B. Assessment of Fair Housing Issues

1. FAIR HOUSING ENFORCEMENT AND OUTREACH

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords.

The City of Santee contracts with CSA San Diego County to provide fair housing services. Between FY 2014 and FY 2019, CSA provided fair housing services to approximately 1,000 San Diego County residents per year—for a total of 6,276 clients over the five-year period. The majority of CSA's clients during this period came from El Cajon (35 percent), Chula Vista (21 percent), and the unincorporated County. CSA served 276 Santee residents during this period, representing only four percent of the clients served by CSA. Statistics reported by CSA indicate that low income persons, regardless of race, are the most frequently impacted by fair housing issues in its service area (Table E-43). The vast majority of CSA's clients (95 percent) between FY 2014 and FY 2019 were either extremely low or very low income. Consistent with the demographic makeup of the region, White residents represented a substantial proportion of clients served (41 percent). However, there is some indication that fair housing issues disproportionately affect certain racial/ethnic groups. For example, Black residents made up less than an average 4.1 percent of the population in the cities that CSA serves but represented 10 percent of fair housing clients served. The characteristics of the clients served by CSA are similar to those in the County, except that the proportion of non-Hispanic and White clients was higher in Santee than the County. This is to be expected as Santee has a higher proportion of non-Hispanic White population (69 percent) than the County (46 percent).

Table E-43: Characteristics of Clients Served by CSA and Santee Population (2013-2019)

Santee	CSA County Clients	CSA Santee Clients	Santee Population
Total Clients Served/ <i>Population</i>	6,276	276	57,999
Race			
Hispanic	38.1%	11.2%	18.1%
Non- Hispanic	61.9%	88.4%	81.9%
Ethnicity			
White	40.5%	70.7%	69.1%
Black/African American	10.0%	4.7%	1.9%
Asian	2.6%	1.8%	5.2%
Hawaiian/Pacific Islander	2.4%	0.7%	0.3%
American Indian/ Alaska Native	2.6%	0.4%	0.5%
Other/Multi-Racial	41.9%	21.7%	5%
Income Level			
Extremely Low Income (<30% AMI)	82.9%	76.1%	9.1%
Very Low Income (<50% AMI)	12.3%	10.9%	10.0%
Low Income (<80% AMI)	2.6%	10.5%	18.8%
>80% AMI or income not reported	2.2%	2.5%	62.1%

Source: 2020 San Diego Regional AI, CSA San Diego 2020.

For the 2020 Regional AI ,CSA also provided the results of Fair Housing Testing done on at two sites in Santee in 2020. CSA tested for discrimination based on national origin and race at two sites. The site tested for race showed differential treatment. Most of the testing done by CSA focused on the City of San Diego (20 sites) and El Cajon (eight sites). **More testing for discrimination in the City of Santee is needed.**

The U.S. Department of Housing and Urban Development (HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, nine fair housing cases filed with HUD from Santee residents, comprising only two percent of the complaints filed in the entire County. Overall, disability and race discrimination were the most commonly reported—reported in four cases. In the County and Santee, disability-related discrimination was the most commonly reported—comprising 53 percent of all cases in the County and 67 percent of Santee cases.

CSA conducts regular workshops and educational presentations, including informal Fair Housing workshops. Workshops and presentations cover a wide range of issues including tenant and landlord rights and responsibilities, notices to vacate, substandard conditions, and foreclosures. From 2015 to 2019, CSA participated in at least 26 outreach events at Santee City Hall and Santee Public Library, located on the north and south ends of the City, respectively. These two locations are accessible through public transit (Metropolitan Transit System Routes 834 and 832). Events were advertised on the City website and in the City’s paper newsletter available in English and Spanish. Meetings are usually held during the day. CSA is also a member of the City’s Santee Collaborative, a community-based organization of parents, residents, community-based organizations, school personnel and the

faith community that works to “promote a healthier more proactive community that builds resilient children and families.” Fair housing testing was limited.

The 2020 Regional AI found that enforcement and outreach services were inadequate across the San Diego County Region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of Santee advertises fair housing services through placement of a fair housing services brochures and posters at public counters. These materials are available in English, Spanish, and Arabic. **The City will continue to include a link to the CSA website and update outreach materials frequently.**

2. INTEGRATION AND SEGREGATION

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility.

As described in the Community Profile, Santee’s population is mostly white. Despite increases in the minority population from 2010 to 2018, Santee continues to have a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Figure 1 and Table E-44). The City’s proportion of Black/African American residents is also significantly lower than surrounding cities and within the County.

Figure E-13: Race/Ethnic Composition Changes

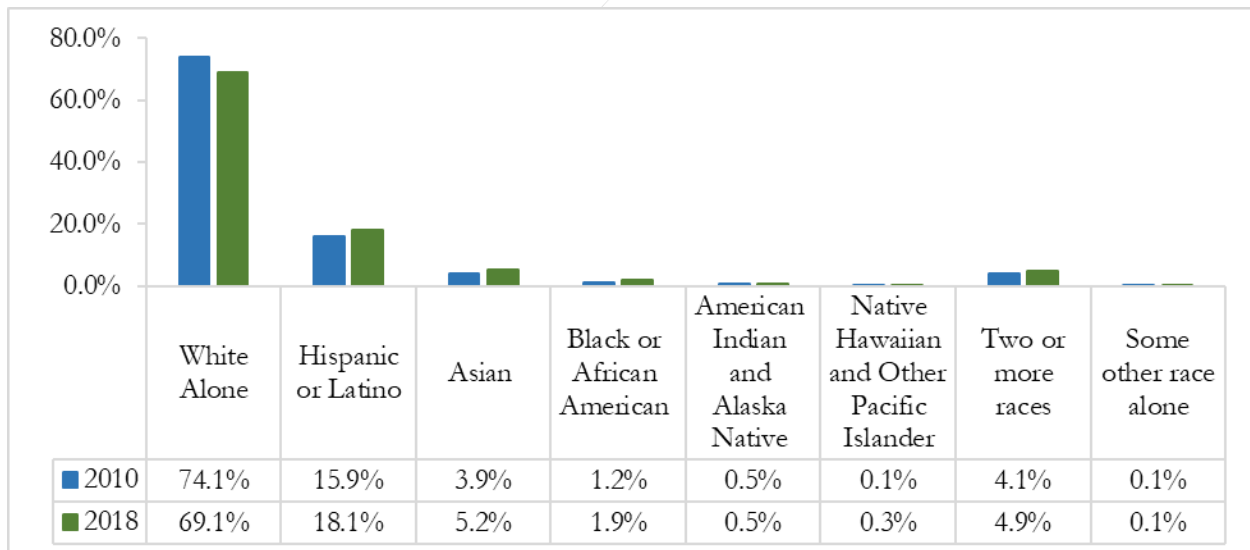


Table E-44: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Dissimilarity indices can be used to measure the extent to which a distribution of any two groups differs across block groups. Racial and ethnic dissimilarity trends for Santee and San Diego-Carlsbad Region are shown in Table E- 45. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

From 1990 to 2020, block groups in Santee have become increasingly segregated. While the segregation between non-white and white residents remained low, the segregation between white and Black population and white population and Asian/Pacific Islanders has increased in the past 30 years. Specifically, in the past 10 years, the segregation between white population and black population and white population and Asian/Pacific Islander populations increased by 10 index points. Overall, Santee shows a lower degree of segregation where scores are less than 40 and considered “low segregation” in comparison to the San Diego-Carlsbad Region as a whole. County dissimilarity indices for Non-White/White, Black/White, Hispanic/White, and Asian or Pacific Islander/White were all categorized as moderately segregation.

Table E- 45: Dissimilarity Indices

	1990 Trend	2000 Trend	2010 Trend	Current
Santee				
Non-White/White	10.53	7.99	6.85	9.68
Black/White	15.73	28.26	20.67	31.94
Hispanic/White	13.21	6.39	6.37	9.02
Asian or Pacific Islander/White	5.98	11.01	6.89	15.16
San Diego County				
Non-White/White	43.4	45.2	42.9	46.4
Black/White	58.0	53.8	48.4	54.1
Hispanic/White	45.2	50.6	49.6	51.7
Asian or Pacific Islander/White	48.1	46.8	44.4	49.8

Source: HUD Dissimilarity Index, 2020.

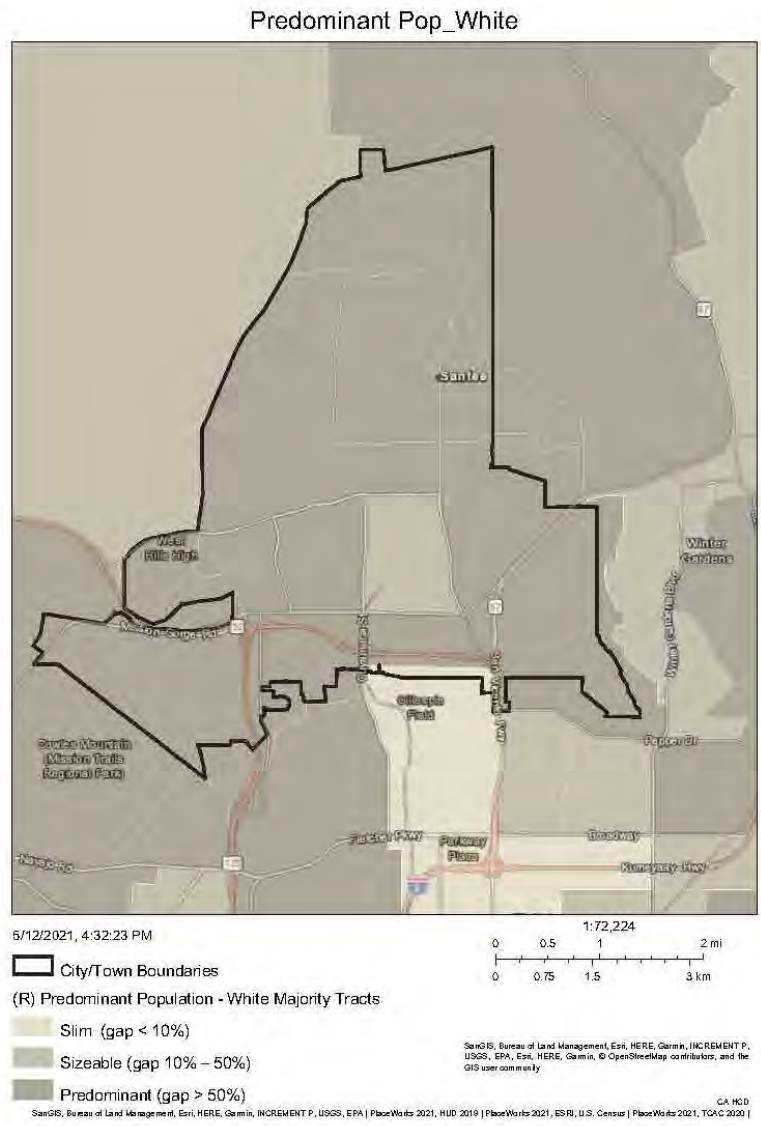
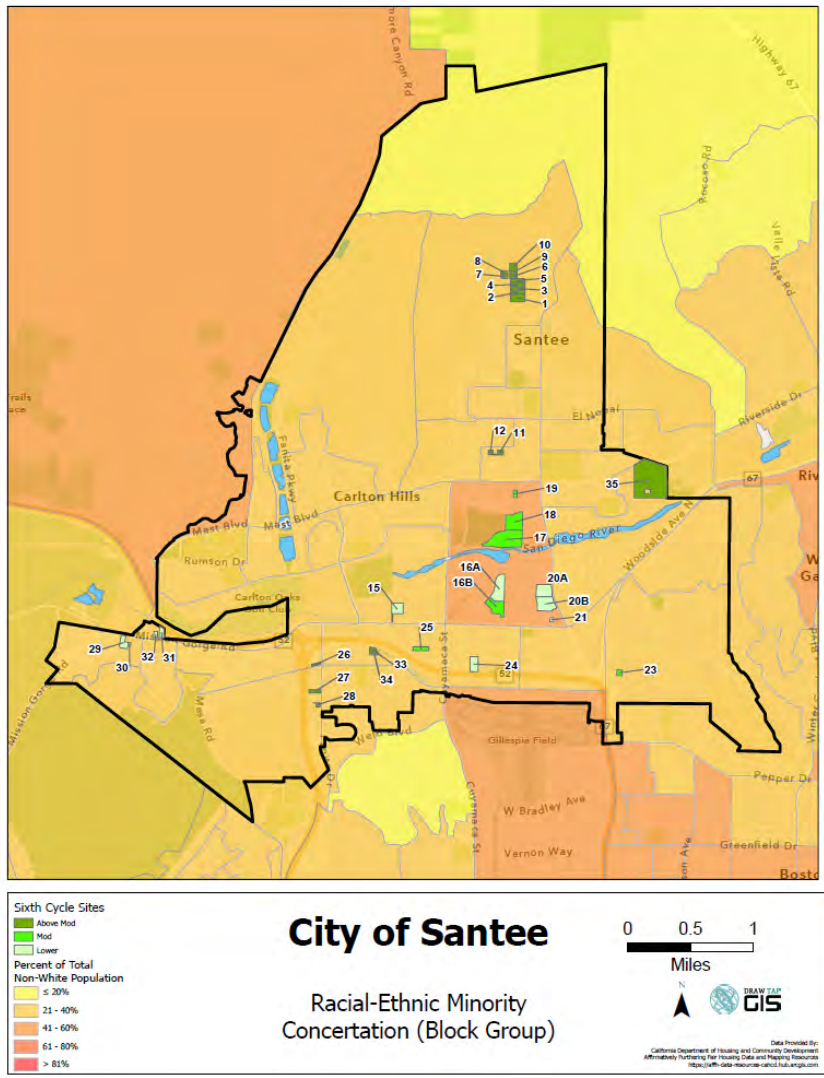
The AFFH tool also provides spatial analysis of non-white population (i.e., minority and mixed-race population) across the City. Figure E-14 shows that the highest concentration of non-white population is found in block group 060730166.151, located in the south of the City (north of Mission Gorge Rd and bounded by Cuyamaca St. and N. Magnolia Ave.

Most of the City’s block groups have a minority population between 21 and 40 percent (Figure E-14). The City identified 36 percent of its RHNA units in block groups with a 21-40 percent minority concentration, and a similar proportion (34 percent) of its lower income in these census tracts. Table E-46 shows that most RHNA units are distributed in the census tract with the highest minority concentration (41-60 percent). This census tract has 64 percent of all RHNA sites, but a variety of income levels. In fact, 90 percent of moderate income RHNA sites are in this tract. Figure E-14 also shows that the City’s RHNA sites are fairly distributed throughout the City.

% Minority Concentration	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	33.6%	9.9%	100.0%	36.3%
41 - 60%	66.4%	90.1%	0.0%	63.7%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1,228	587	295	2,110

AFFH mapping tool also provides maps of predominant races by tract. These metrics show tracts where a race dominates and the percent by which the race dominates over the other races. Figure E-14 also shows most of the census tracts in the City are predominantly white, meaning the gap between white population and other ethnicities is over 50 percent.

Figure E-14: Minority Concentration and Predominantly White Areas



Persons with Disabilities

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In San Diego County, about 10 percent of the population has a disability. Santee has a population of persons with disabilities (11.2 percent) comparable to the County and its neighboring cities of El Cajon (13.3 percent), La Mesa (11.9 percent), and Poway (10.0 percent).

Figure E-15 shows that persons with disabilities are concentrated on census tracts to the east of Santee, with the population with a disability ranging between 10 and 20 percent per tract. Within Santee, tracts along the north, east, and south edges of the City have the highest concentration of persons with disabilities.⁸ Persons with disabilities may be concentrated along the southern census tracts of the cities because all of the City’s mobile home parks are located in these tracts as well (Figure E-16). A special characteristics of the southernmost tracts in the City is that all of the City’s mobile home parks are located in the southernmost tracts if the City. Half of the City’s mobile home parks are in tracts where 10 to 20 percent of the population has a disability. Mobile home parks are often occupied by seniors on fixed incomes, who may also have a disability.

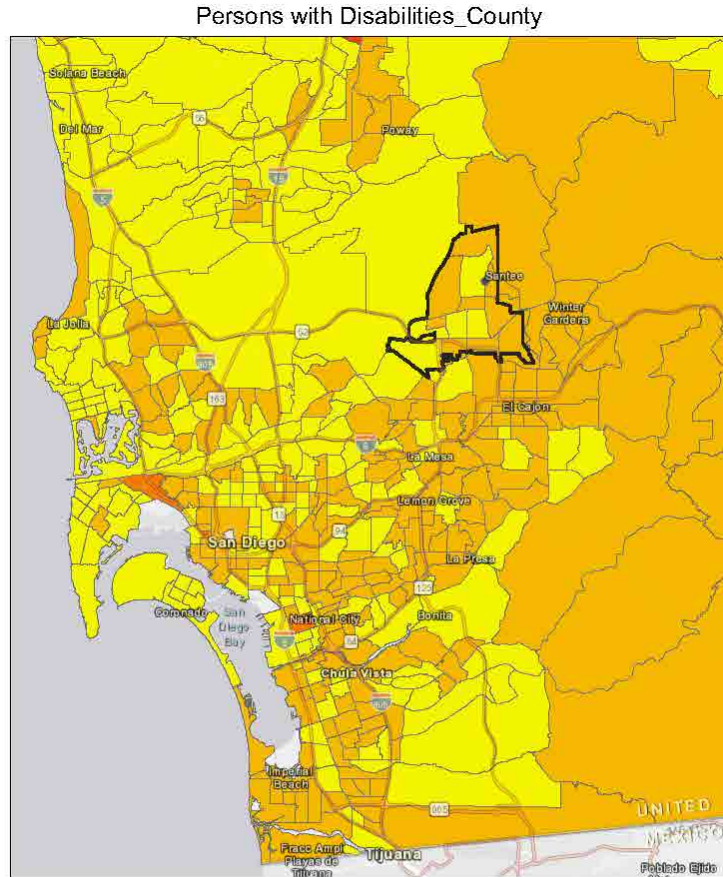
Santee’s RHNA units are not disproportionately concentrated on areas with a concentration of persons with disabilities. About 80 percent of Santee’s RHNA units are located in census tracts with a population of less than 10 percent persons with disabilities (Table E-47). Only moderate and above moderate units are located in census tracts with a population of persons with disabilities between 10 and 20 percent (Figure E-15).

Table E-47: RHNA Units by % Population with Disabilities

% Persons with Disabilities	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 10%	91.4%	90.1%	6.8%	79.2%
10% - 20%	8.6%	9.9%	93.2%	20.8%
20% - 30%	0.0%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

⁸ The northernmost tract in the City (tract 169.01) extends past the Santee City limits. City staff reports that there is no Santee population within this tract.

Figure E-15: Distribution of Population with Disabilities

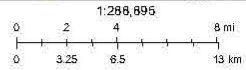


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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%



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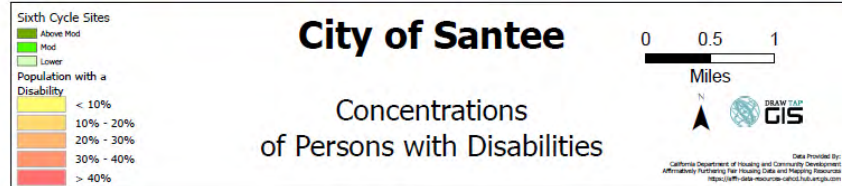
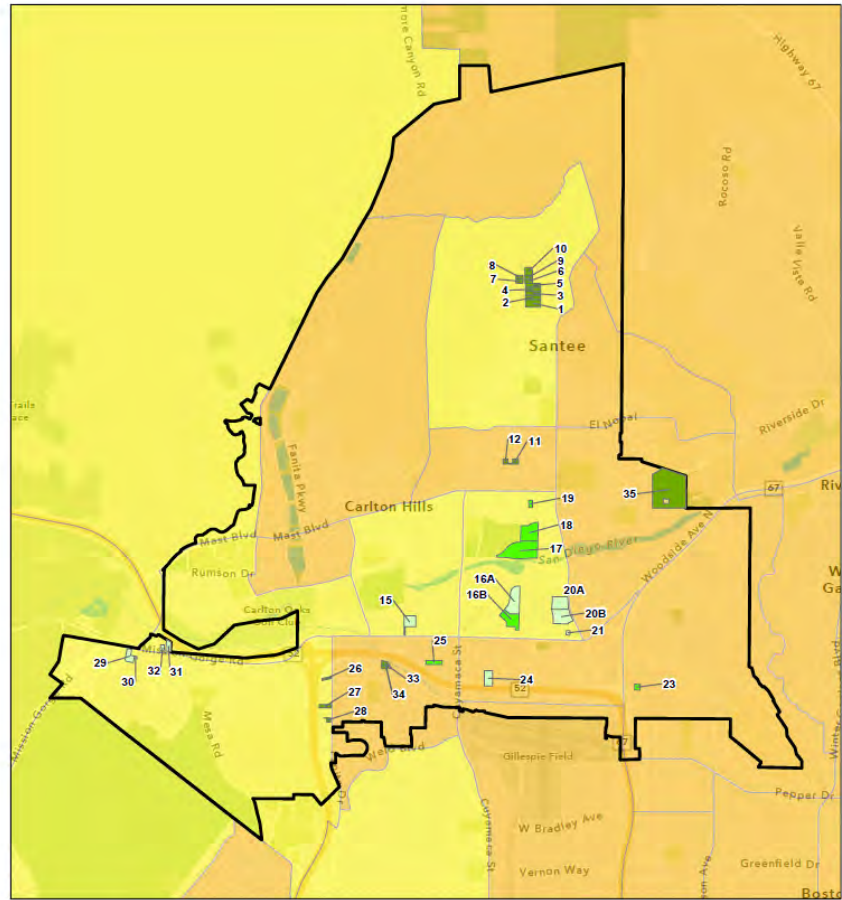
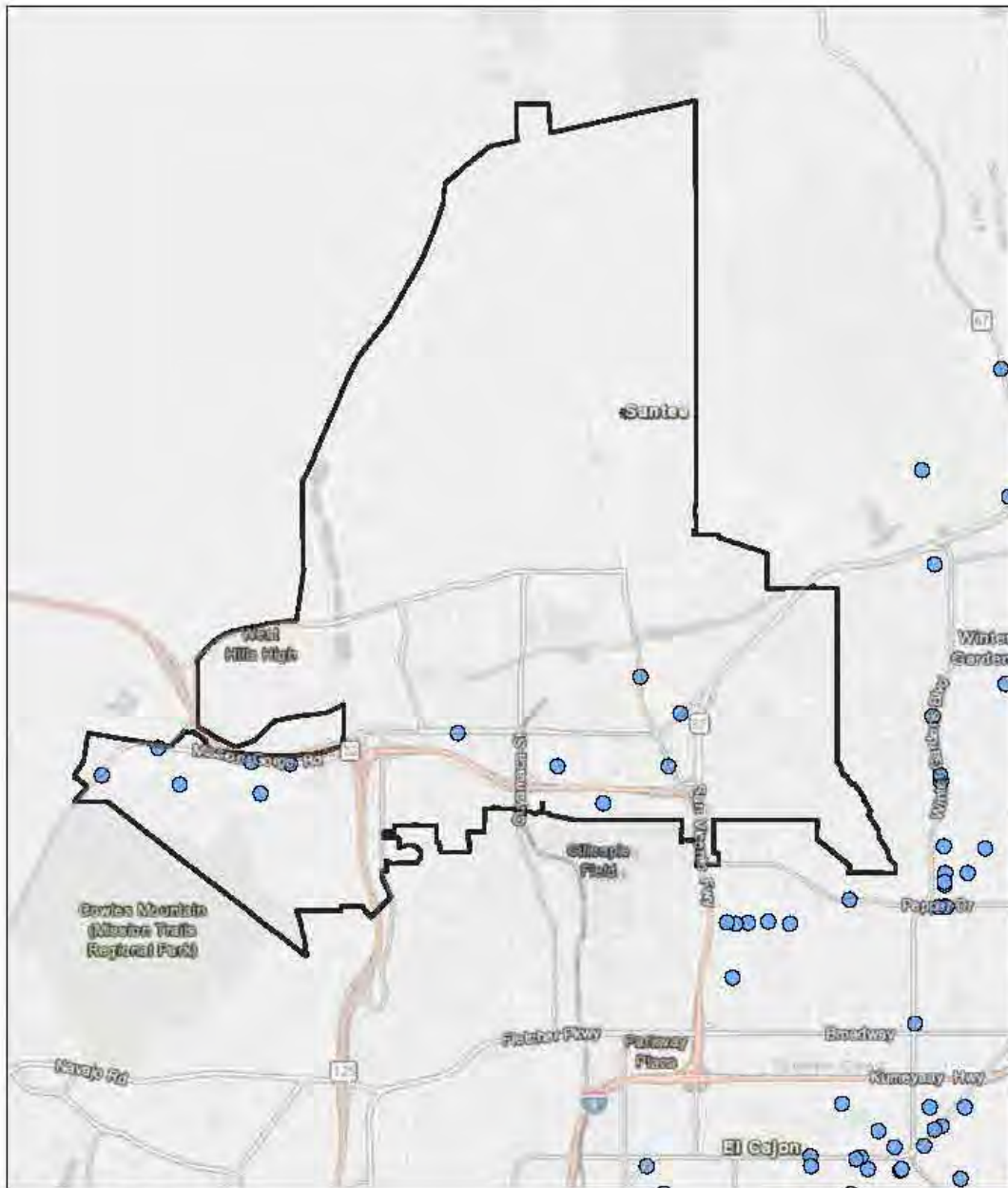
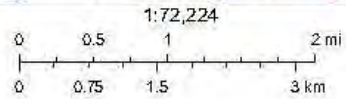


Figure E-16: Mobile Home Park Distribution



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- City/Town Boundaries
- (A) Mobile Home Parks (HIFLD, 2018)



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Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. According to the AFFH data tool (**Figure E-17**), there is no concentration of population of adults living alone in the City. Adults living with their spouse are concentrated in the northernmost tract of the City (census tract 169.01, **Figure E-17**), where the population of adults living with their spouse is between 60 and 80 percent, compared to the 40 to 60 percent throughout the rest of the City. Considering that there is no population in Santee in this area (see footnote 1), there does not appear to be a concentration of adults in married households.

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in an apartment complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. The 2020 AI reported that 32.8 percent of Santee households were families with children. The City's share of families with children is lower than the neighboring cities of El Cajon (40 percent) and Lemon Grove (39 percent), but higher than the City of San Diego (29 percent) and the county overall (33 percent). According to the HCD AFFH map in Figure 5, children in married households are most concentrated in the south and southeasternmost tracts of the city along the city border. The percent of children living in married households in these tract is over 80 percent. Only 13 percent of RHNA units were sited in census tracts with the highest concentration of children in married households in the City (Table E-48). The lower income RHNA sites are higher density sites and therefore, located in areas that are appropriate for apartments, condominiums, and townhomes. These types of housing are appropriate and more likely to be naturally affordable to small households with no or fewer children.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. According to the 2020 Regional AI, about 6.4 percent of Santee households were single-female-headed households with children in 2017. The proportion of single female-headed households with children is higher than the neighboring city of Poway (4.6 percent) and the County (6.0 percent) but lower than El Cajon (20.7 percent) and La Mesa (6.5 percent). Children in single female-headed households are concentrated in the south center tracts of the City (census tracts 166.15 and 166.15, Figure E-18). Between 20 to 40 percent of children living in these tracts are in single female-headed households.

Only one of the two census tracts with the high concentration of children in female-headed households has RHNA sites (Figure E-18). This census tract contains 63 percent of the RHNA units, and 66 percent of the lower income units. However, most of the moderate-income units (90 percent) were sited in this census tract as well (Table E-49).

Table E-48: RHNA Units by % Children in Married-Couple Households

% Children in Married-Couple HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	83.3%	90.1%	94.9%	86.8%
> 80%	16.7%	9.9%	5.1%	13.2%
Total Units	1,228	587	295	2,110

Table E-49: RHNA Distribution by % Children in Female-Headed Households (FHH)

% Children in FHH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 20%	33.6%	9.9%	100.0%	36.3%
20% - 40%	66.4%	90.1%	0.0%	63.7%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-17: Distribution of Adults Living Alone and Adults in Living with Spouse

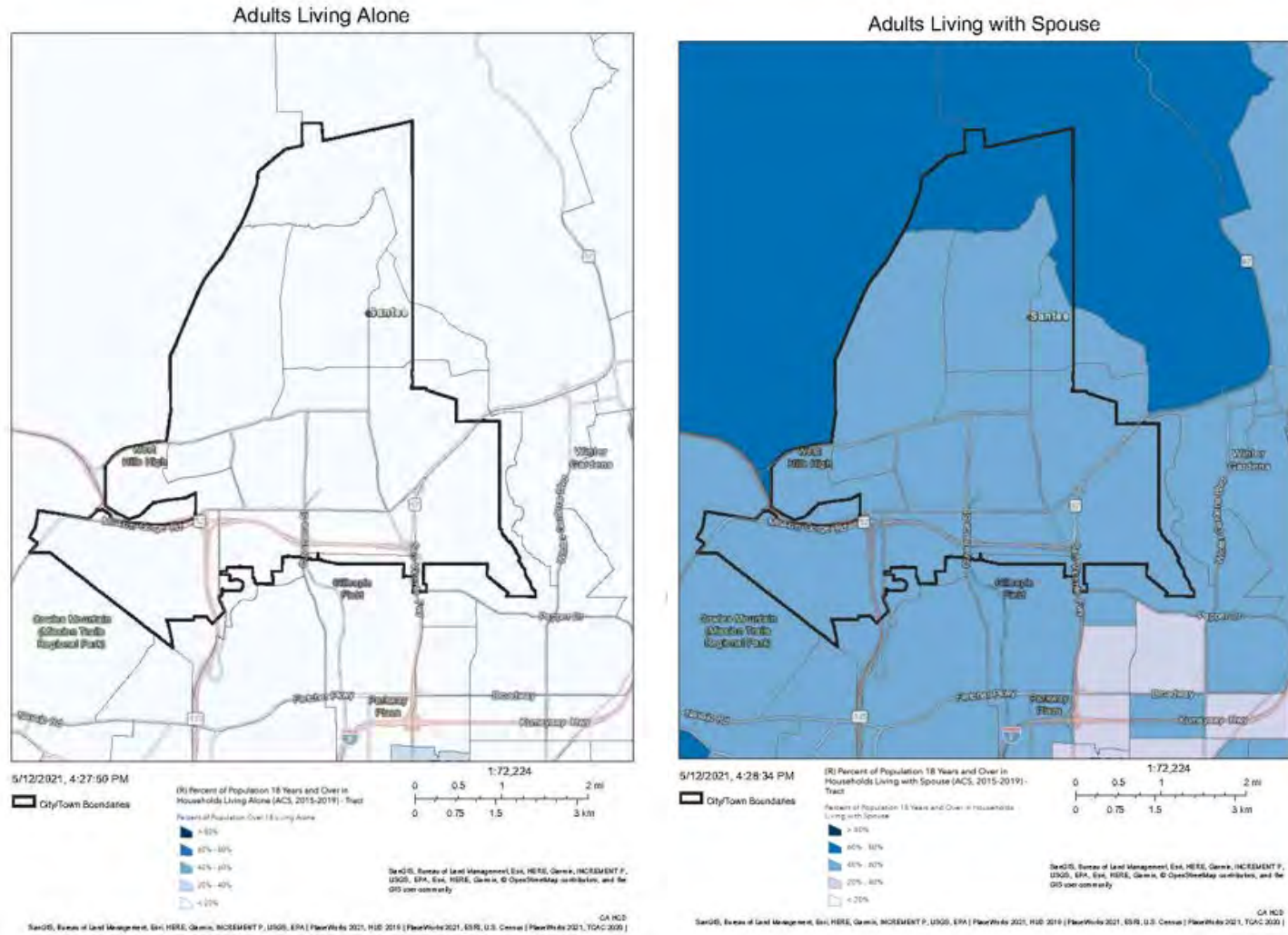
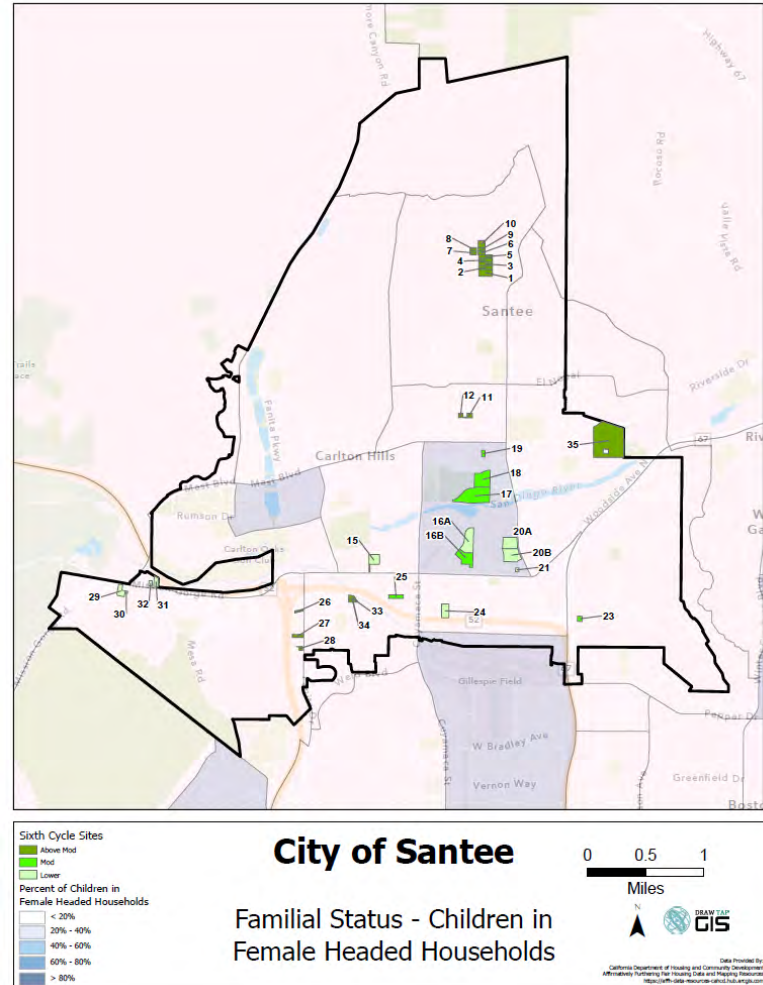
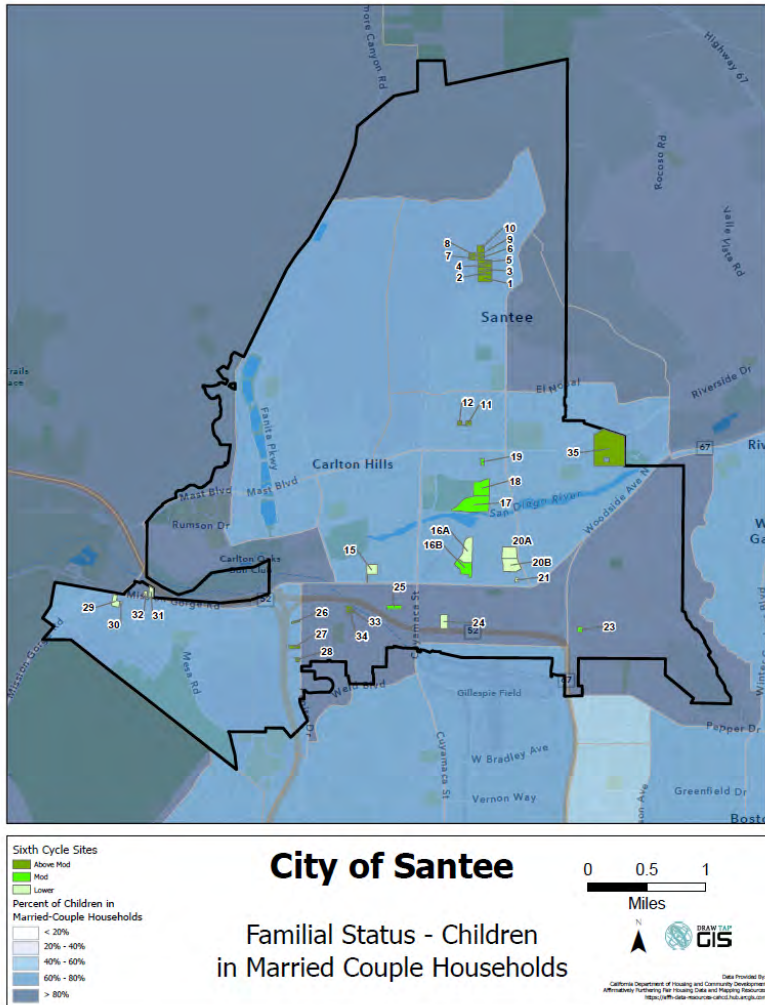


Figure E-18: Children in Married Households and Single Female-Headed Households



Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure E-7 shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in census tracts south of Santee and in the cities of El Cajon, La Mesa, Lemon Grove, National City, San Diego, and Imperial Beach. The City of Santee has a variety of population income distributions (Figure E-19). The southernmost census tract (closest to El Cajon) has the highest concentration of LMI population, where 50 to 75 percent of households are LMI. The census tracts to the north of this tract range have less than 50 percent LMI households. The block groups in the center/north of the City have the lowest concentration of LMI households (less than 25 percent). According to the 2020 Regional Analysis of Impediments to Fair Housing (2020 Regional AI), Santee has the second highest percentage of population earning more than moderate incomes (62 percent) among its neighbors El Cajon (38 percent), La Mesa (50 percent), and Poway (69 percent).

About 86 percent of RHNA units are located in census tracts with the most common concentration of LMI households in the City (Table E-50). The census tract with the highest concentration of LMI households is located south of Mission Gorge Rd. (bounded by Fanita Dr. and Cuyamaca St.). Three percent of RHNA units are located in this census tract, of which zero percent are lower income units.

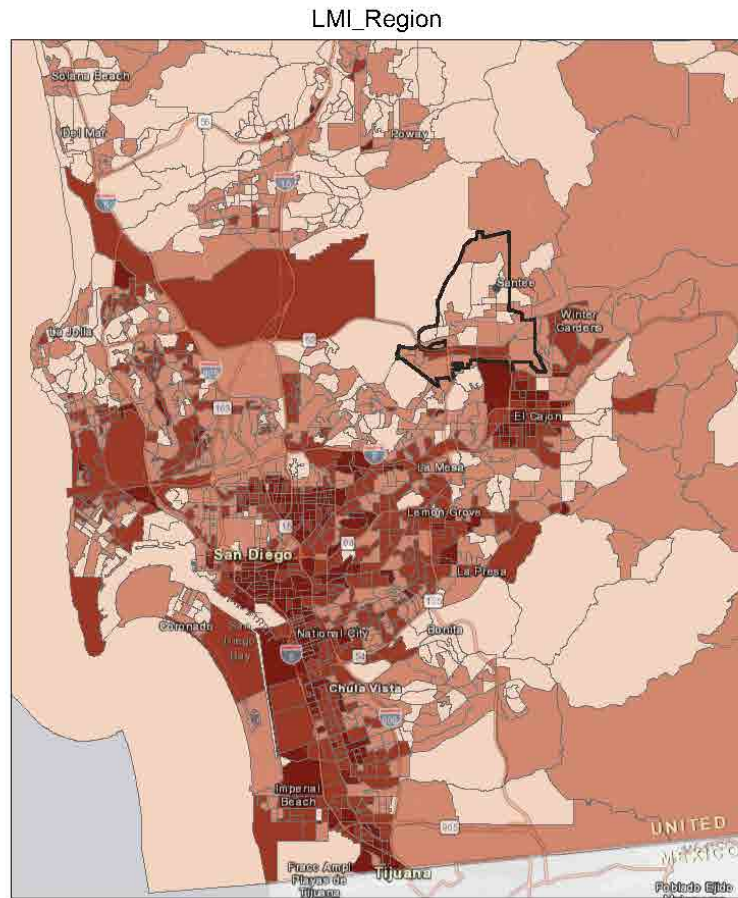
Table E-50: RHNA Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
< 25%	8.1%	0.0%	46.8%	11.3%
25% - 50%	91.9%	93.0%	48.1%	86.1%
50% - 75%	0.0%	7.0%	5.1%	2.7%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Housing Choice Voucher

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. In Santee, HCV use is concentrated along the southern tracts of the City (Figure E-20). In Census tract 166.17, 16 percent of the renter-occupied units use HCVs, making it the most concentrated HCV area in the City. The westernmost and easternmost census tracts along the southern city limits also have a concentration of HCV use compared to the rest of the city. Census tract 166.17 and the westernmost census tract are also the location for the majority of the City's mobile home parks (Figure E-16). Some LMI census tracts correlate with census tracts that have a high proportion of persons with disabilities, mobile home parks, and HCV use.

Figure E-19: Low and Moderate Income Household Distribution



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City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

1:298,895

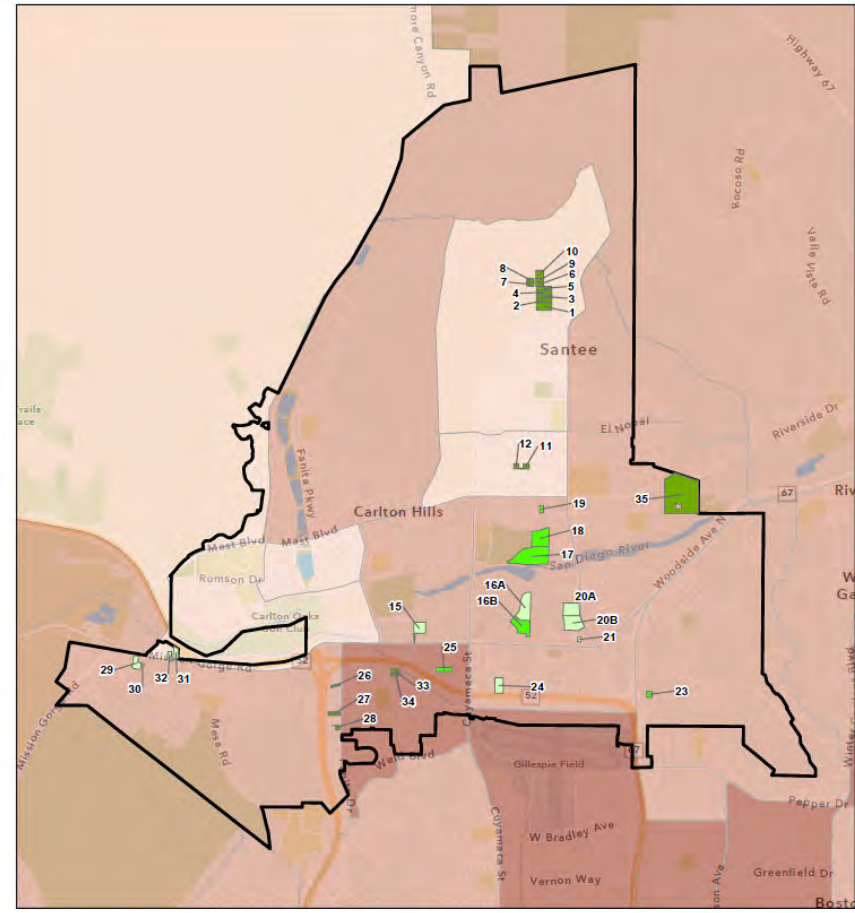
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Sixth Cycle Sites

- Above Mod
- Mod
- Lower

LOWMODPCT

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

City of Santee

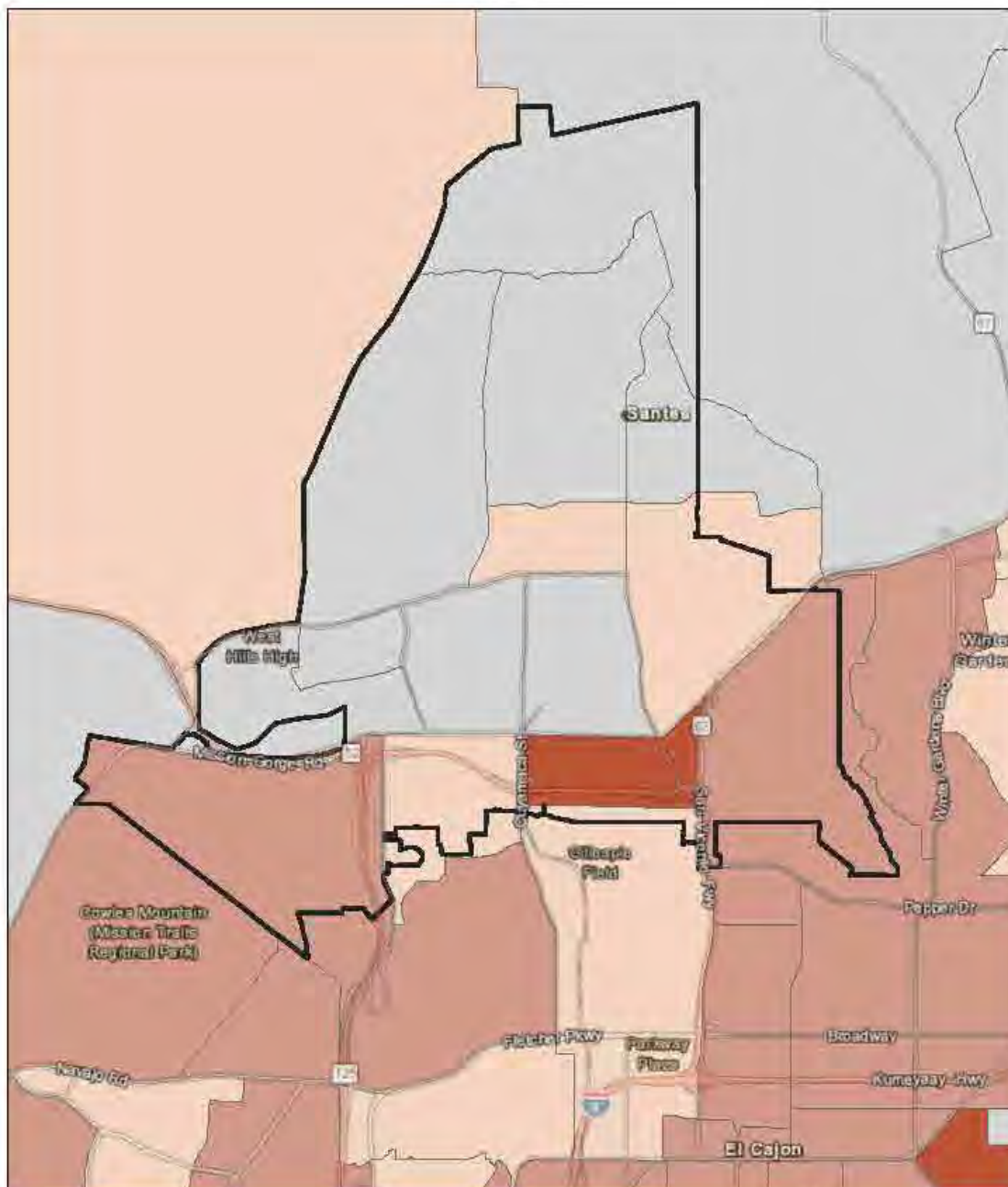
Low to Moderate Income Population (Tract) - (HUD)

0 0.5 1 Miles

SanGIS






California Department of Housing and Community Development
Affirmatively Fair Housing Data and Mapping Dashboard
Data Provided By: <https://data.housingdata.org/>

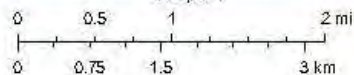
Figure E-20: Housing Choice Voucher Concentration



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-  City/Town Boundaries
-  > 0 - 5%
-  > 5% - 15%
-  > 15% - 30%
-  No Data



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3. RACIALLY AND ETHNICALLY CONCENTRATED AREAS

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In San Diego County, there are R/ECAPs scattered in small sections of Escondido, El Cajon, La Mesa, Lemon Grove, National City, and Chula Vista (Figure E-21). Larger R/ECAP clusters can be seen in the central/southern portion of the City of San Diego. There are no R/ECAPs in Santee. Because of this, zero percent of RHNA units are located in R/ECAP sites. As shown in the 2021 TCAC/HCD maps (next section) and minority concentration analysis (see Patterns of Segregation and Minority Concentrations above), Santee is made up of moderate-high resource areas with a small minority population.

Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as affluent, White communities. According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

While HCD has created its own metric for RCAAs, at the time of this writing the map on the AFFH tool is not available. Thus, the definition of RCAAs used in this analysis is the definition used by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016). As shown in Table E-51 none of the census tracts in Santee have more than 80 percent non-Hispanic White population. White population in Santee census tracts ranges from 66 to 78 percent and in all but one census tracts, non-Hispanic whites dominate the share of the tract by over 50 percent (Figure E-22). The median income in the northern census tracts is more than \$125,000 (Figure E-22). Higher median incomes do not appear to be correlated with white concentration.

Table E-51: Percent White Population by Census Tract

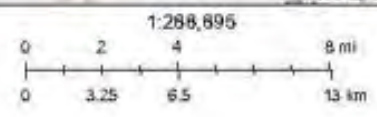
Tract	Percent White Population
166.05	74.4%
166.06	67.9%
166.07	72.3%
166.08	78.0%
166.09	72.7%
166.10	71.8%
166.12	72.7%
166.13	72.1%
166.14	69.3%
166.15	58.8%
166.16	66.2%
166.17	66.7%
95.04	62.4%

Figure E-21: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)



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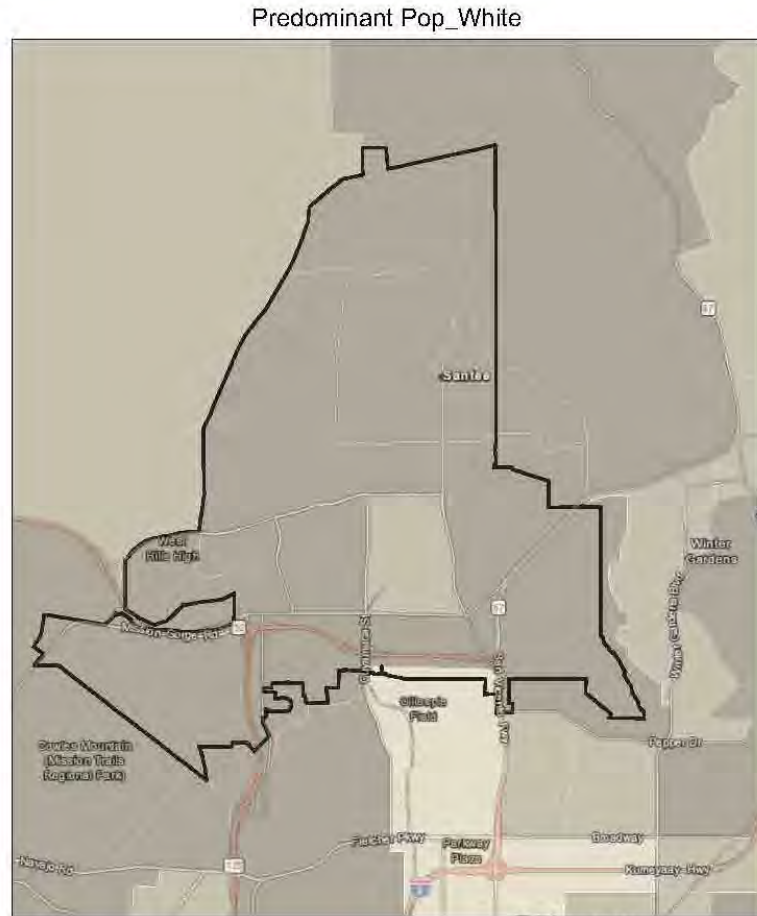
City/Town Boundaries
 (R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAPS" (HUD, 2009 - 2013) - Tract
 Current R/ECAP Score
 1 - R/ECAP
 0 - Not a R/ECAP







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Figure E-22: Racially Concentrated Areas of Affluence (RCAs)



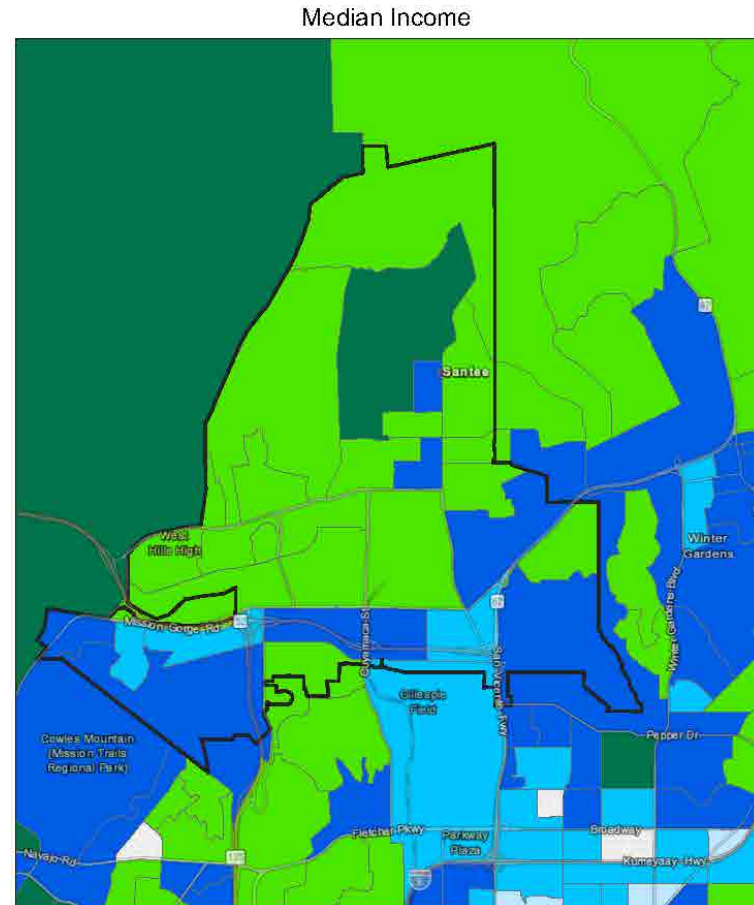
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-  City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
 -  Slim (gap < 10%)
 -  Sizeable (gap 10% – 50%)
 -  Predominant (gap > 50%)







1:72,224
0 0.5 1 2 mi
0 0.75 1.5 3 km

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-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
 -  < \$30,000
 -  < \$55,000
 -  < \$97,100 (HCD 2020 State Median Income)
 -  < \$125,000
 -  Greater than \$125,000

1:72,224
0 0.5 1 2 mi
0 0.75 1.5 3 km

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4. ACCESS TO OPPORTUNITIES

“Significant disparities in access to opportunity” are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table E-52** shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table E-52: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

According to the 2021 TCAC/HCD opportunity area map, there are no census tracts or areas of high racial segregation and poverty in Santee (Figure E-23). The regional map in Figure E-24 identify most areas with high segregation and poverty in the Southern County, specifically in Chula Vista, National City, and the City of San Diego. The closest tracts to Santee with high segregation and poverty are found in El Cajon.

According to the HCD/TCAC opportunity map (Figure E-23), Santee is made up of moderate and high resource census tracts (Table E-53). Categorization is based on percentile rankings for census tracts within the San Diego Region. Higher composite scores mean higher resources. Locally, eastern census tracts scored lower (as moderate), indicating lower resources than other tracts within the City

(Figure E-23). High and highest resource tracts were concentrated on the western side of the City. Regionally, a higher concentration of lower resource areas are located surrounding the City of Santee in El Cajon and Lakeside and in a larger scale in the Southern County, along the U.S-Mexico border and along the coast (in the cities of Imperial Beach, Chula Vista, and National City). As shown in Table E-53, there does not appear to be a correlation between minority concentration and resource categories.

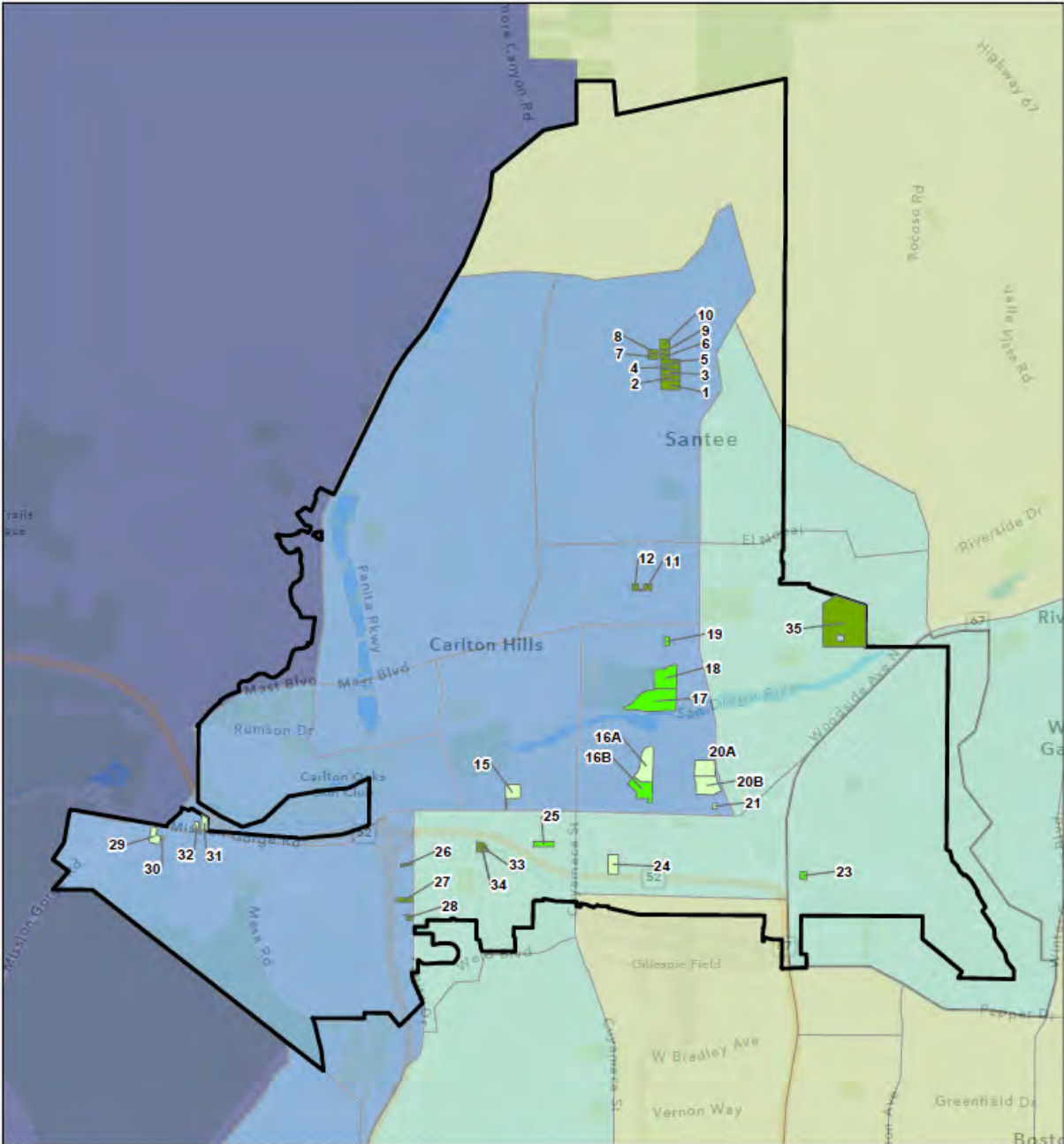
Tract	Minority Concentration	Resource Category
166.08	22.0%	Moderate Resource
166.05	25.6%	High Resource
166.12	27.3%	High Resource
166.09	27.3%	High Resource
166.07	27.7%	Moderate Resource
166.13	27.9%	High Resource
166.1	28.2%	High Resource
166.14	30.7%	High Resource
166.06	32.1%	High Resource
166.17	33.3%	Moderate Resource
166.16	33.8%	Moderate Resource
95.04	37.6%	Highest Resource
166.15	41.2%	High Resource

Source: 2014-2018 American Community Survey, 2021 TCAC/HCD Opportunity Maps Statewide Summary Table.

Locally, eastern and southeastern census tracts scored lower (as moderate), indicating lower resources than other tracts within the City (Figure E-23). Figure E-23 also shows the distribution of RHNA sites across the TCAC opportunity areas. About 86 percent of all RHNA units are located in high resource areas (Table E-54). Of the 1,228 lower income RHNA units, 91 percent are in highest resource tracts.

Opportunity Area	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
Moderate Resource (Rapidly Changing)	0.0%	2.9%	0.0%	0.8%
Moderate Resource	8.6%	7.0%	46.4%	13.4%
High Resource	91.4%	90.1%	53.6%	85.8%
Grand Total	1,228	587	295	2,110

Figure E-23: TCAC Opportunity Areas in Santee



Sixth Cycle Sites

- Above Mod
- Mod
- Lower

TCAC Opportunity Areas 2021

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

City of Santee

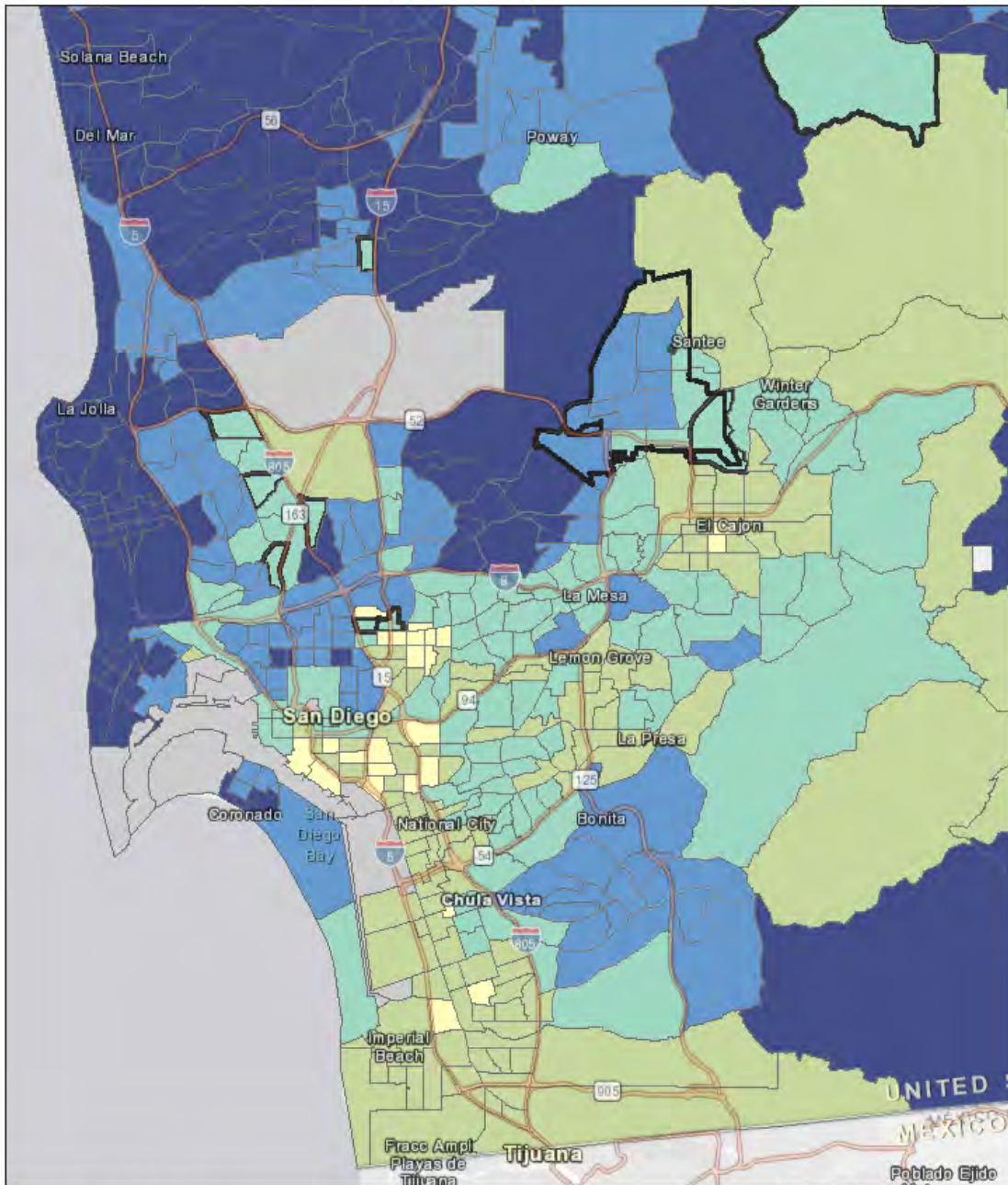
TCAC Opportunity Areas 2021 Composite Score Tract

0 0.5 1
Miles







N

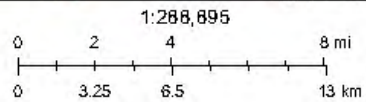
Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affirm-data-resources-calcd.hud.org/gis>

Figure E-24: TCAC Opportunity Areas in the Southern County Region



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-  City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
-  Highest Resource
-  High Resource
-  Moderate Resource (Rapidly Changing)
-  Moderate Resource
-  Low Resource



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Opportunity Indicators

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santee residents' access to key opportunity assets in comparison to the County. **Error! Reference source not found.** provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

In San Diego County, Native American, Black, and Hispanic residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, and lower labor participation rate. Black residents were most likely to reside in areas with the lowest

environmental quality levels, the lowest accessibility to employment centers, and the lowest cost of transportation. Black and Asian residents scored highest as most likely to utilize public transportation. Within the City of Santee, there are no significant discrepancies in access to resources and opportunities among different race groups or among persons living above or below poverty. For example, for the entire population, the low poverty index ranges from 69 to 70 among different races. For the population living below the federal poverty line, the low poverty index ranged from 66 in White, Non-Hispanics to 75 in the Asian/Pacific Islander population. The opportunity indicators did show disproportionately lower scores for Blacks and Native Americans in terms of access to employment. However, these two groups represent very small percentages of the City's population.

Table E-55: Opportunity Indicators by Race/Ethnicity

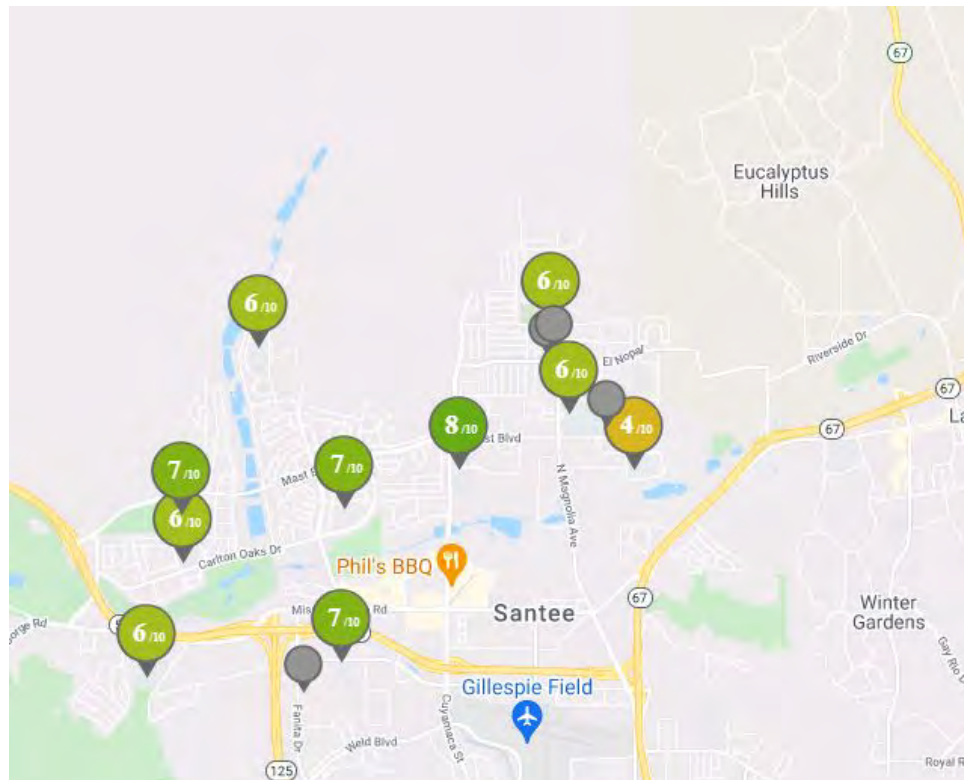
City of Santee	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	69.83	78.14	49.29	84.84	64.16	44.37	47.24
Black, Non-Hispanic	68.69	79.70	40.44	83.79	66.05	56.11	45.21
Hispanic	69.41	78.36	47.70	84.77	64.75	48.32	46.15
Asian or Pacific Islander, Non-Hispanic	69.90	79.62	47.36	84.22	64.42	49.78	46.20
Native American, Non-Hispanic	70.35	77.07	48.44	84.06	63.91	43.52	47.93
Population below federal poverty line							
White, Non-Hispanic	65.71	77.70	48.15	84.63	64.63	48.01	44.73
Black, Non-Hispanic	69.79	77.16	56.49	85.38	61.96	63.50	49.63
Hispanic	69.44	79.81	49.54	83.95	64.00	48.99	46.61
Asian or Pacific Islander, Non-Hispanic	75.16	74.24	55.79	86.75	66.23	50.10	46.26
Native American, Non-Hispanic	66.24	83.59	61.38	81.16	59.21	30.44	53.33
San Diego County							
Total Population							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
Population below federal poverty line							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91
Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 45 for index score meanings. Table is comparing the total Santee and County population, by race/ethnicity, to the Santee and County population living below the federal poverty line, also by race/ethnicity. Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Education

School proficiency scores are indicators of school system quality. In Santee, school proficiency scores ranged from 77 to 80 across all races and from 73 to 84 across all races living below the federal poverty line. No significant differences in scores indicate a similar access to schools. In addition, all races and all races living below the poverty level had access to higher quality schools in Santee compared to the County overall, where school proficiency scores ranged from 37 to 64. The higher the score, the higher the quality of schools.

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.”⁹ Figure E-25 shows that Santee elementary, middle, and high schools mostly rate as average, with the exception of Hill Creek Elementary, which scored a 4 (below average). Similar access to educational opportunities across the City is shown in TCAC’s Education Score¹⁰ map (Figure E-26). All census tracts, except for the northernmost tract, scored between 0.5 to 0.75, where one is the most positive education outcome.

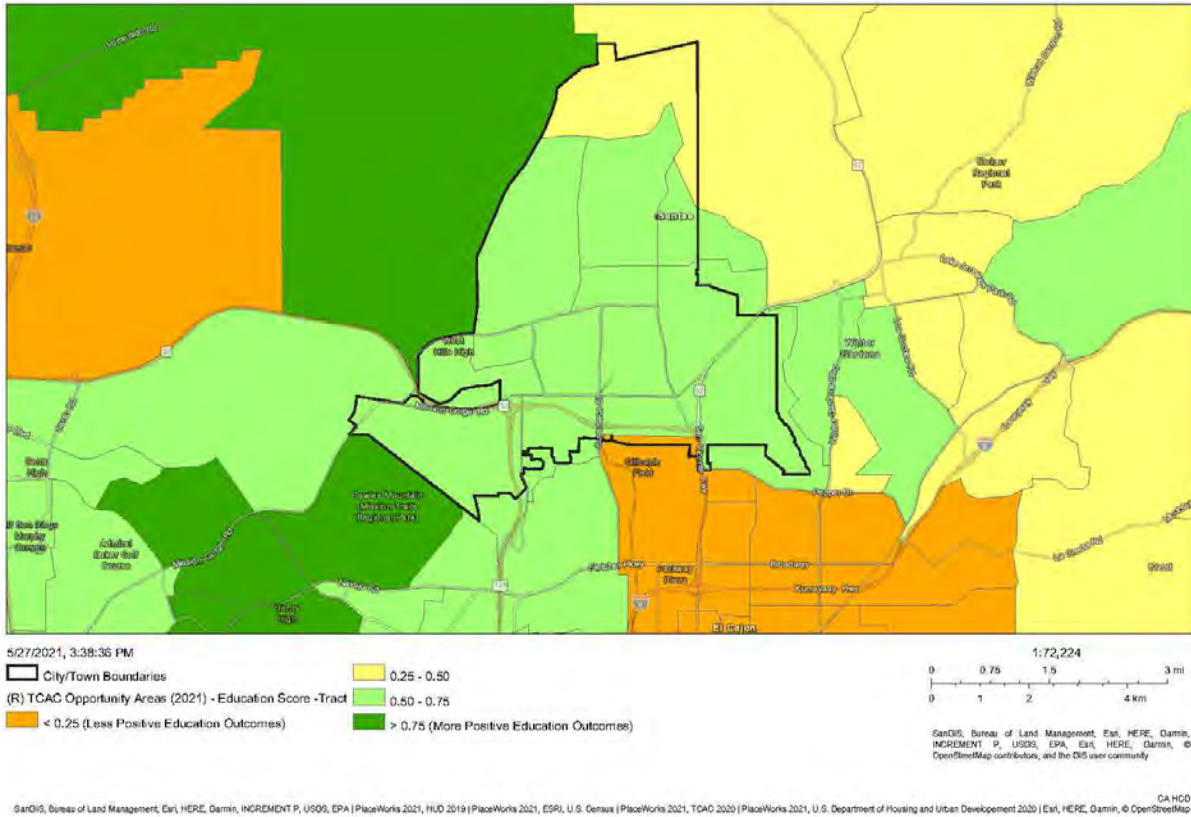
Figure E-25: GreatSchools Ratings



⁹ For more information of GreatSchools ratings, visit: <https://www.greatschools.org/gk/ratings/>

¹⁰ Education scores are a composite of different indicators including: math proficiency, reading proficiency, high school graduation rates, student poverty rates

Figure E-26: TCAC Education Score Map



Transportation

HUD’s opportunity indicators have two categories to describe transportation- transit index and low transportation cost. Transit index scores did not differ between races or between the total population and the population living in poverty. Transit index scores fell in the 80s range across all races. Low transportation cost scores fell in the 60s across all races and did not differ for the population living below the poverty line. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher “low transportation cost” indicates a lower cost of transportation, Santee has better access to transit compared to the County. In the County, transit scores were lower (residents less likely to use transit) and low transportation costs were lower (transit is more costly).

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Santee has an AllTransit Performance Score of 3.7. This is a relatively low score but the map in Figure E-27 shows that areas near the City’s downtown have higher scores (and better access). Figure E-28 shows that the number of transit stops within ½ mile of households does is greatest in the downtown but does not differ across the other areas. The northernmost, easternmost, and westernmost areas of the City do not have any access.

Figure E-27: AllTransit Performance Score

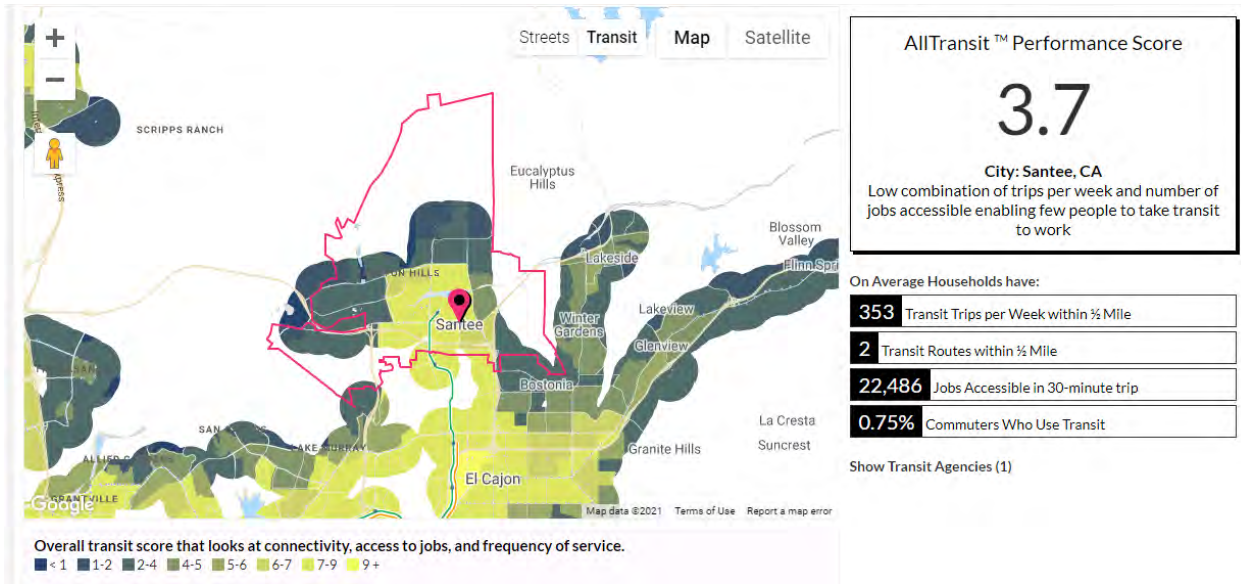
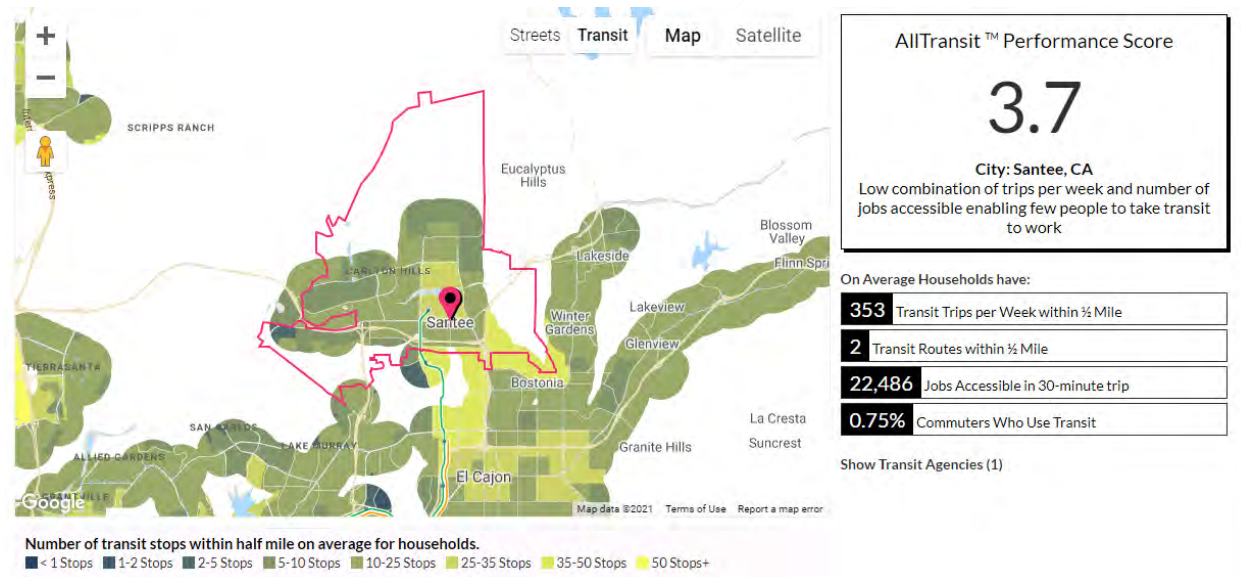


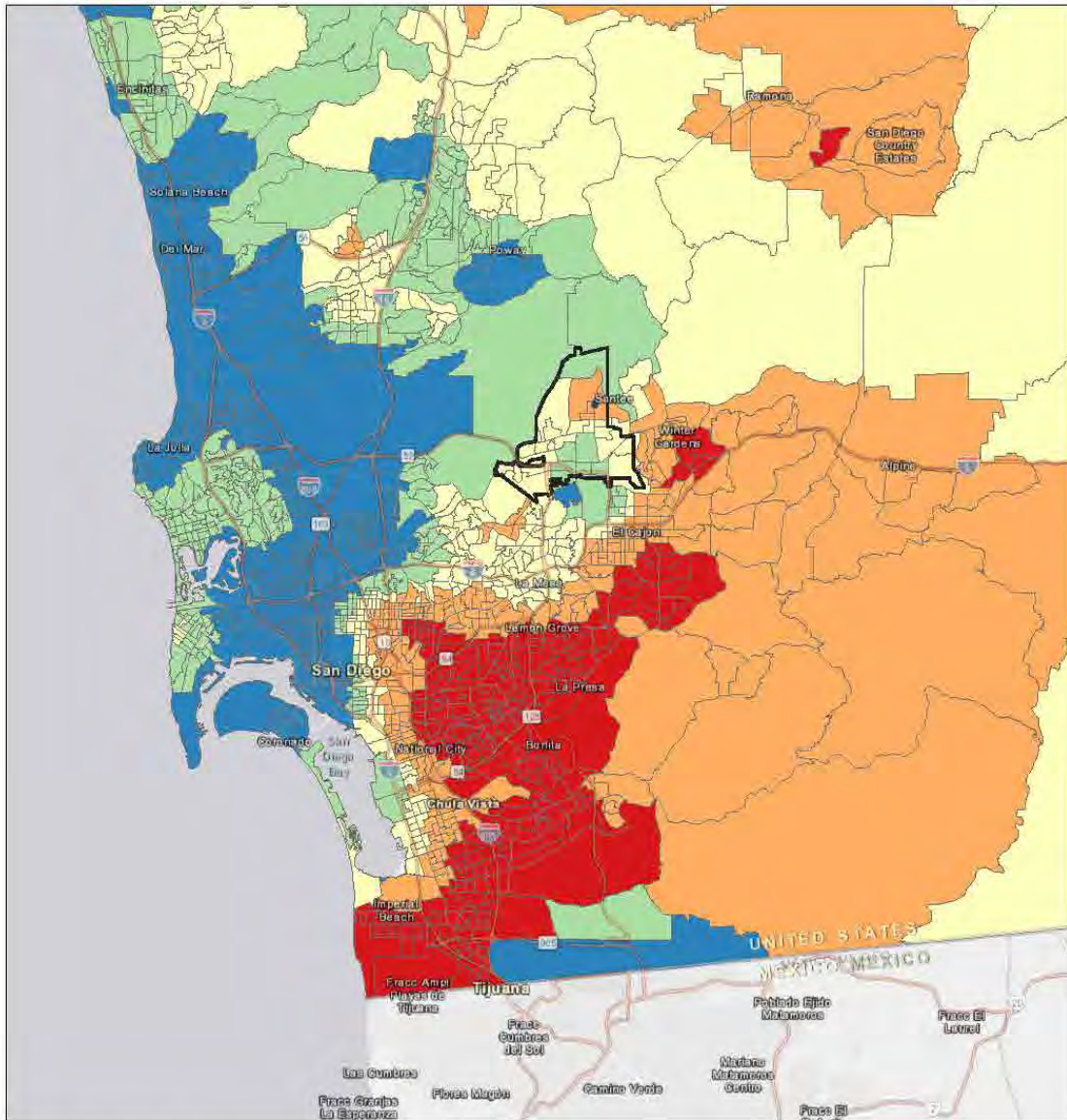
Figure E-28: Number of Transit Stops within 1/2 Mile of Households



Economic Development

HUD’s opportunity indicators provide scores for labor market and jobs proximity. The labor market score is based the level of employment, labor force participation, and educational attainment in a census tract. Santee had higher labor market index scores than the County overall, indicating a higher labor force participation and human capital in a neighborhood. The jobs proximity score quantifies the accessibility of a neighborhood to jobs in the region. Santee scored lower than the County overall. This may be due to the location of the City outside the central areas of the County, where the higher job proximity scores are located (Figure E-29). Within the City, higher job proximity scores are located near its boundaries with El Cajon, Poway, and Scripps Ranch.

Figure E-29: Jobs Proximity Index



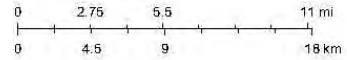
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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

1:288,895



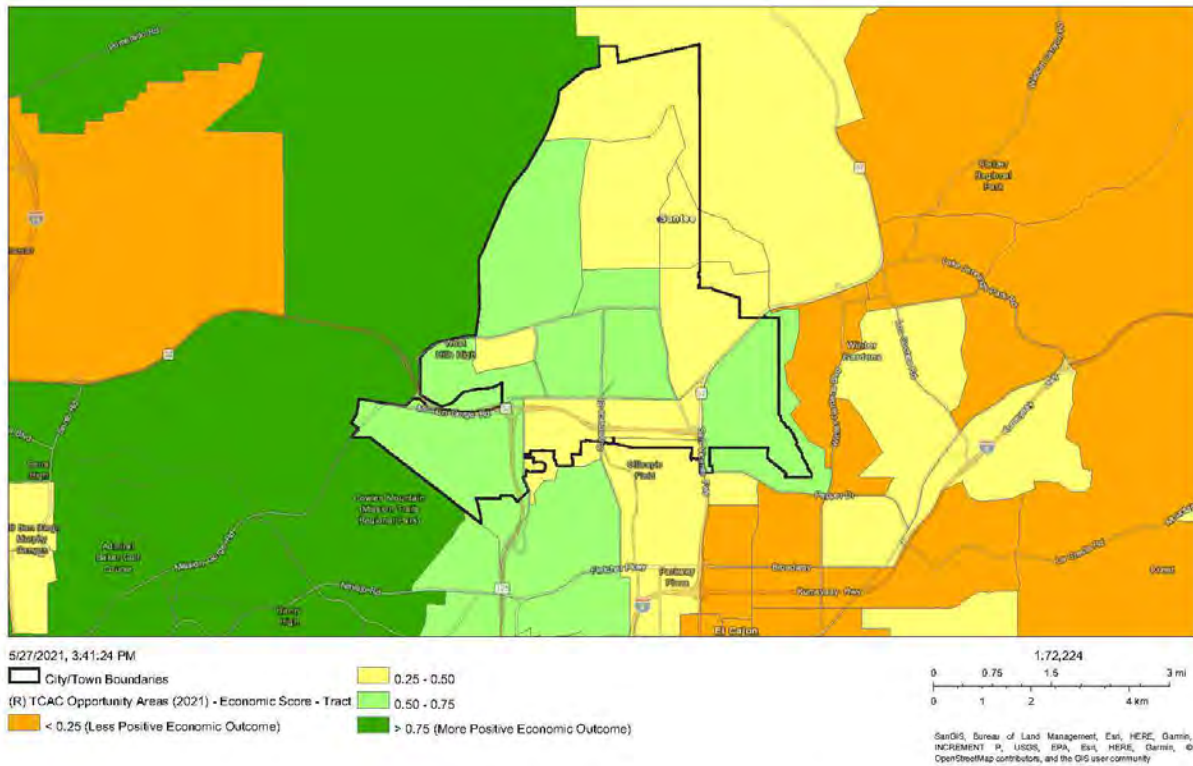
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CA HCD

TCAC Economic Scores are based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. Within the County, lower economic scores are concentrated along the southern coast in the City of San Diego, Imperial Beach, and National City and in the eastern areas in El Cajon. None of the tracts in Santee scored among the lowest scores (less than 0.25). Within the City, southernmost tracts along the City’s downtown and in the eastern tracts scored lower (0.25-0.50).

Figure E-30: TCAC Economic Score

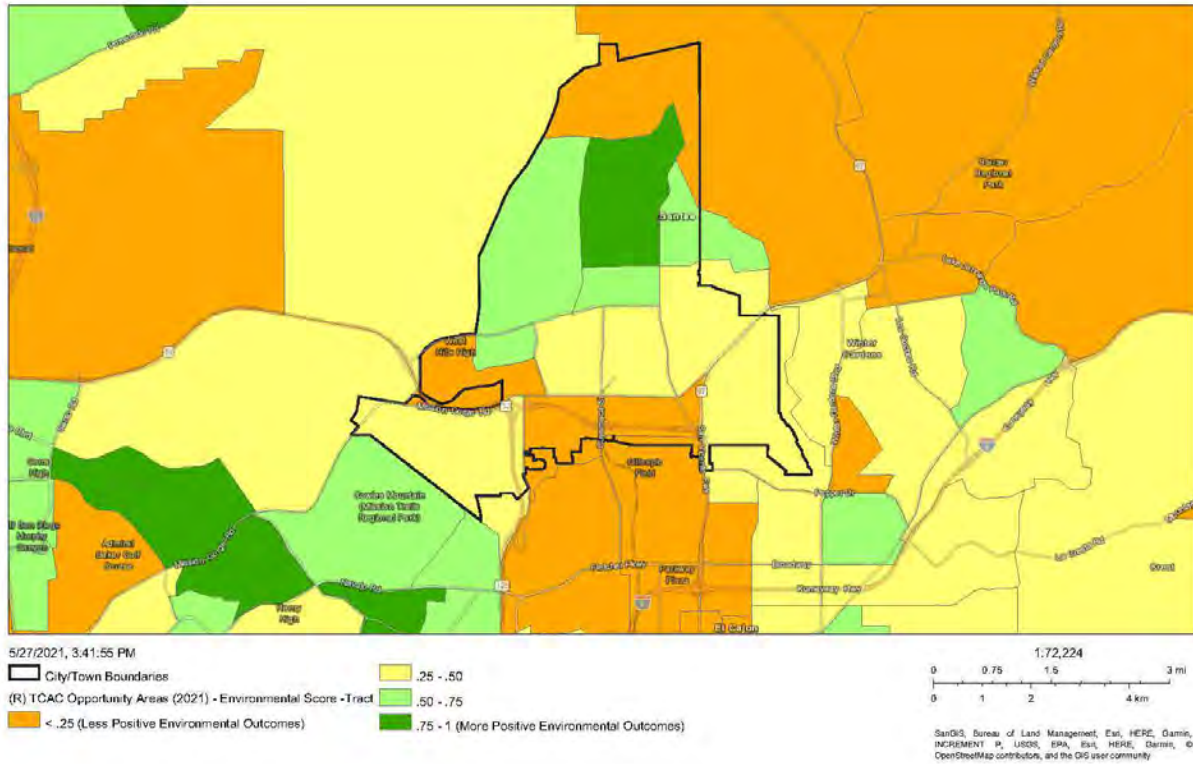


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Environment

The TCAC Environmental Score is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Similar to economic scores, the TCAC’s environmental scores were lowest along the southern coast of the County and in the east county cities of El Cajon and La Mesa, indicating low environmental outcomes. Within the City, the lowest environmental scores were concentrated in two tracts South of Mission Gorge Avenue near the City’s downtown and a census tract in the Carlton Oaks neighborhood next to the downtown.

Figure E-31: TCAC- Environmental Score

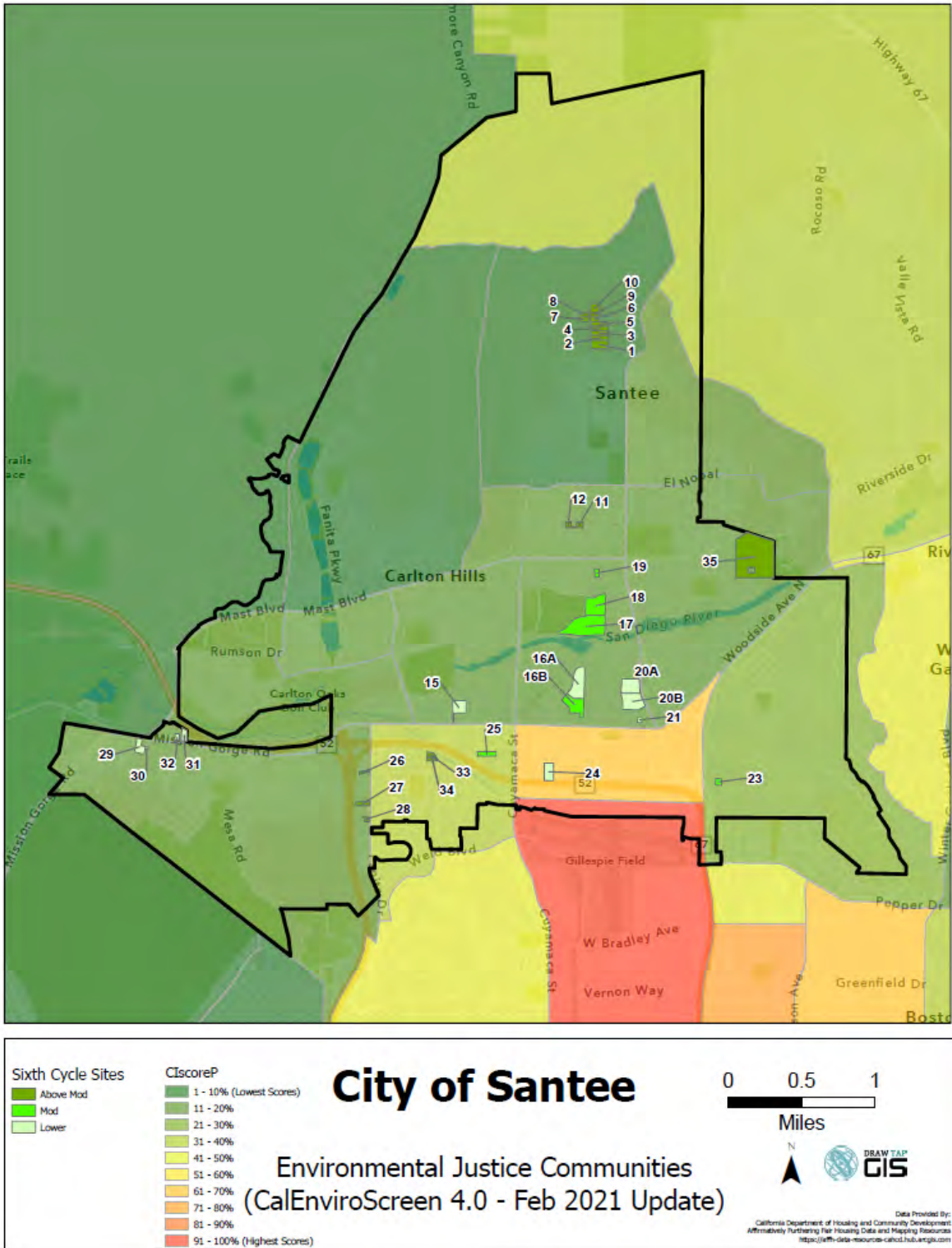


The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) shows even more differentiation between the two southernmost census tracts (Figure E-32). One census tract south of Mission Gorge Road has the highest (worst) score. Five percent of RHNA units are located in this tract. The units in this tract are also all lower income units, accounting for nine percent of the RHNA lower income units.

Table E-56: RHNA Units by CalEnviroScreen 4.0 Scores

CalEnviroScreen Score	Lower Income RHNA	Moderate Income RHNA	Above Moderate Income RHNA	Total RHNA Units
1 - 10% (Lowest Score)	0.0%	0.0%	42.0%	5.9%
11 - 20%	91.4%	90.1%	52.9%	85.7%
21 - 30%	0.0%	2.9%	0.0%	0.8%
31 - 40%	0.0%	7.0%	5.1%	2.7%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	8.6%	0.0%	0.0%	5.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,228	587	295	2,110

Figure E-32: RHNA Unit Distribution by CalEnviroScreen 4.0 Score



2. DISPROPORTIONATE HOUSING NEEDS

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

Cost Burden

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

Santee households experience housing problems (38 percent) and cost burdens (36 percent) at lower rates than the County overall (45 percent and 41 percent) (Table E-57). As shown in [Table E-57](#), households of all minority races (Black, Asian, American Indian, Pacific Islander, and Hispanic) experience housing problems at a higher rate than White (37 percent) households and all households in the City (38 percent). Renter-households, independent of race, experience housing problems at higher rates than owner-occupied households, except for Pacific Islander and American Indian Households. Renters are also cost burdened at higher rates than owners, independent of race, except for Hispanic households, whose cost burden is similar for both owner and rented households.

Elderly and large households may also be subject to disproportionate housing problems. [Table E-58](#) shows that renter-elderly households experience housing problems and cost burden at greater rates (almost double) than all renter-households and all households in the City. About two thirds of elderly renter-households experience any housing problem and cost burdens. The similar rates of elderly renter households experiencing cost burden and housing problems 64 and 68 percent, suggest cost is an issue for all households with any problem.

Similarly, a greater percent of large households also experience housing problems and cost burdens compared to all households of the same tenure and all households in the City. However, whereas renter elderly households experience the highest rates of cost burden and housing problems, large households are most affected among owner-households. This suggests a need for large owner-housing units, and this trend is similar to that in the County, where a higher proportion renter elderly and owner large households experience housing problems, compared to all renters and all households.

Table E-57: Housing Problems by Race, Santee vs. San Diego County

Santee	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	Other	All
With Housing Problem								
Owner-Occupied	31.3%	18.7%	32.3%	90.0%	100.0%	38.4%	23.7%	32.2%
Renter-Occupied	53.2%	61.0%	71.9%	40.0%	42.5%	42.3%	35.9%	51.2%
All Households	37.1%	52.7%	45.1%	73.3%	48.9%	40.0%	30.3%	38.1%
With Cost Burden >30%								
Owner-Occupied	30.2%	18.7%	29.3%	90.0%	100.0%	33.6%	22.0%	30.5%
Renter-Occupied	52.7%	61.3%	63.8%	40.0%	43.8%	30.7%	29.0%	48.1%
All Households	36.1%	53.0%	40.4%	73.3%	50.0%	32.4%	25.8%	36.0%
San Diego County								
White Black Asian Am. Ind. Pac Isl. Hispanic Other All								
With Housing Problem								
Owner-Occupied	31.2%	39.7%	33.6%	25.2%	31.5%	43.0%	35.6%	33.9%
Renter-Occupied	50.9%	62.3%	51.1%	52.0%	60.9%	67.1%	55.2%	57.1%
All Households	38.9%	55.4%	41.0%	38.0%	51.6%	57.7%	46.9%	44.8%
With Cost Burden >30%								
Owner-Occupied	30.4%	37.5%	30.6%	22.2%	0.0%	36.3%	34.1%	31.7%
Renter-Occupied	48.5%	58.9%	43.7%	46.1%	54.2%	58.2%	51.4%	52.0%
All Households	37.5%	52.3%	36.2%	33.6%	46.9%	49.7%	44.1%	41.2%
Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).								

Table E-58: Housing Problems, Elderly and Large Households, Santee vs. San Diego County

Santee	Renter-Occupied			Owner-Occupied			All HHs
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	
Any Housing Problem	68.0%	58.7%	35.5%	25.9%	40.9%	32.0%	38.1%
Cost Burden > 30%	64.0%	44.6%	35.0%	24.6%	33.2%	30.6%	36.0%
San Diego County							
Any Housing Problem	62.1%	79.6%	57.1%	33.8%	46.3%	33.9%	44.8%
Cost Burden > 30%	59.8%	56.0%	52.0%	33.5%	31.3%	31.7%	41.3%
Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, (2013-2017).							

In addition to renter households experiencing cost burdens at higher rates than owner households, renter cost-burden rates have increased between 2014 and 2019 from 44 percent to 48 percent. Figure E-33 shows the concentration of renter cost-burdened households changing from the southernmost census tract south of Mission Gorge in the downtown to the census tracts north of San Vicente Freeway in the eastern side of the City. By contrast, the percent of cost-burdened owner households decreased during the same time period from 36 percent to 31 percent. These cost-burdened households are concentrated in the census tracts south of Mission Gorge Road at the southern end of the City.

Figure E-33: Change in Cost-Burdened Renter Households, 2014 to 2019

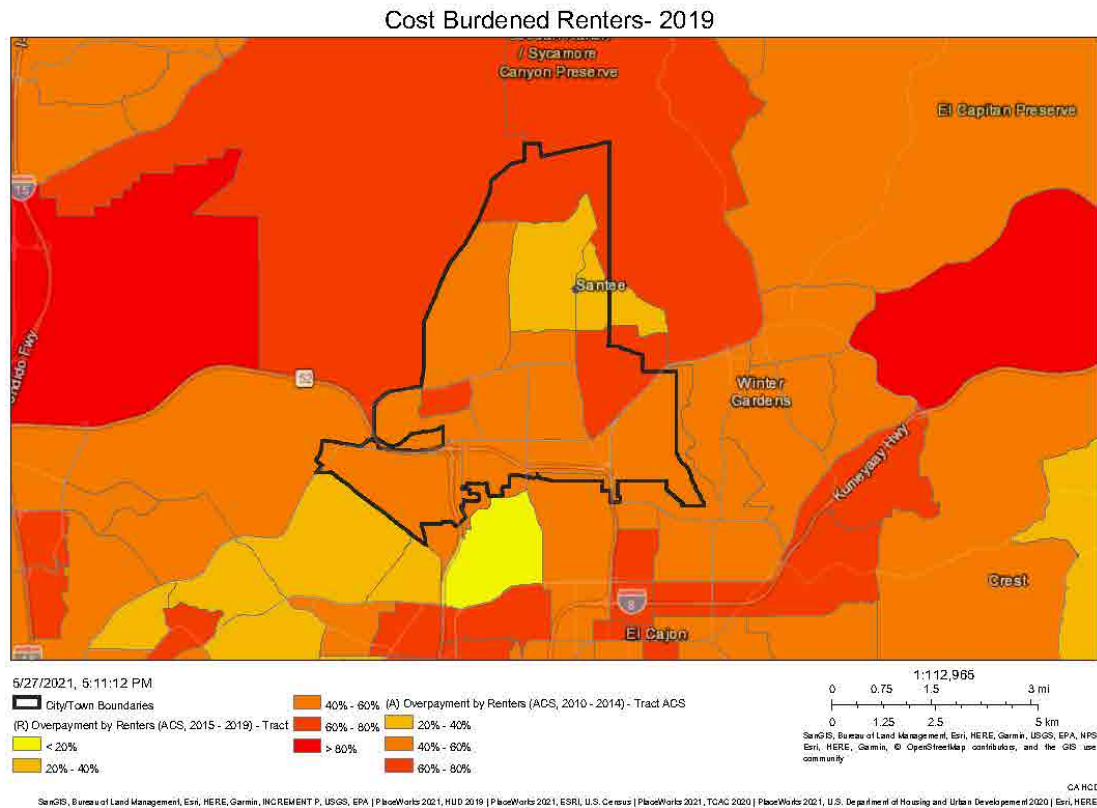
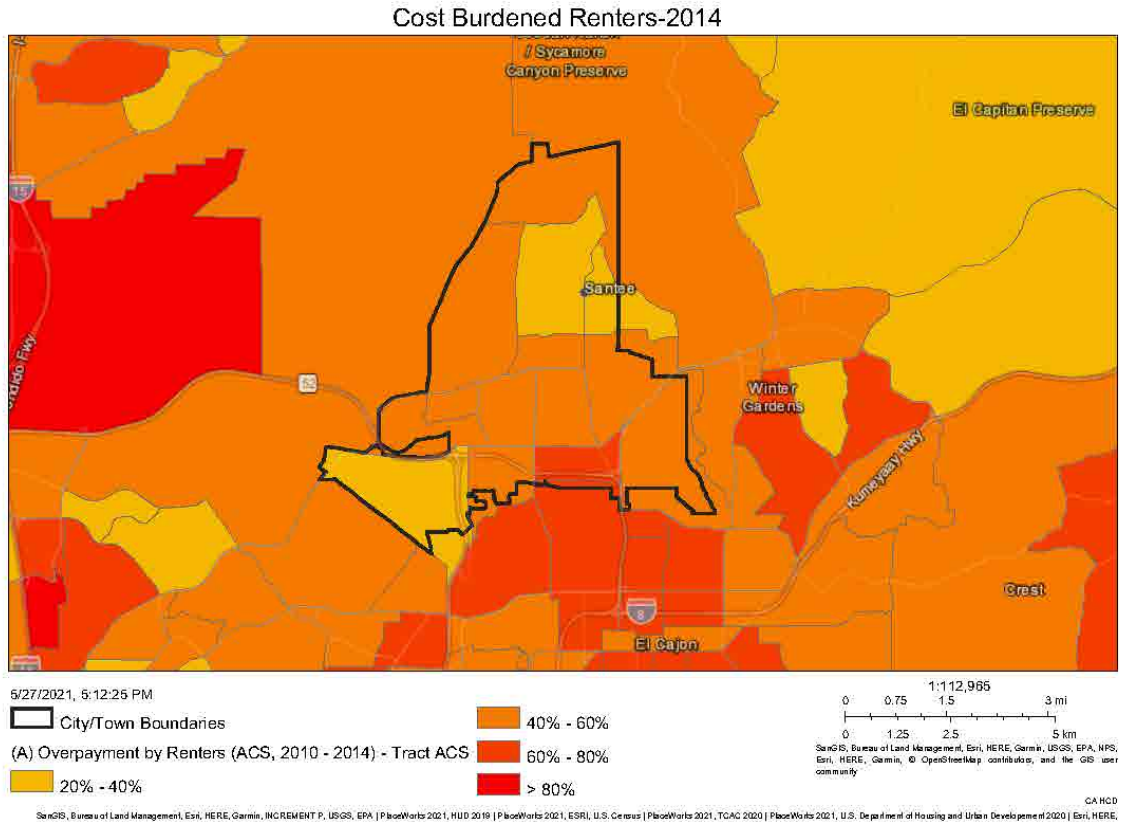
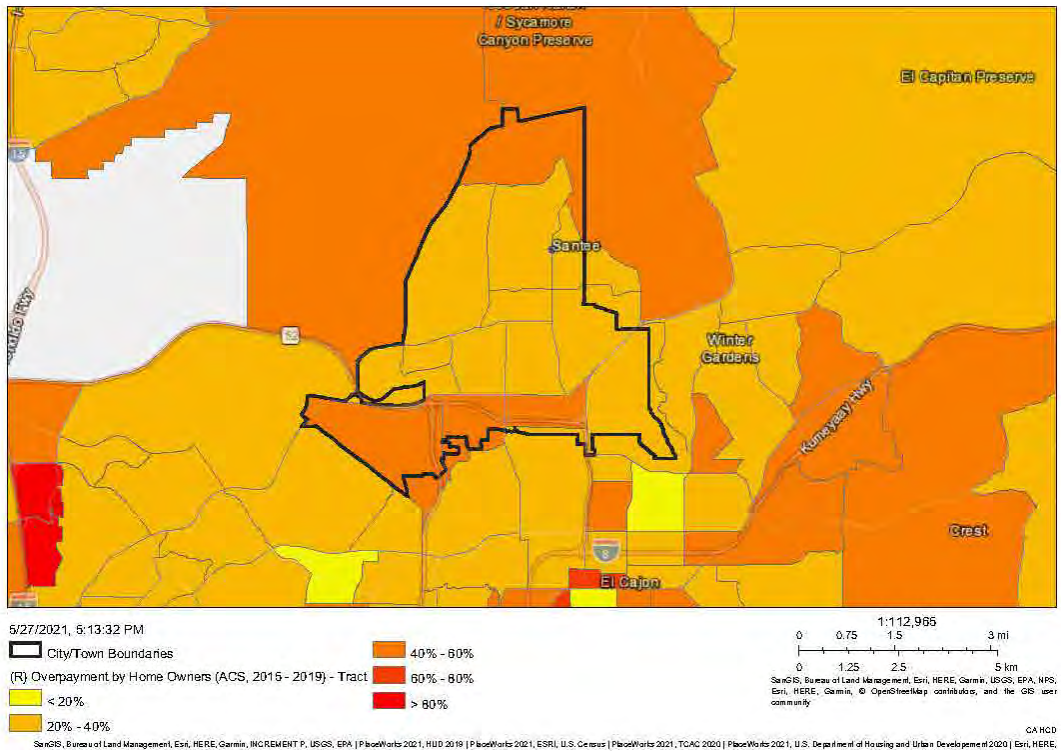


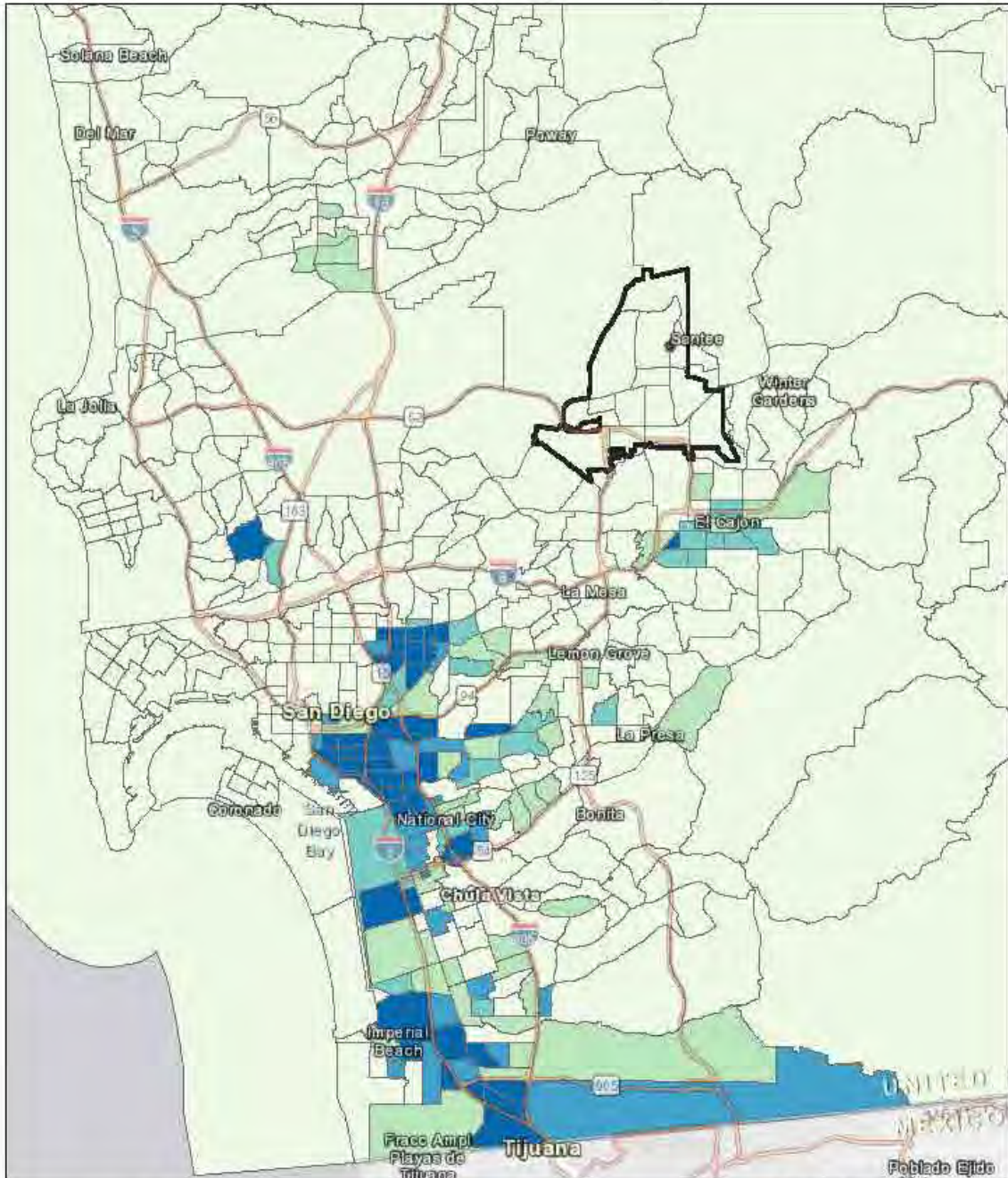
Figure E-34: Cost-Burdened Owner Households, 2019



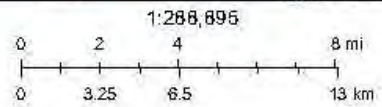
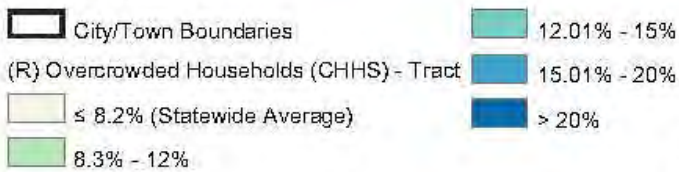
Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2018 five-year ACS estimates, a lower percentage of households in Santee (3.4 percent) are living in overcrowded conditions than the County (6.7 percent). Figure E-35 shows that Santee’s overcrowding rates are also lower than the statewide average of 8.2 percent. Within the City, overcrowded households are not concentrated within any particular census tract.

Figure E-35: Overcrowded Households



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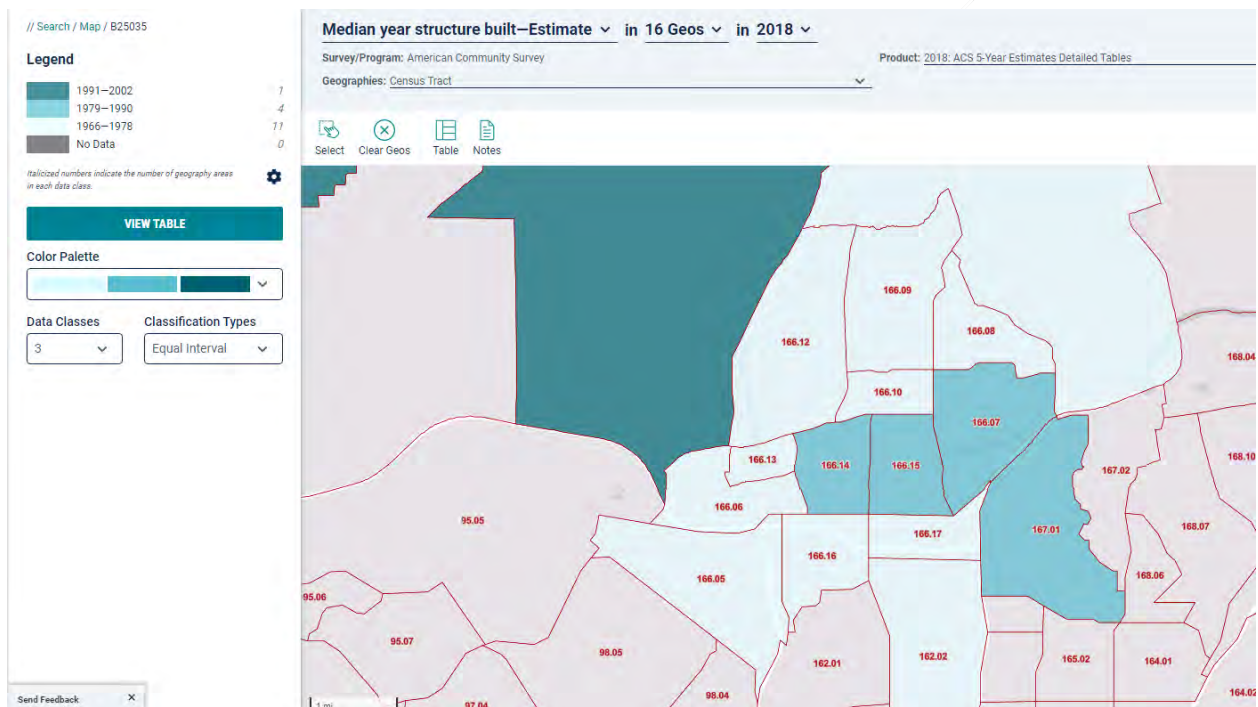
SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks

Substandard Conditions

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Santee’s housing stock is older than the County’s; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 8 in Community Profile). Despite the old housing stock, the City estimates that only about 0.05 percent of homes (10 units) in Santee are in substandard condition.

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure E-36, the median age of housing across most of the city is between 1966 and 1978. Housing in the central census tracts and in the East has a median age of 1979 to 1990.

Figure E-36: Median Year Housing Built

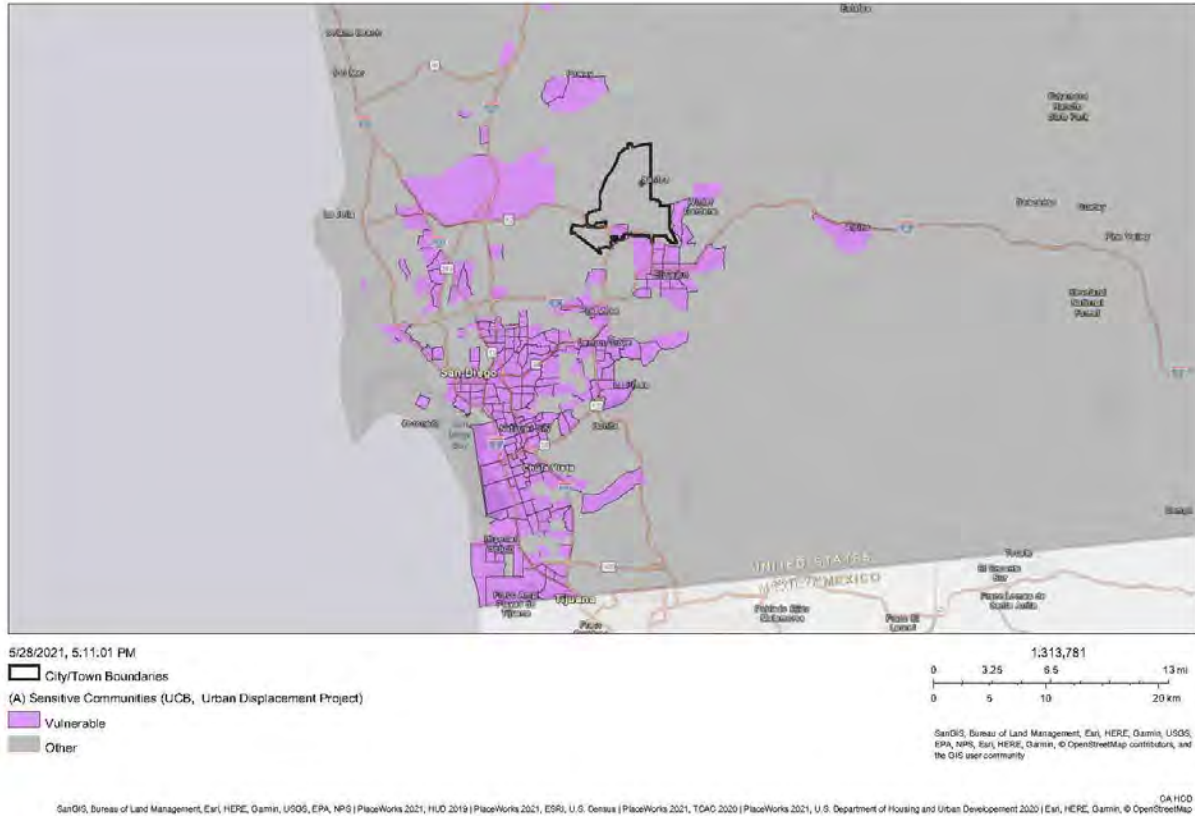


Displacement Risk

UCLA’s displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCLA team has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities

are concentrated along the southern coast the City of San Diego, National City, Chula Vista and Imperial Beach and in Lemon Grove, La Mesa, and El Cajon in inland areas. Two census tracts in the southern end of Santee (south of Mission Gorge) are considered vulnerable. One of this tract is mostly outside of Santee city limits and is shared with El Cajon (Tract 162.02).

Figure E-37: Sensitive Communities Map



3. OTHER RELEVANT FACTORS

Lending Patterns

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. Table E-59 examines detailed 2017 HMDA data for Santee and the County.

Hispanics were under-represented, making up only 11 percent of the City’s applicant pool but 18 percent of the City’s population. All minority races except Asians and Native Americans were also

denied at higher rates than White applicants in the City. The denial rates for most minority races were also greater than the City’s overall denial rate of 14 percent. Similar trends were seen in the County- Hispanics were also greatly underrepresented in the applicant pool and denial rates were greater for minority applicants than White applicants.

Table E-59: Loan Applications and Denial by Race

	Santee			San Diego County		
	% Applicant Pool	% Population	Denials	% Applicant Pool	% Population	Denials
White	66.2%	69.1%	12.7%	51.5%	46.2%	13.3%
Black	1.6%	1.9%	21.2%	3.1%	4.7%	19.9%
Hispanic	10.8%	18.1%	17.2%	16.4%	33.4%	17.5%
Asian	4.2%	5.2%	13.9%	9.7%	11.5%	14.8%
Native American	0.3%	0.5%	0.0%	0.3%	0.4%	20.4%
Hawaiian	0.8%	0.3%	18.8%	1.1%	0.4%	16.2%
Other	16.1%	4.9%	18.6%	17.8%	3.5%	16.0%
Total	100.0%	100.0%	14.0%	100.0%	100.0%	14.9%

Source: www.lendingpatterns.com, 2020. 2013-2017 ACS 5-Year Estimates.

Mobile Homes

Mobile homes are a significant portion of Santee’s housing, making up 11 percent its housing stock. According to the 2020 Regional AI, this is the highest share of mobile units in the County. For the County overall, only 3.8 percent of housing units are mobile homes. Mobile homes also tend to be occupied by older residents with fixed incomes. In an effort to mitigate an observed failure in the market for mobile home rental spaces in which owners of relatively immobile coaches were found to be at a disadvantage in negotiating reasonable space rental terms, Santee adopted the Manufactured Home Fair Practices Ordinance in 1993. The ordinance limits increases in month-to-month space rents according to a formula tied to the consumer price index for San Diego County. The ordinance does not seek to hold space rents to any standard of “affordability”. An annual adjustment in space rents is intended to allow space rents to rise in a controlled manner over time to provide a just and reasonable return on investment to park owners. The Santee Manufactured Home Fair Practices Ordinance regulates increases in space rent charged to owners of mobile homes in Santee whose rental agreements do not exceed 12 months in length.

Safety Element and Environmental Justice

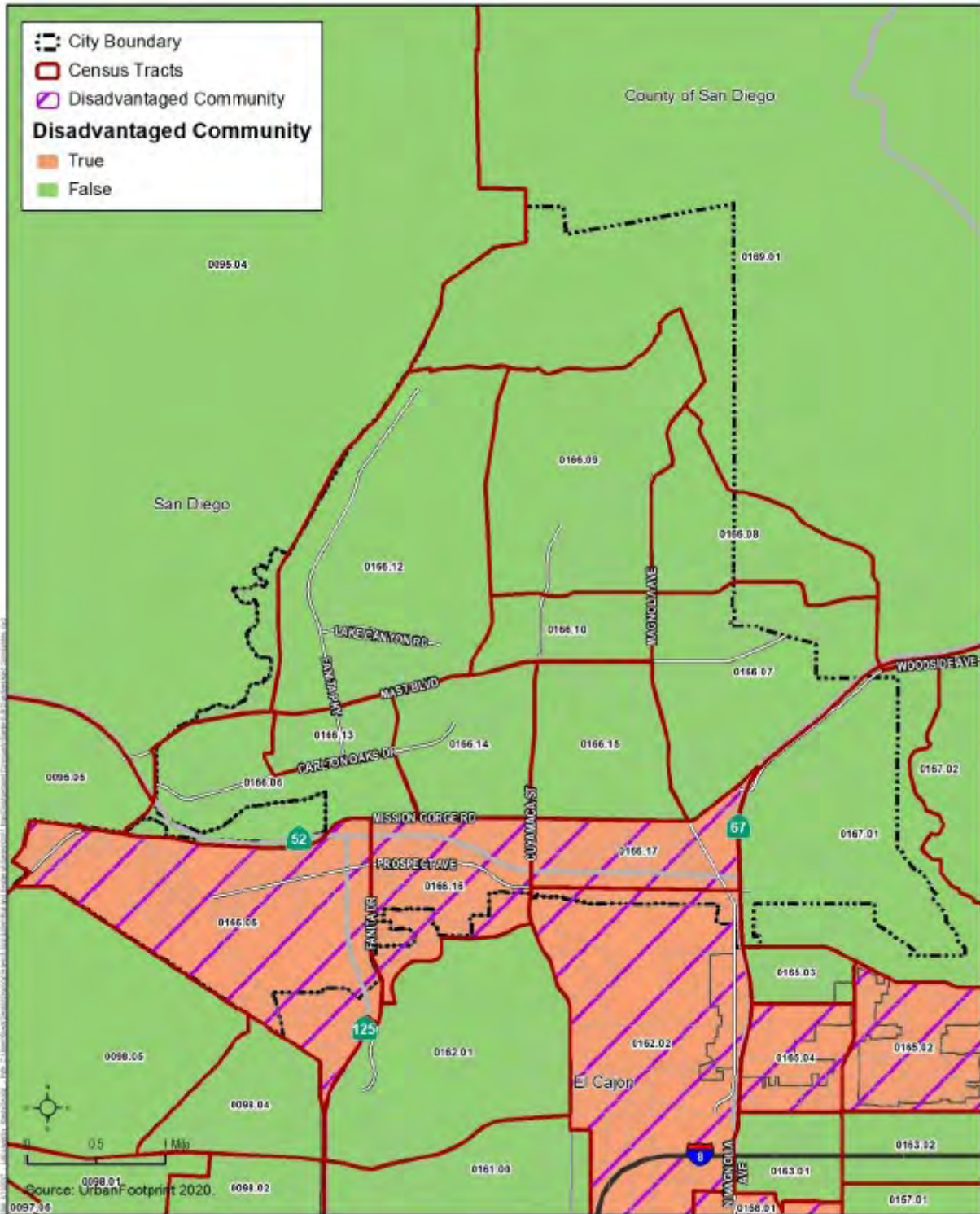
The City of Santee Department of Development Services began updating the Safety Element of the General Plan in 2021. The Safety Element will comply with new legislation requiring the general plan to address climate change adaptation and environmental justice policies for disadvantaged communities. The Environmental Justice (EJ) Element will determine how and where to prioritize environmental justice strategies, policies and programs to promote a more equitable community.

The first step in assessing conditions in support of the EJ Element was to identify disadvantaged communities. “Disadvantaged communities” (DACs) are defined as low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative

health effects, exposure, or environmental degradation (California Government Code, Section 65302[h][4][A]). According to the California Environmental Protection Agency (CalEPA), disadvantaged communities are those disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution (CalEPA 2017). As a result, they are more likely to suffer from a lower quality of life and worsened health outcomes compared to areas that are more affluent. To identify disadvantaged communities, the City followed the OPR’s recommended screening method and identified a greater portion of the southwestern areas of the City as being within a disadvantaged community (Figure E-38). A summary of the existing conditions analysis of these disadvantaged communities with respect to each EJ Element topic is found in Table E-60.

Table E-60: Environmental Justice Element Existing Condition Findings for Disadvantaged Communities	
Topic	Finding
Pollution Exposure	Disadvantaged communities experience greater exposure to air pollutants due to their proximity to high-traffic corridors and industrial activity. The pollution source that residents are most concerned about is the prevalence of trash and debris throughout the City, with many specifically pointing to homeless encampments along the river as a source of the pollution.
Access to Public Facilities and Services	Many residences in disadvantaged communities are not within walking distance to their nearest school. However, disadvantaged communities are generally within walking distance of daycare centers and transit, which can provide residents with opportunities to access other community services without using their personal vehicle.
Access to Healthy Food	Disadvantaged communities have slightly less access to healthy food outlets compared to other areas in the City and the County. Disadvantaged communities are not served by existing food distribution programs.
Access to Physical Activity and Recreation	Disadvantaged communities in the southeast portion of the City are considered relatively bikeable compared to other areas of the City; however, disadvantaged communities lack access to sidewalks that result in a higher number of transportation related collisions in disadvantaged communities.
Access to Safe, Sanitary, and Affordable Homes	Disadvantaged communities are more likely to live in older (and likely lower-quality) homes and spend a greater percentage of their income on housing compared to other areas on the City. High housing costs impact disadvantaged communities more severely, as they often include low-income residents. Survey respondents were much more concerned with housing affordability than the safety and quality of homes.

Figure E-38: Environmental Justice Element Disadvantaged Communities



Active Transportation Plan

The Active Santee Plan (ASP) is the City of Santee's Active Transportation Plan and was adopted in January 2021. Three critical overall issues were identified for consideration during plan preparation: 1) the community desires a comprehensive bikeway and walkway system that provides a network of facilities throughout the City, 2) the community considers gap closure as a top priority for the plan, and 3) as the community grows, the bikeway and walkway system should be extended and integrate new developments.

Based on the gap analysis and prioritization of projects, the ASP proposed a bicycle network that includes approximately 16 miles of new bikeway facilities throughout the City, in addition to the 50 miles already in place. One key aspect of this Plan is the completion of San Diego River Trail, which will provide an east-west corridor through the center of the City and add a Santee link into the regional bikeway system, connecting Lakeside and San Diego. The 2021 Active Santee Plan also developed the first Santee comprehensive pedestrian master plan. The proposed pedestrian network includes approximately 24 miles (126,000 feet) of new sidewalks throughout the City, in addition to the 201 miles already in place. The proposed facilities also include 124 new pedestrian ramps and 31 retrofitted ramps to be ADA compliant. The main purpose of the facilities is to fill the gaps in the existing system to provide a complete pedestrian network throughout the city. Figure E-39 shows that the majority of these priority upgrades are located in the southern census tracts of the City.

Many of the proposed improvements identified in the Active Santee Plan are also included in the City's adopted Fiscal Year 2020-2024 Capital Improvement Program, such as the Safe Routes to Schools Program, and the Citywide Sidewalk Program. The Active Santee Plan provides cost estimates which may be applied to updates to the Capital Improvement Program, and, as a requirement for grant applications, allows potential state and federal grant sources to be applied.

ADA Transition Plan

The development of an ADA Transition Plan is a requirement of the federal regulations implementing the Rehabilitation Act of 1973, which require that all organizations receiving federal funds make their programs available without discrimination to persons with disabilities. The Transition Plan (also known as a Program Access Plan) identifies physical obstacles that limit the accessibility of facilities to individuals with disabilities, describes the prescribed methods to make the facilities accessible, provides a schedule for making the access modifications, and identifies the public officials responsible for implementation of the Transition Plan. The City plans to update its Transition Plan within the Sixth Cycle Planning period. The plan will identify deficiencies in the City and will use SB funds to repave streets and install wheelchair accessible curves.

Figure E-39: Active Santee Project Prioritization Areas

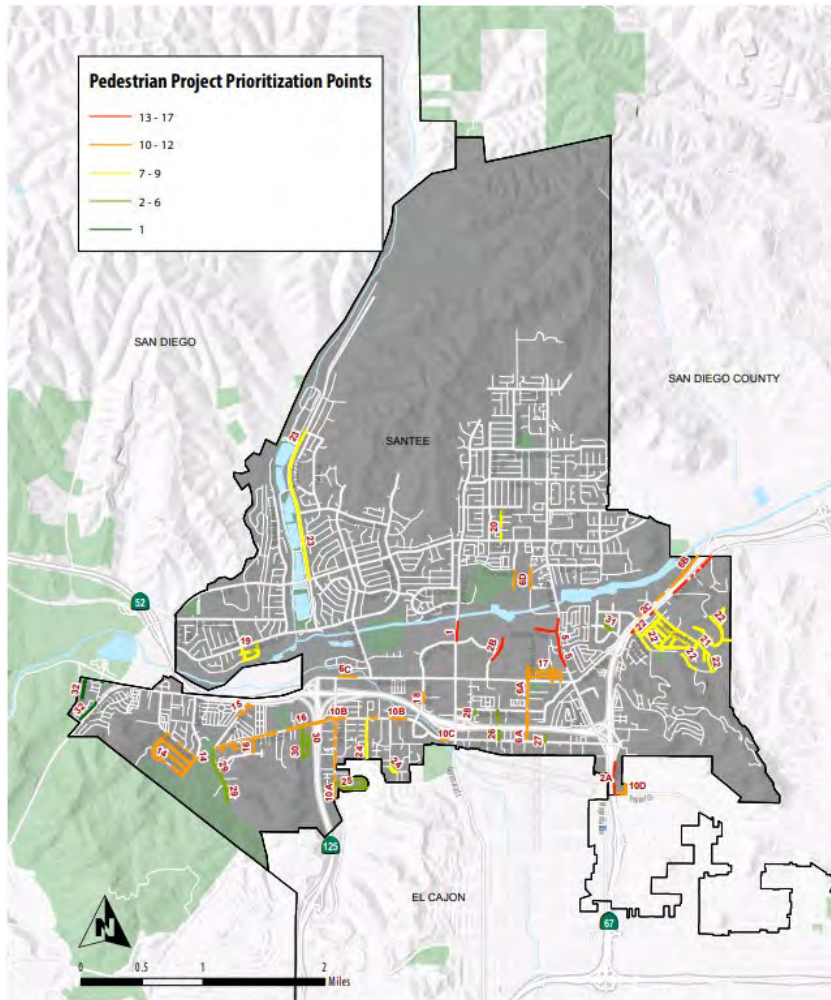


Figure 5.1 Sidewalk Infill Prioritization Results

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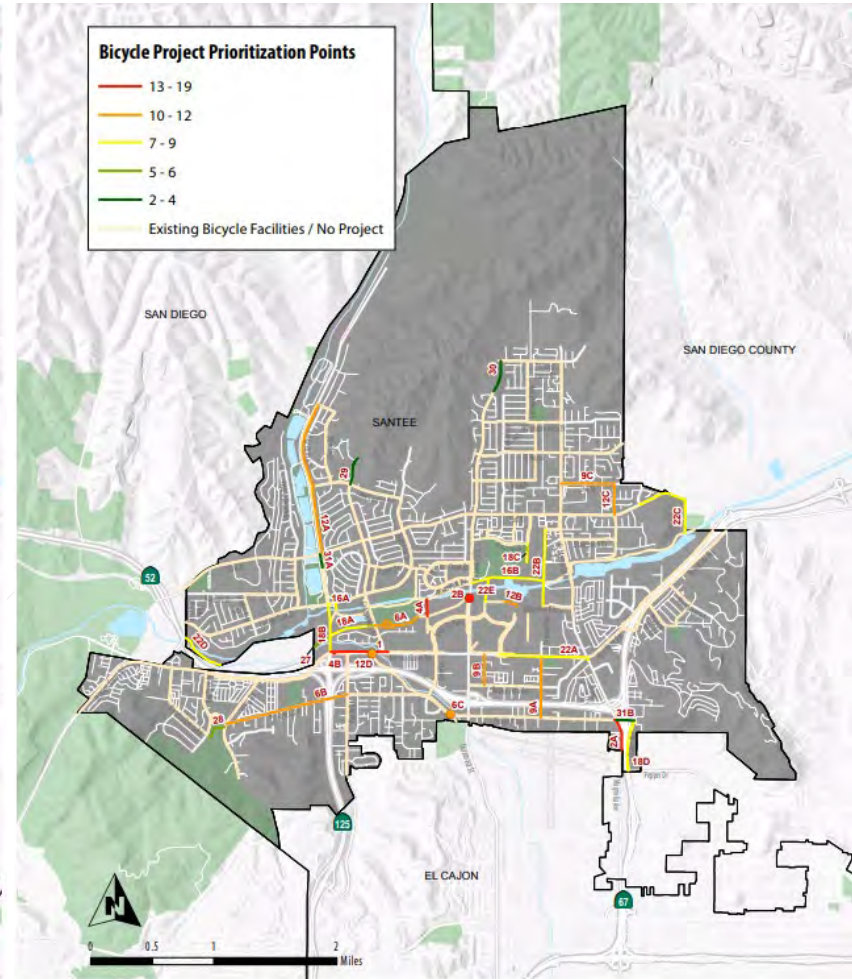


Figure 5.2 Bicycle Project Prioritization Results

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Governmental Constraints for Special Needs Housing

Santee’s special needs populations is comparable to the County’s. Senior-headed households and persons with disabilities make up the largest special needs populations in the City (Table E-61). The 2020 Regional AI found governmental constraints that hinder housing choice for special needs groups, particularly non-compliance with state law related to accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity and parking standards, and transitional and supportive housing, and affordable housing streamlined approval. Details of the constraints are found in the Governmental Constraints of the Housing Element.

Table E-61: Special Needs Groups				
Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Female-Headed Households with Children	1,072	5.5%	66,423	5.9%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
 2. Population enrolled in college or graduate school
 Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

C. Fair Housing Issues, Contributing Factors, and Meaningful Actions

1. FAIR HOUSING ISSUES

#1 Insufficient fair housing testing and limited outreach capacity

While fair housing testing is part of the scope of work for the Fair Housing provider, only two tests were reported between 2015 and 2020 in the 2020 San Diego Regional Analysis of Impediments for Fair Housing. Additionally, the City has budgeted additional CDBG funds for more frequent testing from its fair housing provider. Fair housing provider reports to the City do not include fair housing testing reports, but will be requested during the Sixth Cycle Housing Element planning period

Outreach capacity is limited due to the meeting times. Meetings are usually held during the day. While the fair housing provider is responsible for setting up the meetings and workshops, the City will work with the fair housing provider on a plan to evaluate and improve outreach capacity (in terms of attendance).

Contributing Factors

Lack of monitoring
Lack of a variety of media inputs
Lack of marketing community meetings

#2 Segregated living patterns with a concentration of special needs groups in the southern census tracts of the city

The analysis found that there is a concentration of special needs groups (persons with disabilities, low and moderate-income households, children in families or single female-headed households) in lower resource (moderate) areas. These census tracts were also identified as “disadvantaged communities” using the OPR’s screening methodology for the Environmental Justice Element. These tracts are near the downtown and allow for a variety of land uses but are dominated by shopping center uses, single-family residential, and mobile homes. These mobile homes tend to be occupied by senior residents.

Contributing Factors

Location and type of affordable housing- HCV use concentrated
Land use - Mobile home park land use, usually occupied by senior residents
Proximity to shopping centers and transit

#3 Displacement risk in areas with disproportionate housing needs with special needs populations

Census tracts with both renters and owners experiencing cost burdens at the highest rate are located in the southernmost census tracts of the City. These census tracts also have a high concentration of mobile homes and HCV use, and are known to have a high population of senior households. The Urban Placement project identified one of the two census tracts with these problems as a sensitive community, and thus at risk of displacement.

Contributing Factors

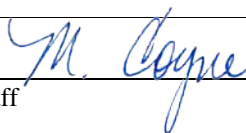
Land use - Mobile home park land use, usually occupied by senior residents
Displacement risk due to economic pressures
Increasing rents
HCV use concentration

Mayor
John W. Minto
City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

DRAFT NEGATIVE DECLARATION

1. Name or description of project:	Housing Element Update (General Plan Amendment No. 2019-2)
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The entire jurisdictional limits of the City of Santee
3. Entity or Person undertaking project:	
A. Entity	City of Santee
(1) Name:	Michael Coyne
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency’s Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency’s findings are as follows: As discussed throughout the Initial Study Checklist, the Housing Element Update is a policy document and its adoption would not, in itself, produce environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation, the Housing Element Update does not identify, describe, promote, entitle, or permit any particular residential development project. The act of adopting the Housing Element Update does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings. Potential impacts resulting from the development of any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.</p>	
<p>The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	
<p>The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:</p> <p>City of Santee, Development Services 10601 Magnolia Avenue Santee, CA 92071</p>	
<p>The Draft Negative Declaration was circulated for a 30-day public review period from March 12, 2021 through April 12, 2021.</p>	
Phone No.:	619-258-4100 ext. 160

Date Received
for Filing: _____


Staff _____



**Initial Study/Environmental Checklist
Form for the City of Santee Housing
Element Update (Sixth Cycle: 2021-
2029)
Santee, California**

Prepared for
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Prepared by
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RECON Number 9535
July 9, 2021~~March 12, 2021~~

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1: City of Santee Draft Housing Element Update (Sixth Cycle: 2021-2029)
 2: Native American Tribe Notification Letters

1. Project Title

City of Santee 2021-2019 Housing Element Update

2. Lead Agency Name and Address

City of Santee
10601 Magnolia Avenue
Santee, CA 92071

3. Contact Person and Phone Number

Michael Coyne
Associate Planner
City of Santee
619-258-4100 x160
mcoyne@cityofsanteeca.gov

4. Project Location

Citywide

5. Project Applicant/Sponsor's Name and Address

City of Santee
10601 Magnolia Avenue
Santee, CA 92071

6. General Plan Land Use Designation

Not Applicable for adoption of a Housing Element Update

7. Zoning

Not Applicable for adoption of a Housing Element Update

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071 and a digital copy is available from the City website <https://www.cityofsanteeca.gov/>. Telephone Number (619) 258-4100, ext. 167.

8. Project Description

The project is a General Plan Amendment (GPA) to update the City of Santee (City) Housing Element for the Sixth Cycle planning period from April 15, 2021 to April 15, 2029. The proposed Housing Element Update (hereafter, HEU) is attached hereto as Attachment 1. The Housing Element, which is part of the City's General Plan is a policy document designed to provide the City a coordinated and comprehensive strategy for promoting the production of

safe, decent, and affordable housing within the community. California Government Code Section 65580 states the following regarding the importance of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per state law, the housing element has two main purposes:

- 1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- 2) To provide a strategy that establishes housing goals, policies, and programs.

The City's Housing Element serves as an integrated part of the General Plan, and is subject to detailed statutory requirements, including a requirement to be updated every eight years, and mandatory review by the California Housing and Community Development (HCD). This action includes the adoption of the HEU, which is a policy document; no actual development nor rezoning of parcels is included as part of the approval. The proposed HEU is an eight-year plan for the 2021-2029 period.

Pursuant to Government Code Section 65583, a housing element is required to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Specifically, a housing element is required to contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs (Government Code Section 65583[a]);
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (Government Code Section 65583[a]); and
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation of the policies and achieve the goals and objectives of the housing element (Government Code Section 65583[c]).

The City's HEU consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (Section 2, Community Profile).
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, policy, and environmental limitations to meeting the City's identified housing needs (Section 3, Housing Constraints).

- An assessment of resources available to meet the City’s objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (Section 4, Housing Resources).
- A statement of the housing plan to address the City’s identified housing needs, including housing goals, policies, and programs (Section 5, Housing Plan).

Regional Housing Needs Allocation (RHNA)

State housing element law requires housing elements to be updated regularly to reflect a community’s changing housing needs, including preparation of a Regional Housing Needs Allocation (RHNA) plan [Government Code Section 65584(a)]. A critical measure of compliance is the ability of a jurisdiction to accommodate its share of the regional housing needs based on a RHNA prepared by HCD for each Council of Governments in the state that identifies projected housing units needed for all economic segments based on Department of Finance population estimates. The San Diego Association of Governments (SANDAG) is the Council of Governments for the San Diego region and allocates to the 18 cities and the unincorporated area of San Diego County their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all its regional housing need allocation in its Housing Element.

SANDAG developed a RHNA based on the HCD determination for the region’s “fair share” of statewide forecasted growth through April 15, 2029. Overall, the region needs to plan for an additional 171,685 units. The City’s share of the regional housing need for the 2021-2029 RHNA period is allocated by SANDAG based on several factors, including recent growth trends, income distribution, and capacity for future growth. The City has been assigned a future housing need of 1,219 units for the 2021-2029 RHNA period, representing 0.7 percent of the total regional housing need. Of the 1,219 units allocated to the City, the City must plan for units affordable to all income levels, as follows: 203 extremely low income; 203 very low income; 200 low income; 188 moderate income; and 425 upper income units.¹ Table 1 depicts the RHNA requirements.

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	203	16.7%
Very Low (31–50%)	203	16.7%
Low (51–80% AMI)	200	16.4%
Moderate (81%–120% AMI)	188	15.4%

¹ The City has a RHNA of 406 very low income units (inclusive of extremely low income units). Pursuant to State law (Assembly Bill 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City’s RHNA of 406 very low income units may be divided into 203 very low and 203 extremely low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

Table 1 Regional Housing Needs Allocation for 2021–2029		
Income Category (% of County AMI)	Number of Units	Percent
Above Moderate (>120% AMI)	425	34.9%
Total	1,219	100.0%
AMI = Area Median Income Source: Attachment 1		

It is noted that, since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2020 toward their RHNA. With the anticipated accessory dwelling units (ADUs), entitled projects, and projects under review the City has adequate capacity to accommodate its moderate and above moderate income RHNA. The build out of the Fanita Ranch project² will also provide moderate and above moderate income units. The City must accommodate the remaining RHNA of 605 lower income units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential (Table 2).

Table 2 Regional Housing Needs Allocation Credits and Remaining Need						
Income Category (% of County AMI)	RHNA	Potential ADU	Entitled	Under Review	Fanita Ranch	Remaining Need
Extremely Low/Very Low (<50% AMI)	406	0	0	1	0	405
Low (51–80% AMI)	200	0	0	0	0	200
Moderate (81%–120% AMI)	188	80	0	0	435	0
Above Moderate (>120% AMI)	425	0	128	435	2,514	0
Total	1,219	80	128	436	2,949	605
AMI = Area Median Income; RHNA = Regional Housing Needs Allocation; ADU = accessory dwelling units Source: Attachment 1						

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the housing element that the land inventory is adequate to accommodate that jurisdiction’s share. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the proposed sites facilitate housing to accommodate the remaining RHNA requirement. (see Table 2). Based on the City’s residential site inventory, there is currently adequate land capacity to meet all RHNA needs for all income groups. Table 3 summarizes the detailed parcel data that is included in Appendix C, Sites Inventory of the HEU (Attachment 1).

² The approval of the Fanita Ranch project included approval of Resolution 094-2020, which adopted the General Plan Amendment (GPA 2017-2) that is necessary for the development of the project. On October 29,2020, a referendum against Resolution 094-2020 was submitted to the City Clerk’s office. On January 13, 2021, the referendum petition was certified as including the required number of signatures, and the City Council voted to place the referendum on the November 2022 ballot. Due to the referendum, the effective date of Resolution 094-2020 is suspended, which means that the developer cannot move forward with actual construction of the Fanita Ranch project until the referendum is resolved.

Table 3 Residential Sites Inventory (Summary)						
Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Lower Income						
R-22 (22-30 dua)	22 dua	5	15.53	3.11	297	Nonvacant
R-30 (30-36 dua)	30 dua	1	1.96	1.96	58	Vacant
TC-R-22 (22-30 dua)	22 dua	2	10.60	5.30	233	Nonvacant
		1	5.26	5.26	115	Vacant
TC-R-30 (30-36 dua)	30 dua	1	10.00	10.0	300	Nonvacant
		1	11.11	11.11	333	Vacant
Low Income Subtotal		11 10	54.46 52.25	4.95 5.03	1,336 1,228	--
Moderate Income						
R-14 (14-22 dua)	14 dua	2	4.17	2.09	58	Nonvacant
TC-R-14 (14-22 dua)	14 dua	4	44.82	11.21	529	Vacant
Moderate Income Subtotal		6	48.99	8.16	587	--
Above Moderate Income						
R-7 (7-14 dua)	7 dua	15	27.28	1.82	165	Nonvacant
	7 dua	4 2	3.96 1.4	0.99 0.70	25 8	Vacant
POS/R-7 (7-14 dua)	7 dua	1	47.45	47.45	122	Vacant
Above Moderate Income Subtotal		20 18	78.69 76.13	3.93 4.23	312 295	--
Total		37 34	182.14 175.37	4.92 5.16	2,235 2,110	--
dua = dwelling units per acre						

Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. To accommodate the RHNA for each income category, the City identified some sites for future rezoning to be included in the housing element implementation program. Of the ~~37-34~~ sites identified in the inventory, ~~28-25~~ would be rezoned as a future discretionary action to accommodate the RHNA. Under this future rezone action most sites would be upzoned, except for three sites in the Town Center Residential area, which would be downzoned to be consistent with the surrounding residential development.

Government Code Section 65863(c) requires the City to identify available sites for the rezone, in order to satisfy its RHNA obligations, but also contains procedures for the City to follow in the event that a site becomes unavailable. To ensure that the City monitors its compliance with Senate Bill (SB) 166 (No Net Loss), the City will monitor the consumption of residential acreage to verify an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory is located in Appendix C, Sites Inventory, of this Housing Element. The future rezone of the sites identified would be subject to separate environmental review, as required under the California Environmental Quality Act (CEQA), when sufficient information is available to conduct such review.

Housing Plan

As required by State Housing Element law, the proposed HEU includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA. The plan would implement strategies and programs intended to address a number of important housing-related issues and achieve the City's overarching housing goal, which states:

Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

The objectives, policies, and programs are structured to address the following issue areas outlined by State law:

- Conserving and Improving the Condition of the Existing Housing Stock
- Assisting in the Development of Affordable Housing Opportunities
- Providing Adequate Sites to Achieve a Variety of Housing Types and Densities
- Removing Governmental Constraints as Applicable
- Affirmatively Furthering Fair Housing

For details of the objectives and policies relating to each issue area, see Section 5B of the proposed HEU. The following is a summary of the 13 key programs included in the City's proposed HEU.

Program 1: Mobile Home Assistance Program and Conversion Regulations

Program 1, administered through the HCD, the Mobile Home Park Assistance Program would provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.

Program 2: Maintenance and Improving Existing Housing

Program 2 encourages the maintenance and improvement of existing housing, through City advertising of available home improvement financing programs to residents on its website and public service counters.

Program 3: Conservation of Existing and Future Affordable Units

Program 3 protects the conversion of units to market rate rentals. Between 2021 and 2031, 222 units would be considered at risk of converting to market rate rents within the Cedar Creek Apartments, Forester Square Apartments, and the Laurel Park Senior Apartments. Through this program the City would continue to monitor these at-risk units and if necessary, would work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Program 4: Housing Choice Voucher Program

Program 4 extends rental subsidies to extremely low and very low income (up to 50 percent of Area Median Income) families and seniors that spend more than 30 percent of their income on rent. This program, administered by the County of San Diego, ensures rental assistance is provided to the recipients in the form of vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area.

Program 5: Homebuyer Assistance Programs

Program 5 allows City residents that are eligible to participate in several City, County of San Diego, and State programs that include First-Time Homebuyer Program, Down Payment and Closing Cost Assistance Program: Mortgage Credit Certificate Program, and Homebuyer's Down Payment Assistance Program.

Program 6: Manufactured Home Fair Practices Program

Program 6 provides support for the City to regulate short-term space leases in mobile home parks and provides staff support to the Manufactured Fair Practices Commission and uphold the City's efforts to maintain the rent control system.

Program 7: Facilitate Affordable Housing Development

Program 7 would encourage affordable housing production during the planning period relying on the following:

- Collaborate with Affordable Housing Developers: The City would continue to collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs, such as density bonuses.
- Regulatory Concessions and Incentives: The City would continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. Regulatory concessions and incentives could include, but are not limited to, density bonuses, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards.

Program 8: Supportive Services

Program 8 assists homeless and other service providers in meeting the immediate needs of persons with special needs, including the homeless or near-homeless throughout the City.

Program 9: Inventory of Available Sites and Monitoring No Net Loss

Program 9 ensures the City monitor its compliance with Senate Bill 166 (No Net Loss) by monitoring the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, this program provides that the City develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, implementation of this program would guide the City to identify, and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

The City would maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory located in Appendix C of the HEU.

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Sites

Program 10 supports Assembly Bill 1397, under which the City would amend its Zoning Ordinance to provide by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent "reuse sites" from previous Housing Element cycles. The "reuse" sites are specifically identified in the Appendix C of the HEU, Sites Inventory.

Program 11: Accessory Dwelling Units (ADUs)

Program 11 facilitates ADU development pursuant to the City Council approval to waive development impact fees for ADUs for five years effective September 2019. The City would also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, pre-approved plans, and rehabilitation assistance in exchange for deed restrictions, among others.

Program 12: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Program 12 supports the City's removal of governmental constraints to the maintenance, improvement, and development of housing. Under this program, the City would monitor federal and State legislation that could impact housing and comment on, support, or oppose

proposed changes or additions to existing legislation, as well as support new legislation when appropriate.

Program 13: Equal Housing Opportunity Services

Program 13 supports fair housing laws and statutes to promote equal opportunity for the provision of fair housing services.

9. Project Site Existing Conditions and Surrounding Land Use(s)

The City of Santee is located in the eastern part of the San Diego metropolitan area, bordered by the City of El Cajon on the south and southeast, the City of San Diego on the west and northwest, and the county of San Diego on east and northeast. Figure 1 shows the regional location of the City and Figure 2 shows the City's location on an aerial photo. Citywide land uses include residential, commercial/retail, public/semi-public, and industrial. Most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile home parks, townhomes, condominiums, and apartments. However, several hundred acres designated Planned Development District and in the Town Center District remain undeveloped and available for future housing development. The proposed HEU is comprised of 37 sites located throughout the City limits, as depicted on Figure 3.

10. Other Required Agency Approvals or Permits Required

In addition to the GPA approval, Housing Element adoption, and CEQA document certification by the City Council, approval of the Housing Element Update is also required by HCD.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with the requirements of Public Resources Code 21080.3.1, the City notified those Native American Tribes that have requested notice of projects subject to review under CEQA. These tribes were notified via certified mail (see Attachment 2).

12. Summary of Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |


13. Determination

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required	

Reasons to Support Findings of Negative Declaration-

1. The HEU is a policy document supporting the City’s ability to meet its RHNA. No development is proposed and no significant environmental impacts would occur as a result of its approval.

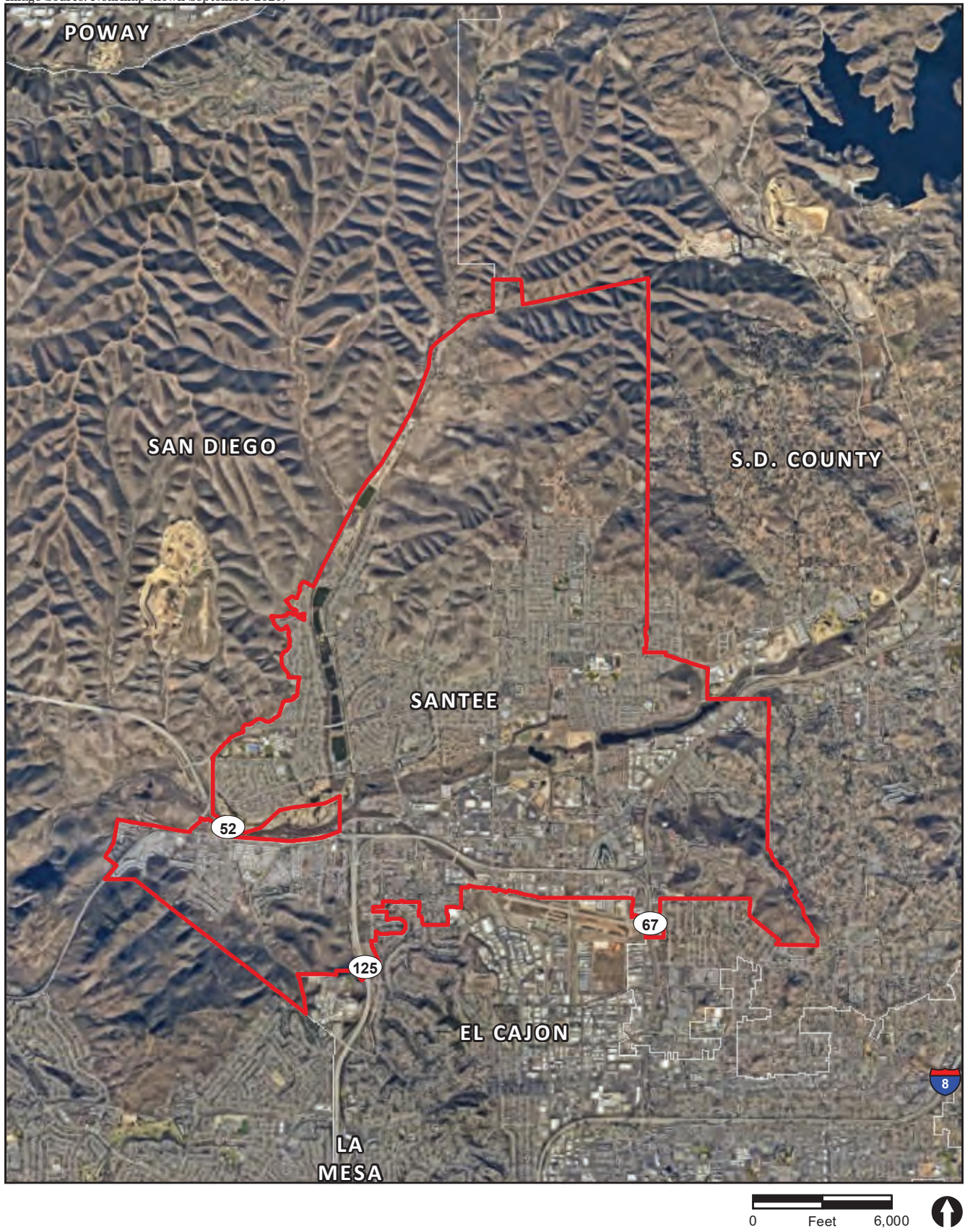
2. Future development within the housing sites would be subject to environmental review based on project-specific development applications and design features. At that time, potential impacts would be identified and mitigation measures proposed consistent with CEQA, as applicable.

 <hr style="border: 0.5px solid black;"/>	<p>03/12/2021</p> <hr style="border: 0.5px solid black;"/>
<p>Signature</p>	<p>Date</p>
<p>Michael Coyne, Associate Planner</p> <hr style="border: 0.5px solid black;"/> <p>Printed Name and Title</p>	<p>City of Santee</p> <hr style="border: 0.5px solid black;"/> <p>For</p>



 Project Boundary

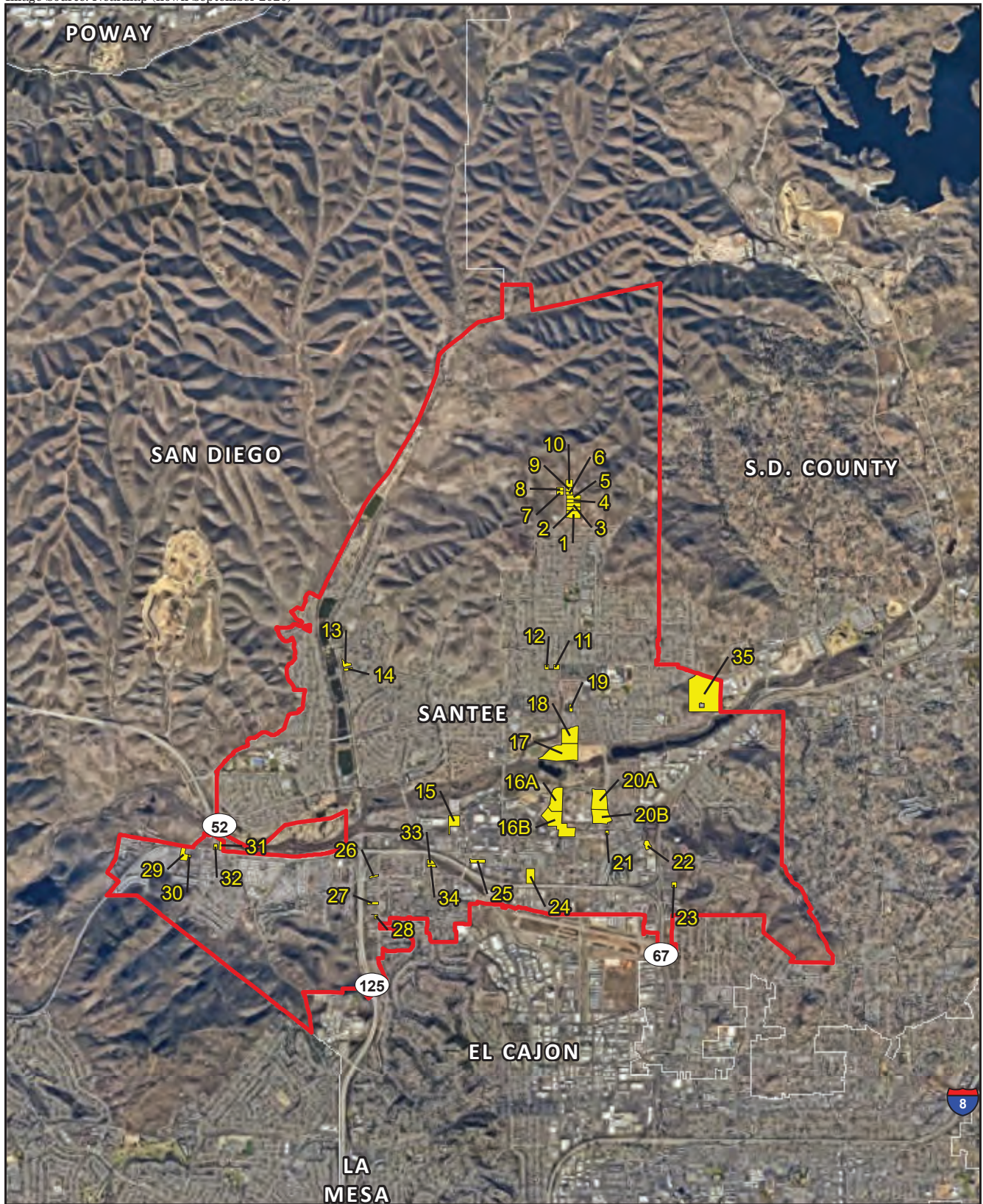
FIGURE 1
Regional Location



 City of Santee Boundary

FIGURE 2

Project Location on Aerial Photograph





-  City of Santee Boundary
-  Sixth Cycle Sites-
See Table C-1 in the Housing Element for site details

FIGURE 3
Residential Sites Inventory

14. Environmental Checklist Form

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

14.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a–d. Less Than Significant Impact

The HEU is a policy document and its adoption would not, in itself, produce environmental impacts. It consists of a housing program; no actual development or rezoning is proposed as part of the HEU. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, which specifies a need for land appropriately zoned to facilitate the production of 1,219 units.

To accommodate this RHNA, a Housing Plan and land use strategy would be implemented in the future involving rezoning based on market feasibility and compatibility with surrounding uses. These land use changes would follow the adoption of the Housing Element and would be subject to future environmental review, as required, under CEQA once sufficient information is available to complete such review. All future projects would be required to adhere to relevant development standards and design guidelines contained in the City’s zoning ordinance to quality of development at each housing site. The potential impacts to aesthetics of any specific future residential development projects would be assessed at the time when the projects are actually proposed, and mitigation measures would be adopted as

necessary, in conformance with CEQA. Based on the above, the HEU would have a less than significant impact on aesthetics and visual resources.

14.2 Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and City Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural land and farmland. Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: California Department of Conservation 2018

a-e. No Impact

The HEU is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts. It consists of a housing program; no actual development or rezoning is proposed as part of the HEU. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, such development would not impact agricultural resources. There is no land within the City that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the San Diego County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (California Department of Conservation 2018). Additionally, the HEU does not change any boundaries or the potential for agricultural activities. There are also no programs that would conflict with existing agricultural zoning or a Williamson Act contract. In addition, because the City does not contain forest land, there is no rezoning or development proposed on forest land, or timber property zoned as Timberland Production. Based on the above, the HEU would result in no impacts to agricultural or forest resources.

14.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ambient Air Quality Standards (California Air Resources Board [CARB] 2016)

a-c. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the

document would accommodate development required to meet the City’s RHNA. The City is within the San Diego Air Basin (SDAB). The San Diego Air Pollution Control District (SDAPCD) is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is classified as a federal nonattainment area for ozone and a state nonattainment area for ozone (O₃), particulate matter less than 10 microns (PM₁₀) and 25 microns (PM_{2.5}) (CARB 2016).

The HEU would not conflict with or obstruct implementation of the State Implementation Plan and the SDAPCD’s Regional Air Quality Strategy, because the growth anticipated in the HEU (RHNA) is consistent with SANDAG Series 13 growth projections that were also factored into the Regional Air Quality Strategy. Series 13 is based on the current Fifth Cycle RHNA at 3,660 units. Therefore, the current RHNA of 1,219 units have been included in the regional counts. Because no development is currently proposed, the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard, nor would it expose sensitive receptors to substantial pollutant concentrations. For any specific future residential projects, SDAB consistency and other issues related to potential long- and short-term impacts to air quality would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU, would result in no impact or a less than significant impact relative to air quality.

d. No Impact

Because the HEU does not affect land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.), which result in other emissions (such as those leading to odors) adversely affecting a substantial number of people its adoption would have no impact from odors.

14.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-f. Less than Significant Impact

The HEU is a policy document, consisting of a housing program while implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA.

Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, future development would not be anticipated to significantly impact biological resources. Residential projects completed to meet the RHNA are located on infill sites within urbanized areas or within nonvacant underutilized sites. Infill sites are located within urbanized areas where little or no native vegetation exists and where little potential exists for the occurrence of sensitive species habitat, riparian habitat,

a sensitive natural community, federally protected wetlands, or wildlife corridors or nursery sites. However, depending on the location, future development in the City may have the potential to affect important biological resources. The potential impacts to various biological resources of any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. While the City does not currently have an adopted Multiple Species Conservation Program (MSCP) Subarea Plan, the HEU would not conflict with or prevent implementation of the City’s current Draft MSCP Subarea Plan preserve design and would not conflict with any local policies or ordinances protecting biological resources. Specifically, all proposed rezone sites are located outside of draft MSCP lands, and any known resources conservation areas. Based on the above, the HEU would result in a less than significant impact to biological resources.

14.5 Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan

a–c. Less than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Depending on the location, future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. There are 65 cultural sites known to occur within the City limits (General Plan Conservation Element Section 4.3). The City’s Cultural Resources Sensitivity Map (Figure 6-2, General Plan Conservation Element) delineates areas within

the City of moderate potential for yet unidentified sites. The General Plan contains policies for the protection of historic and cultural resources, including policies 5.2, 8.1, and 8.2, and all new development would be required to be consistent with these policies. The HEU would not change or alter policies to protect cultural resources. The potential impacts to cultural resources of any specific future residential projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU would result in less than significant impacts to cultural resources.

14.6 Energy

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a and b. Less than Significant Impact

The HEU is a policy document, consisting of a housing program; while implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. While energy resources would be consumed during construction of future development associated with the RHNA, potential impacts to energy resources of any specific future residential projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The HEU would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, nor would it conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Based on the above, the HEU would result in less than significant impacts to energy resources.

14.7 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan

a (i-iv). Less than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, depending on the location, future development in the City has the potential to expose people or structures to potential substantial adverse effects from geologic hazards. This could include rupture of a known earthquake fault, strong seismic ground shaking, and seismicity-related ground failure, including liquefaction, result in substantial soil erosion or the loss of topsoil, be located on a geologic unit or soil that is unstable, or that would become unstable as a result of future development, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater, or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Similar to most areas in Southern California, the City of Santee lies within a region known to be seismically active and is subject to periodic seismic shaking due to earthquakes along remote or regional faults. Therefore, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. No known Alquist-Priolo Earthquake Fault Zones or active faults (i.e., faults that exhibit evidence of ground displacement during the last 11,000 years) traverse the City. The active Rose Canyon and Coronado Bank fault zones are mapped approximately 11 and 25 miles southwest of the City, respectively, and the active Elsinore and San Jacinto fault zones are mapped approximately 31 and 51 miles northeast of the City, respectively. All future development within the housing sites would be conducted in accordance with the City’s grading guidelines, the current California Building Codes, and the specifications outlined in

project-specific Geotechnical Investigations, which are required pursuant to Municipal Code ~~15.58.120~~11.40.130. For any specific future residential projects, impacts related to seismic hazards would be assessed at the time the projects are proposed. Future projects would be required to comply with all relevant building standards ensuring that impacts associated with seismic hazards would be less than significant.

b. Less than Significant Impact

Future development within the housing sites would not result in substantial erosion or loss of topsoil, because project-specific Landscape Plans and/or Erosion Control Plans (ECP) would be required per the City Municipal Code Sections 9.06.230 and ~~13.08.040~~11.40.140. The Landscape Plan and/or ECP would include measures that prevent erosion by minimizing runoff that can potentially carry soil off-site.

c and d. Less than Significant Impact

The geologic stratigraphy of the City consists of several surface soil types and three geologic formations as shown on Figure 8-3 of the General Plan Safety Element, Geotechnical/Seismic Hazards Map. Geologic hazards, including landslide, liquefaction, and expansive soils, are more susceptible along ancient landslide deposits identified throughout the City, but specifically along Friars Formations between Cuyamaca Street and the eastern foot of Cowles Mountain in the southwest portion of the City, and throughout the northern part of the City, with the exception of northeastern area of Fanita Ranch (2003 General Plan Safety Element Section 4.2). Potential impacts associated with landslide, liquefaction, and expansive soils of any specific future residential projects would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Future projects project must comply with the recommendations of the project-specific Preliminary Geotechnical Investigation as required pursuant to Municipal Code 11.40.130, which would ensure removal of unsuitable soils and proper fill and compaction to avoid assessed hazards. Therefore, there is less than significant potential for impacts related to landslide and/or liquefaction, or expansive soils.

e. Less than Significant Impact

The City is served by public sewer. No future development would require septic tanks or alternative wastewater disposal systems.

f. Less than Significant Impact

Depending on the location, future development in the City has the potential to disturb paleontological resources, especially those underlain by Friars Formation. Potential impacts to paleontological resources located within the housing sites would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Therefore, the HEU would result in a less than significant impact to paleontological resources.

14.8 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: U.S. Environmental Protection Agency 2017; Sustainable Santee Plan; City of Santee General Plan

a and b. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. According to the U.S. Environmental Protection Agency, the burning of fossil fuels, along with deforestation, has caused the concentrations of heat-trapping greenhouse gasses (GHGs) to increase significantly in the earth’s atmosphere (U.S. Environmental Protection Agency 2017). The increase in GHGs results in global warming, as more heat is trapped in the atmosphere. The potential impacts related to GHG emissions and global warming for any specific future residential projects would be assessed at the time the projects are actually proposed. In 2019, the City adopted its Sustainable Santee Plan (SSP), which establishes goals, measures, and actions related to reducing GHG emissions. Future projects within the housing sites would be required to show consistency with the GHG reduction measures in the SSP as applicable under CEQA; the SANDAG Sustainable Communities Strategy found in the Regional Transportation Plan, and the City’s General Plan Mobility Element which implements the SANDAG Sustainable Communities Strategy. Specifically, future project’s inclusion of GHG reduction measures would assist the City in meeting its GHG reduction goals and ensuring that impacts related to GHG would be less than significant.

14.9 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Santee General Plan

a-c. No Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, result in potential impacts from hazards and hazardous material that may endanger residents or the environment. The HEU would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material, nor create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, it would not emit emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed schools, nor impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Lastly, the HEU would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The potential impacts related to hazards and hazardous materials for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

d. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. The sites of proposed future residential projects would be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action site. The potential impacts related to any listed hazardous materials sites associated with any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

e. Less Than Significant Impact

The Gillespie Field Airport is located within the City of El Cajon and residential neighborhood exists within the Airport Influence Area (AIA) as shown in the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) Safety Compatibility Policy Map. The potential impacts related to airport hazards for any specific future residential projects would be assessed at the time the projects are actually proposed. The City is situated between two

aircraft operation areas: Marine Corps Air Station Miramar to the northwest and Gillespie Field to the immediate south. There are currently no areas in the City which are within designated crash hazard zones as identified in the Airport Land Use Compatibility Plans for either Gillespie Field or Marine Corps Air Station Miramar. However, various Airport Safety Zones do extend into the City. Future projects within the Airport Safety Zones would be required to show consistency with airport safety issues, specifically related to height, noise, and safety. Additionally, future development would conform to General Plan Safety Element Policy 7.1 requiring development within the Airport Influence Area to incorporate design features to address safety and noise hazards, and Section 8.6, Airport Safety Regulations and Review Procedures. Therefore, the HEU would result in less than significant impact relative to airport hazards.

f. No Impact

The HEU would be consistent with all related General Plan policies. This includes the City's emergency response plans. Approval of the HEU would not result in the construction of any projects. All future development would be reviewed to ensure that they are consistent with and would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the HEU would result in no impact relative to emergency or evacuation plans.

g. No Impact

The HEU would not expose people to wildfire hazards. Future development would be consistent with the City's regulations related to fire safety and would not interfere with emergency response plans related to risk from fire (see also Section 14.20 of this study). Therefore, the HEU would result in no impact relative to wildland fires.

14.10 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner, which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Santee General Plan

a and c (i-iv). Less than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA. Residential projects completed to meet the RHNA requirement are expected to be located on infill sites in urbanized areas or within nonvacant underutilized sites and the City has procedures and regulations in place to ensure that there would be no significant impacts associated with water quality. Future development within the housing sites would adhere to all applicable City regulations including the City's Storm Water Management and Discharge Control Ordinance (Chapter 9.06) which requires projects to incorporate construction and post-construction Best Management Practices (BMP) to ensure storm water runoff is controlled in a manner that would minimize water quality degradation. Likewise, the HEU would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner, which would result in substantial erosion, increase the rate or amount of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Future projects would be required to employ construction and operational BMPs to control potential erosion and siltation, and control flows and associated velocities to prevent erosion and impacts to the downstream drainage system. Project-specific effects would be assessed at the time future projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA ensuring impacts would be less than significant.

b and e. No Impact

The Padre Dam Municipal Water District contracts with the San Diego County Water authority provides potable water in the City. Therefore, implementation of the HEU would not deplete groundwater supplies. The HEU does not include the development of any projects. It would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

d. Less than Significant Impact

The City is located in the San Diego River Valley. Reservoirs upstream of the City include the San Vicente, El Capitan, and Lake Jennings. Figure 8-2 of the General Plan Safety Element delineates the areas potentially subject to inundation in the event of failure of each dam. Although the City is within a 100-year flood zone, potential impacts related to flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, would be assessed at the time future projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

14.11 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. No Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones in appropriate locations to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Although implementation of the programs contained in the document would encourage residential development required to meet the City’s RHNA, such residential projects are expected to be located on infill sites within urbanized areas or within nonvacant underutilized sites. Because infill sites are part of the existing urban fabric, projects developed on them would not be likely to physically divide an established community and would have no impact.

b. Less than Significant Impact

The HEU would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. While the City does not currently have an adopted MSCP Subarea Plan, the HEU would not conflict with or prevent implementation of the City’s current Draft MSCP Subarea Plan preserve design and would not conflict with such plans.

The potential impacts related to land use and planning for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU would result in no impact or a less than significant impact on land use and planning.

14.12 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Santee General Plan

a and b. No Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet City’s RHNA. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, future development would not be anticipated to significantly impact mineral resources. As discussed in the General Plan Conservation Element, known mineral resources in the City include sand, gravel, and crushed rock, which are collectively referred to as aggregate. According to the General Plan Conservation Element, areas along Fanita Drive and the north end of Magnolia Avenue are designated as MRZ-2 areas, which are known to have significant mineral resources. Although future residential sites are planned within MRZ-2 areas, the General Plan has designated these areas as Planned Development and Specific Plan areas and not intended as a future mineral resource recovery sites. Therefore, no loss of minerals would occur.

14.13 Noise

Would the project result in:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan

a–c. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. The majority of development is expected infill sites within urbanized areas or within nonvacant underutilized sites. During construction activities associated with future residential development, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to project sites. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment used, and distance between the noise source and noise receiver. Residential development also has the potential to result in incremental increases in long-term noise levels generated by increased vehicular traffic as well as new stationary sources of noise. Adherence to the City's Noise Ordinance and compliance with General Plan Noise Element Policies would ensure that any such noise and vibration increases, both temporary and permanent, would result in less than significant impacts within project areas.

Furthermore, potential development would be consistent with the ALUCP for Gillespie Field. The potential impacts related to noise for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU would result in a less than significant impact associated with noise.

14.14 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a and b. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program; while implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. The HEU utilizes the 2021-2029 RHNA to plan for and accommodate population growth. Is Additionally, the Environmental Impact Report for the City’s General Plan planned for a projected population of 67,703 by the year 2020 and per Table 1 of HEU the City is currently at 57,999. Therefore, it would not induce population growth within the City. Implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Future development would occur on vacant or underutilized sites. With the implementation of rezoning and additional programs in the HEU to increase housing capacity, there would be adequate land available to accommodate the City’s RHNA. Therefore, the update would not necessitate the construction of replacement housing elsewhere (outside of the City) or result in environmental impacts related to growth. Based on the above, the HEU would result in a less than significant impact associated with population and housing.

14.15 Public Services

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a(i-v). Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Residential development of this magnitude would be expected to increase the demand for public services. As a highly urbanized community, most of the residentially designated land in the City is served by public sewer and water lines, streets, storm drains, and other infrastructure and utilities. New or improved infrastructure may be needed to serve the housing sites when they are developed; however, potential impacts related to public services for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The HEU, therefore, would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services listed above. Based on the above, the HEU would result in less than significant impacts to public services.

14.16 Recreation

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan

a and b. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Additional residential development may result in the increased use of existing recreational facilities or the need for construction or expansion of recreational facilities to meet the needs of new residents. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the City’s Parks and Recreation Facilities. The potential impacts related to recreation for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU would in a less than significant impact related to recreation.

14.17 Transportation

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a–d. Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. New residential development would typically be expected to result in additional vehicular trips and the increased use of streets (for all modes of transportation). The development anticipated by the HEU would occur within urban infill sites and nonvacant underutilized sites and consist of various housing types. Future development would be consistent with the City’s Mobility Element and SSP, which establishes a plan for a multi-modal transportation system. Additionally, design standards would require future development to ensure safe and effective road improvements and emergency access. Therefore, future development associated with implementation of the HEU would be expected to generate fewer vehicular trips and more multi-modal trips than conventional development.

In the absence of City adopted significance thresholds for vehicle miles travelled (VMT), the State of California Office of Planning Research issued a VMT Technical Advisory in 2018 and the Santec/Institute of Transportation Engineer (ITE) Guidelines addressing VMT were published in 2019. The Santec/ITE Guidelines for Transportation Impact Studies states projects that would generate less than 1,000 average daily trips or less than 50 peak-hour trips and would generate less than 20 peak-hour trips on any existing on- or off-ramps, are screened out and do not require preparation of a transportation impact study (TIS). Future

actions needed to implement the HEU, including rezones of specific sites, would undergo a separate environmental review. As adoption of the HEU is a policy document, it would not be associated with VMT generation. Potential traffic impacts related to increased transportation system demands associated with specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The HEU would not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the HEU would result in a less than significant impact on transportation/traffic.

14.18 Tribal Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Santee General Plan

a (i and ii). Less Than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. As discussed under Section 14.1, future development in the City has the potential to cause a substantial adverse change in the significance of a cultural resource; however, the General Plan Conservation Element contains policies for the protection of cultural resources, including Policies 5.2, 8.1, and 8.2, and all new development would be required to be consistent with these policies. Additionally, future development would be required to follow the protocol pursuant to Assembly Bill 52 and Senate Bill 18 regarding notification and consultation with Native American Tribes. The potential impacts to tribal cultural resources of any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. Based on the above, the HEU would result in less than significant impacts to tribal cultural resources.

14.19 Utilities and Service Systems

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e. No Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City's RHNA. New

residential development would be expected to increase the burden on existing utilities and service systems involving water, wastewater treatment storm water drainage, and solid waste disposal. Nonetheless, because the development anticipated by the HEU would occur primarily on vacant or underutilized sites already served by well-established utilities service systems, there would not be a significant need for the expansion of existing systems or the construction of new systems, in compliance with applicable statutes and regulations. Water and sewer services are provided by Padre Dam Municipal Water District. The HEU, in itself, would not impact water or sewer service availability. Future development would be required to ensure that adequate water supplies and wastewater capacity would be available to serve the project’s projected demand in addition to the provider’s existing commitments. Therefore, the HEU would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste. The potential impacts related to public services for any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The HEU, therefore, would not result in substantial adverse physical impacts associated with the provision of utilities and service systems listed above. Based on the above, the HEU would result in no impacts to utilities and service systems.

14.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-d. Less than Significant Impact

The HEU is a policy document, consisting of a housing program. While implementation of the HEU would ultimately require rezones to accommodate the RHNA, rezones would not be approved as part of the current action. Therefore, its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA. Future development within the housing sites would be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would include weed abatement, adequate emergency vehicle access, use of non-combustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future residential projects would be assessed at the time the projects are actually proposed. Project design features would be included to ensure impacts related to wildfire would be less than significant.

14.21 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a–c. Less Than Significant Impact

As discussed throughout the above portions of the Initial Study Checklist, the HEU is a policy document and its adoption would not, in itself, produce environmental impacts. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA, the HEU does not identify, describe, promote, entitle, or permit any particular residential development project. The act of adopting the updated HEU does not, therefore, have the potential to result in environmental impacts, either limited or cumulative, affecting habitat; plant or animal communities; rare, endangered or threatened species; historic resources; or human beings. Potential impacts resulting from the

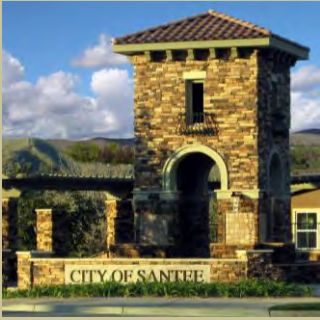
development of any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

15.0 Checklist References

1. California Department of Conservation, Important Farmland Designations, San Diego County. Farmland Mapping and Monitoring Program, 2018. Available at <https://www.conservation.ca.gov/dlrp/fmmp/Pages/SanDiego.aspx>
2. California Air Resources Board (CARB), Ambient Air Quality Standards, May 4, 2018.
3. City of Santee, General Plan 2000-2020, 2003. Available at <https://www.cityofsanteeca.gov/services/development-services/planning-and-zoning-services/general-plan>
4. City of Santee, Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions, 2019. Available at <https://www.cityofsanteeca.gov/home/showpublisheddocument?id=18422>
5. U.S. Environmental Protection Agency, "Climate Change: Basic Information," 2017. Available at https://19january2017snapshot.epa.gov/climatechange/climate-change-basic-information_.html
6. City of Santee General Plan Environmental Impact Report, June 6, 2003.
7. Padre Dam Municipal Water District Urban Water Management Plan, December 2000
8. Draft Multiple Species Conservation Program Subarea Plan, 2006
9. Gillespie Field Airport Land Use Compatibility Plan, December 20, 2010
10. Miramar Airport Land Use Compatibility Plan, December 1, 2011
11. Hazard Mitigation Plan
12. Active Santee Plan, in process. Plan documents available at <http://activesantee.com/>

ATTACHMENT 1

Draft City of Santee Housing Element Update
(Sixth Cycle: 2021-2029)



HOUSING
ELEMENT

CITY OF SANTEE

DRAFT HOUSING ELEMENT

2021-2029



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Section 1: Introduction

A. Purpose and Content of Housing Element

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. California Government Code Section 65580 states the intent of creating housing elements:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per State law, the Housing Element has two main purposes:

- (1) To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- (2) To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2021-2029 period. The Housing Element serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- (1) Matching housing supply with need
- (2) Maximizing housing choice throughout the community
- (3) Assisting in the provision of affordable housing
- (4) Removing governmental and other constraints to housing investment
- (5) Promoting fair and equal housing opportunities

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs (**Section 2, Community Profile**).
- A review of the constraints to housing production and preservation. Constraints include potential market, governmental, policy, and environmental limitations to meeting the City's identified housing needs (**Section 3, Housing Constraints**).
- An assessment of resources available to meet the City's objectives regarding housing production and preservation. Resources include land available for new construction and redevelopment, as well as financial and administrative resources available (**Section 4, Housing Resources**).
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (**Section 5, Housing Plan**).

In addition, the Housing Element contains a number of appendices:

Appendix A: Public Participation – Summarizes the outreach efforts for the development of the Housing Element.

Appendix B: Accomplishments under Adopted Housing Element – Assesses the effectiveness and continued appropriateness of the housing programs set forth in the fifth cycle Housing Element.

Appendix C: Sites Inventory – Provides detailed information of the selected sites for RHNA.

Appendix D: Undeveloped/Underutilized General Industrial (IG) Sites – Updates the status of available parcels for emergency shelters.

B. State Requirements

State law requires housing elements to be updated periodically to reflect a community's changing housing needs. A critical measure of compliance with the State Housing Element Law is the ability of a jurisdiction to accommodate its share of the regional housing needs – Regional Housing Needs Assessment (RHNA). For the San Diego region, the regional growth projected by the State was for the period between June 30, 2020 and April 15, 2029. However, the Housing Element is an eight-year document covering the planning period from April 15, 2021 to April 15, 2029. The City's RHNA and resources available to meet the RHNA are discussed in **Section 4, Housing Resources**.

The RHNA is based, in part, upon the growth that the San Diego Association of Governments (SANDAG) has estimated for the City of Santee in its 2050 Regional Growth Forecast. This forecast was adopted in 2013 and is based on current adopted land use plans and policies. SANDAG forecasts that Santee will grow to 66,313 residents and 23,886 housing units by 2050.

C. Data Sources and Methodology

In preparing the Housing Element, various sources of information were consulted. These include:

- Census 2010 and American Community Survey (ACS) data
- Housing market data from Corelogic
- Employment data from the California Employment Development Department
- Lending data from financial institutions provided under the Home Mortgage Disclosure Act (HMDA)
- Recent data available from service agencies and other governmental agencies

D. General Plan Consistency

The City of Santee General Plan 2020 was adopted on August 23, 2003 and is comprised of the following nine elements: Land Use; Housing; Mobility; Recreation; Trails; Conservation; Noise; Safety; and Community Enhancement. The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

Pursuant to new State law, the City is updating the Safety Element concurrent with the Housing Element update to include an analysis of fire, flood, geologic, seismic, traffic and public safety hazards and policies to reduce the potential loss of life from these hazards. The Safety Element will address new State requirements including environmental justice issues and climate change adaptation and resilience. This update is anticipated to be completed by January 2022.

Section 2: Community Profile

The City of Santee incorporated in 1980. Santee is an urbanized community developed primarily in the 1970s and 1980s. Located in the eastern part of the San Diego metropolitan area, Santee is bordered by El Cajon on the south and southeast, the City of San Diego on the west and northwest, and the County of San Diego on east and northeast.

Most of the City's residentially zoned land has already been developed with a diversity of housing types, including single-family homes, mobile home parks, townhomes, condominiums and apartments. However, several hundred acres within the Specific Plan District and the Town Center District remain undeveloped and available for future housing development.

A. Population Characteristics and Trends

The following section describes and analyzes the various population characteristics and trends in Santee that affect housing need.

1. POPULATION GROWTH

According to the Census, Santee's population rose by almost nine percent from 53,413 in 2010 to 57,999 in 2020 (Table 1). The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 63,812 by the year 2035. This represents a growth of 10 percent or 5,813 people.

Jurisdiction	Population				% Change 2010-2020	Projected % Change 2020-2035
	2000	2010	2020	2035 (Projected)		
El Cajon	94,819	99,478	104,393	109,383	4.9%	4.8%
La Mesa	54,749	57,065	59,966	70,252	5.1%	17.2%
Lemon Grove	24,954	25,320	26,526	28,673	4.8%	8.1%
San Diego	1,223,400	1,301,617	1,430,489	1,665,609	9.9%	16.4%
Santee	53,090	53,413	57,999	63,812	8.6%	10.0%
San Diego County	2,813,833	3,095,313	3,343,355	3,853,698	8.0%	15.3%

Sources: Census 2000 and 2010; California Department of Finance, 2020; and SANDAG 2050 Series 13 Regional Growth Forecast (data extracted on 07/2020).

2. AGE COMPOSITION

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-age householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Santee's population is, as measured by the median age of its residents, older than in neighboring communities and the County as a whole. In 2018, Santee's median age was 38.8 years, while the County's median age was 35.6. The proportion of residents aged 65+ in Santee (14 percent) was the second highest among its neighbors, but saw the highest increase in the past 10 years from 11 percent to 14 percent (see Figure 1). The proportion of residents under 18 was consistent with countywide average (Table 2).

Jurisdiction	Under 18 years		65+ years		Median Age	Median Age
	2010	2018	2010	2018	2010	2018
El Cajon	25.7%	25.4%	11.0%	11.9%	33.7	32.4
La Mesa	19.6%	20.7%	14.2%	14.4%	37.1	37.6
Lemon Grove	25.5%	25.3%	11.2%	12.9%	35.0	35.4
San Diego City	21.4%	20.1%	10.7%	12.3%	33.6	34.7
Santee	23.8%	21.6%	10.7%	14.2%	37.2	38.8
San Diego County	23.4%	22.0%	11.4%	13.3%	34.6	35.6

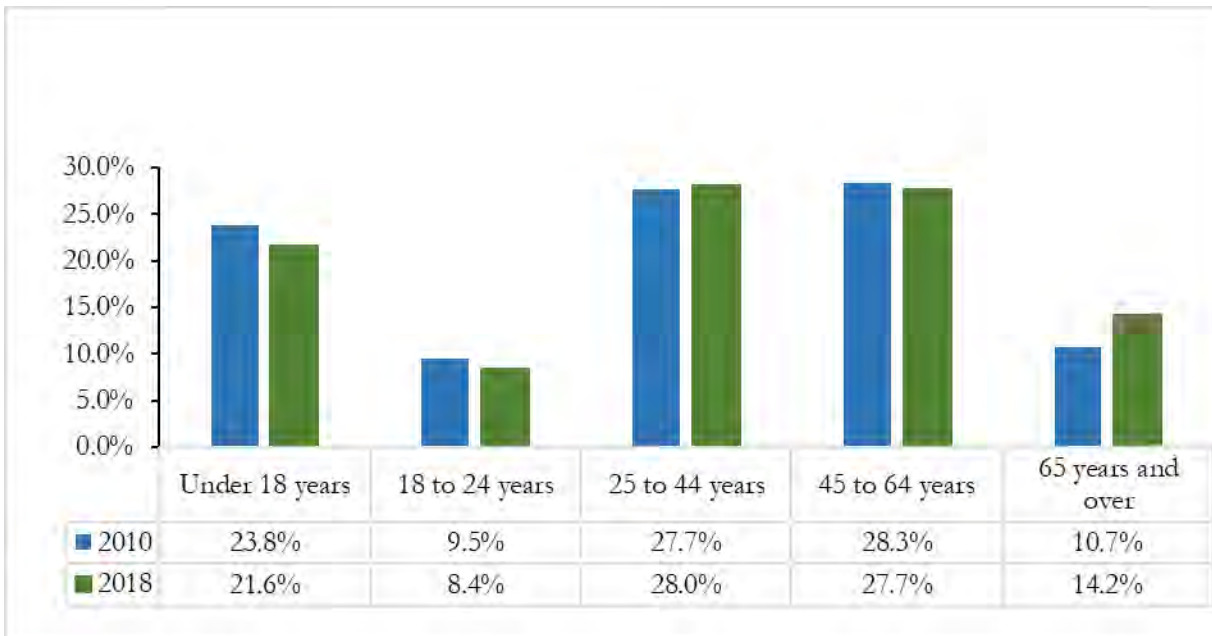
Sources: Census 2010; American Community Survey (2014-2018 Estimates)

As shown in Table 2, a shift in the ages of Santee residents occurred between 2010 and 2018. The child population decreased slightly while the senior population increased by 3.5 percentage points. These changes in age structure represent a significant change in the age composition of Santee towards an aging population, which could affect the housing needs of Santee residents during the planning period.

This trend has been taking place since 1990, when only eight percent of Santee residents were 65+. From 2000 to 2010, the proportion of Santee residents over 65 increased also increased from nine percent to 11 percent. Overall, the senior population in Santee has increased by 6 percentage points in the past 30 years. At the same time, the proportion of Santee residents under the age of 18 has declined dramatically, from 29 percent in 1990 to 22 percent in 2018.

A decrease in residents aged 18-64 has also taken place in the last decade, with this age group decreasing from 66 percent to 64 percent of the population. Both young adult residents and older adults saw slight decreases between 2010 and 2018 while adults aged 25 to 44 saw a minimal increase (Figure 1). As a result, Santee's median age rose by 1.6 years between 2010 and 2018. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

Figure 1: Age Distribution (2010 and 2018)



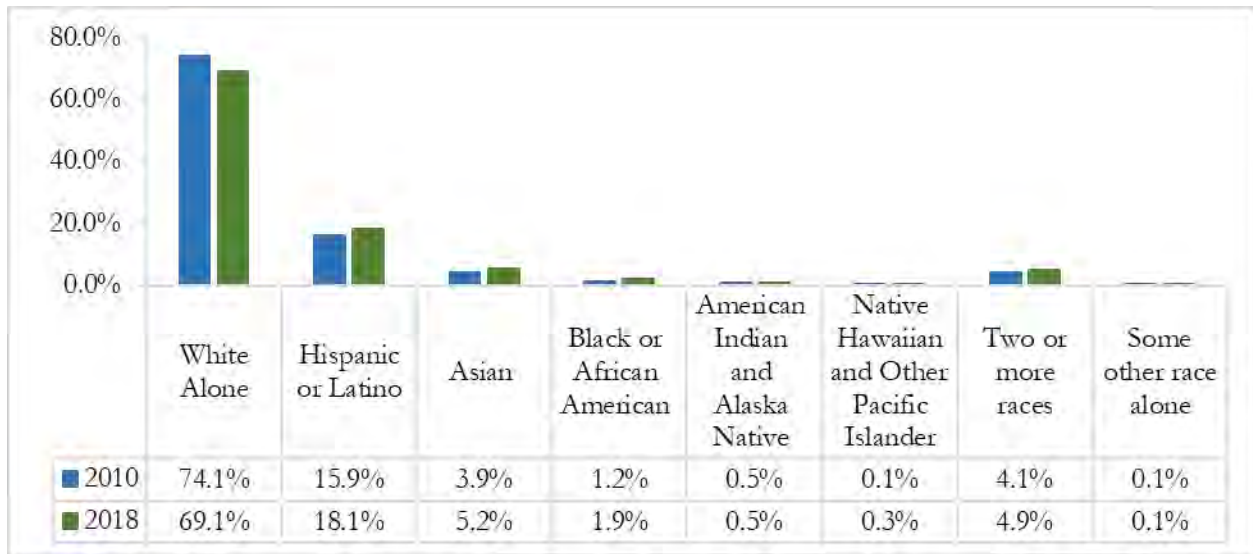
Sources: Census 2010; American Community Survey (2014-2018 Estimates)

3. RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the Federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than White households for living in extended families. However, with the housing crisis in California, and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities.

The racial composition of Santee residents in 2018 was 69 percent White, 18 percent Hispanic, five percent Asian, two percent Black, five percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (Figure 2). Between 2010 and 2018, the proportion of all races/ethnicities increased while the White population decreased. Hispanic and Asian population had the greatest proportional increases.

Figure 2: Race (2010 and 2018)



Sources: Census 2010; American Community Survey (2014-2018 Estimates)

Despite these decreases in White population, Santee continues to have a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Table 3). The City’s proportion of Black/African Americans is also significantly lower than surrounding cities and within the County.

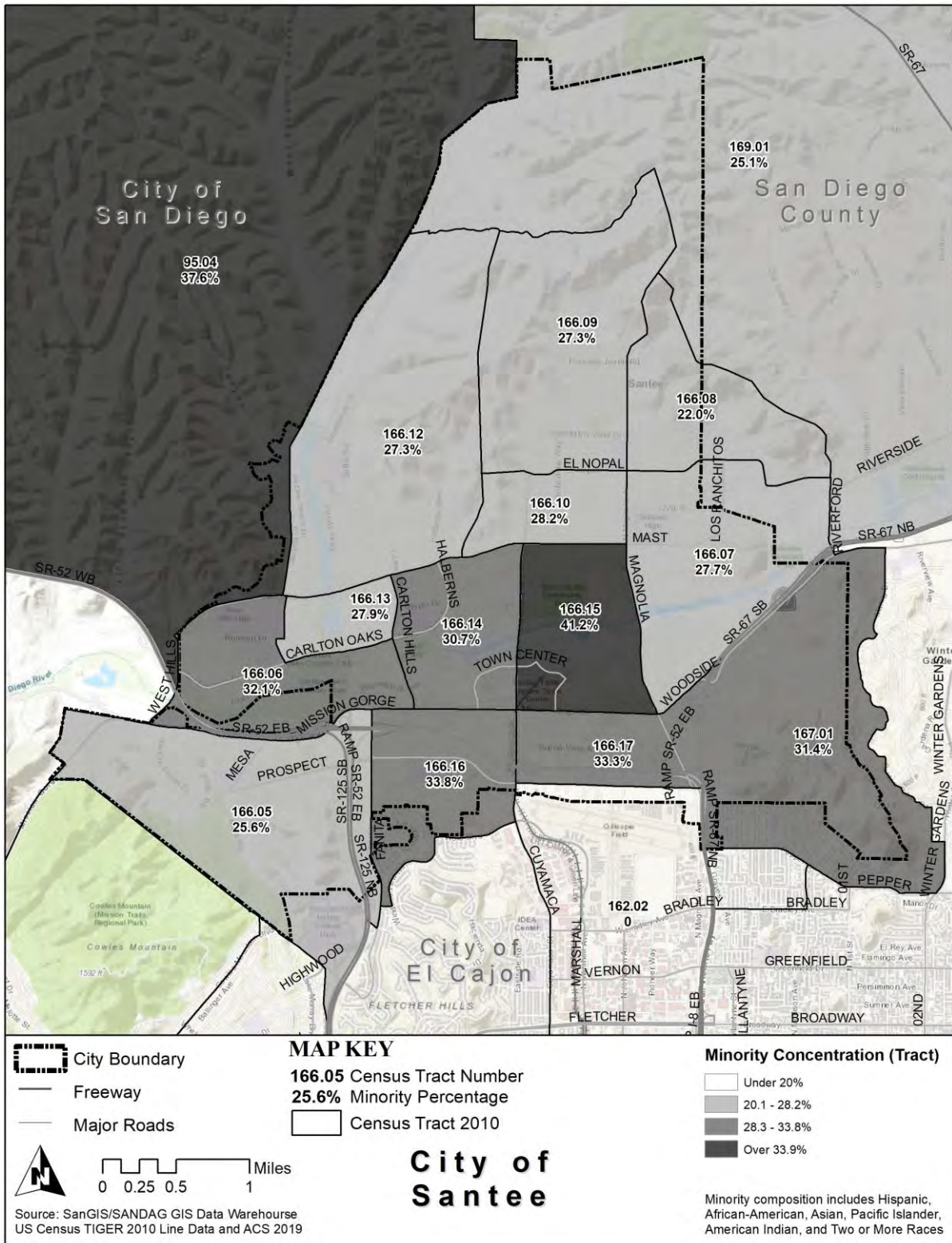
Table 3: Racial Composition in Neighboring Cities and Region (2018)

Jurisdiction	White Alone	Black	American Indian/Alaskan	Asian	Hawaiian/Pac Islands	Other	Two or More	Hispanic/Latino
El Cajon	57.1%	5.5%	0.2%	3.7%	0.4%	0.3%	4.3%	28.5%
La Mesa	55.5%	7.1%	0.1%	6.5%	0.3%	0.1%	4.6%	25.9%
Lemon Grove	28.9%	13.5%	0.1%	6.0%	0.4%	0.1%	4.2%	46.7%
San Diego	42.9%	6.2%	0.2%	16.4%	0.4%	0.2%	3.6%	30.1%
Santee	69.1%	1.9%	0.5%	5.2%	0.3%	0.1%	4.9%	18.1%
County	45.9%	4.7%	0.4%	11.6%	0.4%	0.2%	3.4%	33.5%

Source: American Community Survey (2014-2018 Estimates).

Figure 3 shows the distribution of minority populations in Santee. Minority individuals comprise between 27 and 34 percent of the population in most Census tracts in the City. However, there is one tract (166.08) in the northeastern portion of the community with 22 percent minority, and one tract (166.15) in the center of the City where minorities are highly concentrated (41 percent of tract population).

Figure 3: Minority Concentration Areas (2018)



B. Employment Profile

An assessment of the needs of the community must take into consideration the type of employment held by City residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

1. OCCUPATION AND LABOR PARTICIPATION

The American Community Survey (ACS) provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. As of 2018, Educational Services/Health Care/Social Assistance and Professional/Scientific/Management services were the two largest occupational categories for City residents (Table 4). These categories account for almost 37 percent of the jobs held by employed residents. Similarly, these categories accounted for 36 percent of jobs held by County residents. The proportion of City residents in all other occupations was roughly similar to the occupation profile of County residents, with a higher proportion of Santee residents being employed in construction and retail.

Table 4: Employment Profile (2018)

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	6,743	23.8%	332,860	21.3%
Professional, scientific, and management, and administrative and waste management services	3,630	12.8%	236,691	15.1%
Retail trade	3,466	12.2%	163,799	10.5%
Arts, entertainment, and recreation, and accommodation and food services	2,633	9.3%	186,676	11.9%
Construction	2,316	8.2%	91,902	5.9%
Manufacturing	2,295	8.1%	144,583	9.2%
Finance and insurance, and real estate and rental and leasing	1,845	6.5%	97,145	6.2%
Public administration	1,710	6.0%	78,150	5.0%
Other services, except public administration	1,351	4.8%	84,047	5.4%
Transportation and warehousing, and utilities	1,162	4.1%	63,842	4.1%
Wholesale trade	612	2.2%	37,263	2.4%
Information	541	1.9%	34,501	2.2%
Agriculture, forestry, fishing and hunting, and mining	13	0.0%	13,471	0.9%
Totals		28,317		1,564,930

Source: American Community Survey (2014-2018 Estimates)

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2020, and had a 17 percent increase in average yearly salaries from 2011 to 2020 (Table 5). Even with a 44 percent increase in average salary, food preparation and related services remained the lowest paid occupation in the County. Overall, average yearly salaries for all occupations increased by 8.4 percent.

Occupation	Salary		% Change (2011-2020)
	2011	2020	
Management	\$117,046	\$136,531	16.6%
Legal	\$105,882	\$120,265	13.6%
Computer and Mathematical	\$82,631	\$104,627	26.6%
Healthcare Practitioners and Technical	\$89,872	\$102,053	13.6%
Architecture and Engineering	\$83,115	\$99,949	20.3%
Life, Physical, and Social Science	\$77,716	\$87,579	12.7%
Business and Financial Operations	\$71,815	\$80,850	12.6%
Educational Instruction and Library	\$60,992	\$66,690	9.3%
Total all occupations	\$50,800	\$61,770	8.4%
Arts, Design, Entertainment, Sports, and Media	\$56,963	\$61,614	8.2%
Construction and Extraction	\$51,871	\$60,047	15.8%
Protective Service	\$50,581	\$58,837	16.3%
Community and Social Services	\$49,734	\$56,793	14.2%
Installation, Maintenance, and Repair	\$45,202	\$54,945	21.6%
Sales and Related	\$38,263	\$45,974	20.2%
Office and Administrative Support	\$37,260	\$45,385	21.8%
Production	\$34,324	\$43,823	27.7%
Transportation and Material Moving	\$32,255	\$39,362	22.0%
Building and Grounds Cleaning and Maintenance	\$30,880	\$36,248	34.6%
Healthcare Support	\$26,928	\$35,609	15.3%
Personal Care and Service	\$26,240	\$34,806	32.6%
Farming, Fishing, and Forestry	\$26,009	\$33,243	27.8%
Food Preparation and Serving-Related	\$22,133	\$31,942	44.3%

Source: California Employment Development Department, Occupational Employment Statistics (OES) Q1, 2011, Q1, 2020.

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

1. HOUSEHOLD TYPE

According to the ACS, 19,650 households were located in Santee in 2018. Of these households, 21 percent were single-person households (no change from the 2010 Census), and households headed by seniors (65+) comprised 25 percent, an increase of nearly six percentage points since the 2010 Census. Single-person households represented a lower proportion of Santee’s households than in neighboring jurisdictions and countywide. Conversely, 34 percent of Santee households consisted of families with children, a larger proportion than found in neighboring San Diego City and La Mesa but similar to the County (Table 6). When compared to Census 2010 numbers, Santee’s household composition is slowly trending toward senior-headed households and away from families with children and large households.

Table 6: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	21.3%	19.4%	40.1%	11.1%	4.3%	10.8%
La Mesa	31.3%	24.6%	29.3%	9.1%	2.7%	3.7%
Lemon Grove	21.9%	25.2%	38.5%	11.4%	10.1%	6.5%
San Diego	27.4%	19.8%	29.1%	7.5%	4.6%	5.3%
Santee	21.0%	24.6%	33.7%	4.9%	5.9%	3.5%
San Diego County	23.7%	22.3%	33.1%	8.3%	6.0%	5.9%

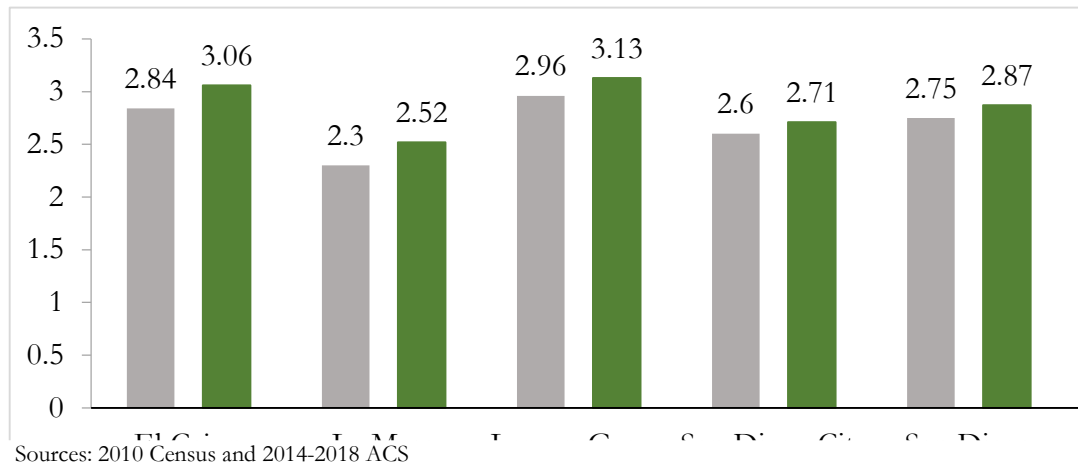
Source: American Community Survey (2014-2018 Estimates)

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer single-family homes. Santee’s housing stock provides a range of unit types to meet the needs of its residents (Table 13). Roughly, 65 percent of the City’s housing stock is comprised of single-family units, while approximately 24 percent of the units consist of multifamily units such as apartments and condominiums (Source: American Community Survey).

2. HOUSEHOLD SIZE

Household size identifies sources of population growth and household overcrowding. A city's average household size will increase over time if there is a trend towards larger families. In communities where the population is aging, the average household size may decline. The average household size in Santee in 2018 was 2.83, an increase from the 2.72 of the 2010 Census, and slightly lower than the County as a whole (2.87) (Figure 4). The County also had a similar increasing household size trend, increasing from 2.75 to 2.87 from 2010 to 2018.

Figure 4: Household Size (2010 and 2018)



3. HOUSEHOLD INCOME

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning *versus* renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

According to SANDAG estimates, six percent of Santee households in 2018 had incomes lower than \$15,000, while 10 percent of households earned incomes between \$15,000 and \$29,999 (Table 7). This represents a proportional change in lower income categories since 2010. Approximately 23 percent of City households earned incomes between \$30,000 and \$60,000, while roughly 29 percent had incomes between \$60,000 and \$99,999. Another 32 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn incomes higher than \$75,000 when compared to countywide households (49 percent in Santee compared to 45 percent in the region). SANDAG estimated that the median household income in Santee was \$84,226 as of January 2018, while the median income for the County was estimated to be \$77,217 (Figure 5).

Table 7: Household Income Distribution, Santee and San Diego County (2010 and 2018)

Household Income	2010		2018		Change in Proportion	
	Santee	County	Santee	County	Santee	County
Less than \$15,000	7.0%	11.0%	6.0%	9.0%	-1.0%	-2.0%
\$15,000 - \$29,999	12.0%	14.0%	10.0%	12.0%	-2.0%	-2.0%
\$30,000 - \$44,999	13.0%	14.0%	11.0%	12.0%	-2.0%	-2.0%
\$45,000 - \$59,999	12.0%	11.0%	12.0%	11.0%	0.0%	0.0%
\$60,000 - \$74,999	13.0%	10.0%	12.0%	10.0%	-1.0%	.0%
\$75,000 - \$99,999	16.0%	13.0%	17.0%	13.0%	1.0%	0.0%
\$100,000 or more	27.0%	27.0%	32.0%	32.0%	5.0%	-5.0%
TOTAL	100.0%	100.0%	100.0%	99.0%	0.0%	-1.0%

Notes: SANDAG Estimates do not add up to 100 percent. SANDAG presents household distributions to the nearest whole number.
Source: SANDAG, Current Estimates, 2010, 2018. (Accessed 09/2020)

Figure 5: Median Household Income (2018)



Note: Not adjusted for inflation. Source: SANDAG, Current Estimates, 2018. (Accessed 08/2020).

4. OVERCROWDING

An overcrowded housing unit is defined as a unit occupied by more than one person per room.¹ Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care.

According to the 2014-2018 ACS, roughly 3.4% of Santee households experienced overcrowded living conditions in 2018 (Table 8). Of these, 39 percent were in owner-occupied households, and 61

¹ Based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

percent were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2018, only 29 percent of the households in Santee were renter-occupied, but they represent 61 percent of all overcrowded households.

	Overcrowded	% of Overcrowded HH	% of All Households²
Owner	257	38.6%	1.9%
Renter	408	61.4%	7.1%
Total Households	665	100.0%	3.4%

Note: 1. Overcrowding: 1.01 or more persons per bedroom. 2. Percent of households for that category. Total owner households= 13,871; total renter households= 5,779; total households = 19,650.
Source: American Community Survey, 2014-2018 Estimates.

This pattern often suggests an inadequate supply of larger rental units. While 66 percent of occupied housing units in the City had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 18 percent of these units were occupied by renters.

5. COST BURDEN

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Upper income households generally are capable of paying a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower and moderate income households.

According to the most recent Comprehensive Housing Affordability Strategy (CHAS) data, published by HUD, 36 percent of Santee households overpaid for housing in 2017 and housing cost burden affected a larger proportion of renters (48 percent) than owners (31 percent) (Table 9). While cost burden affected a smaller proportion of households in 2017 than 2010 (when 44 percent of households overpaid for housing), the trends in cost burden based on tenure have reversed. Since 2010, the proportion of cost burdened renter-households has increased from 43 to 48 percent. By contrast, the proportion of cost burdened owner-households decreased from 45 percent to 30 percent in seven years.

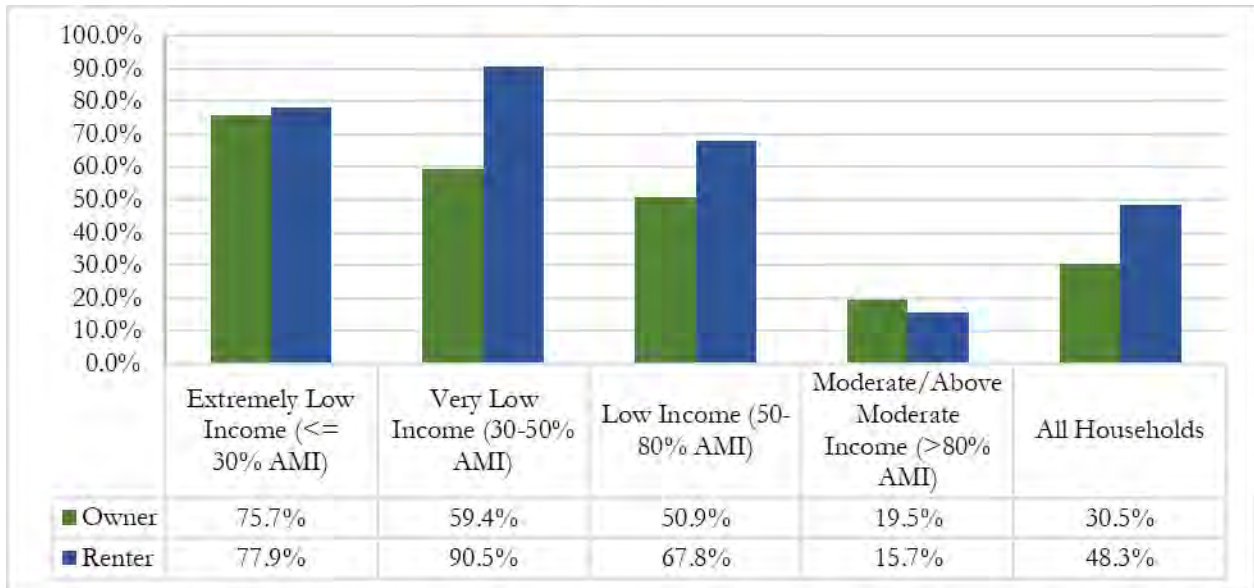
Cost burden affected a majority of lower and moderate income households in 2017 regardless of tenure; however, the incidence of cost burden was greatest among very low income homeowners (81 percent) and very low income renters (91 percent) (Figure 6). With a high prevalence of cost burden amongst lower income households, households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding.

Table 9: Cost Burden by Tenure and Income Level (2010 and 2017)

Income	Owners		Renters		Renters and Owners	
	2010	2017	2010	2017	2010	2017
Extremely Low Income (<= 30% AMI)	83.7%	75.7%	75.8%	77.9%	79.9%	76.9%
Very Low Income (30-50% AMI)	72.4%	59.4%	80.6%	90.5%	75.9%	74.9%
Low Income (50-80% AMI)	55.5%	50.9%	50.9%	67.8%	53.9%	57.5%
Moderate/Above Moderate Income (>80% AMI)	35.8%	19.5%	16.8%	15.7%	44.1%	18.6%
All Households	44.6%	30.5%	42.7%	48.3%	44.1%	36.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2006-2010 estimates and 2013-2017 estimates.

Figure 6: Cost Burden by Tenure and Income Category (2017)



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2013-2017 ACS data.

D. Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability, or household characteristics, among other factors. Consequently, certain residents in Santee may experience a higher prevalence of housing overpayment (cost burden), overcrowding, or other housing problems.

“Special needs” groups include the following: senior households, single-parent households, large households, persons with disabilities, agricultural workers, students, and homeless (Table 10). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Special Needs Group	Santee		San Diego County	
	#	%	#	%
Senior-Headed Households (65+)	4,826	24.6%	249,767	22.3%
Single-Parent Households	1,634	8.3%	124,701	11.1%
Large Households	1,843	9.4%	132,588	11.8%
Persons with Disabilities	5,964	10.8%	314,897	9.8%
Agricultural Workers ¹	13	0.0%	13,471	0.9%
Students ²	4,019	7.0%	296,600	9.0%
Homeless	25	0.0%	7,619	0.2%

1. Category includes civilians employed in the "agriculture, forestry, fishing and hunting, and mining" industry as reported in the ACS.
2. Population enrolled in college or graduate school
Source: Census, ACS, 2014-2018; and Regional Task Force on the Homeless, 2020.

1. SENIOR HEADED HOUSEHOLDS

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. The population over 65 years of age is considered senior and has four main concerns: limited and often fixed income; poor health and associated high health care costs; mobility limitation and transit dependency; and high costs of housing.

From 2014 to 2018, seniors (age 65+) comprised 14 percent of Santee residents and 25 percent of households were headed by seniors. Of these households, the majority (84 percent) owned their homes, while the remainder (16 percent) rented. Aside from cost burden problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 34 percent of Santee’s senior population was reported as having one or more disabilities between 2014 and 2018 by the ACS. The need for senior housing can be expected to increase in Santee due to the changing demographics of the population. It will therefore be particularly important for the City to encourage and facilitate the development of housing that is affordable to seniors.

2. SINGLE-PARENT HOUSEHOLDS

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

According to the 2014-2018 ACS, approximately eight percent of Santee households were headed by single parents. The large majority of these, 66 percent, were headed by females. According to the 2014-2018 ACS, 21 percent of single-parent households had incomes below the poverty level; 87 percent of those households were headed by women. City efforts to expand affordable housing opportunities will help meet the needs of single-parent households

3. LARGE HOUSEHOLDS

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

About nine percent of Santee households were classified as “large households” by the 2014-2018 ACS. About 37 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 25 percent of occupied housing units in the City had four or more bedrooms, only a small portion of these units (13 percent) were occupied by renters. Since only nine percent of Santee’s households are large households, Santee’s housing stock should be adequate to meet the needs of larger households. However, lower income large renter households may have greater difficulty securing adequately-sized units than other large renter households.

4. PERSONS WITH DISABILITIES

Disability is a physical, mental, or developmental condition that substantially limits one or more major life activity. Disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The 2014-2018 ACS estimated that 11 percent of Santee’s population over five years of age had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities; a person may have more than one disability. Among the disabilities tallied, 32 percent involved difficulty hearing, 20 reported cognitive difficulty, 55 percent were ambulatory disabilities, 38 percent made independent living difficult, 16 percent limited self-care ability, and 20 percent involved visual difficulty.

Four factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers

of basic homebuying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation. Furthermore, the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded housing choices for special needs groups were limited and thus an impediment to fair housing in the San Diego region.²

Services for persons with disabilities are typically provided by both public and private agencies. State and federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodation for individuals with limited physical mobility. Furthermore, the City updated the Zoning Ordinance in January 2013 to establish a ministerial reasonable accommodation process and to accommodate supportive housing in all residential zones.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Intellectual disability, cerebral palsy, epilepsy, and autism, are considered developmental disabilities. The term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Santee. According to the State's Department of Developmental Services, as of June 2019, approximately 562 Santee residents with developmental disabilities were being assisted at the San Diego Regional Center. Most of these individuals (75 percent) were residing in a private home with their parent or guardian and 271 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

² San Diego Regional Alliance for Fair Housing, *San Diego Regional Analysis of Impediments to Fair Housing Choice*, May 2020.

5. AGRICULTURAL WORKERS

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define farm-workers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Further limiting the ability to ascertain the number of agricultural workers within Santee is the limited data available on the City due to its relatively small size.

According to the 2014-2018 ACS, 13 residents of Santee residents were employed in farming, forestry, or fishing occupations. Santee is an urbanized community with no undeveloped parcels zoned for agriculture as a principal use; however, some residential zones allow a range of agriculture and related uses.

6. STUDENTS

Santee includes a private college within its jurisdictional limits (San Diego Christian College) and is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately seven percent of Santee residents were enrolled in college between 2014-2018, which is slightly lower than the proportion of college students countywide (nine percent). San Diego State University is the largest university in the San Diego region, with approximately 34,000 students. The university provides housing for an estimated 19 percent of enrolled students. Typically, students have lower incomes and therefore can be impacted by a lack of affordable housing. Overcrowding within this special needs group is a common concern.

7. HOMELESS

According to HUD, the homeless population includes:

- 1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- 2) Individuals and families who will imminently lose their primary nighttime residence;
- 3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition;
or

- 4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Assessing a region’s homeless population is difficult because of the transient nature of the population. San Diego County’s leading authority on the region’s homeless population is the Regional Task Force on the Homeless (RTFH). Based on the 2020 Point-in-Time Count, the majority of the region’s homeless population is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (Table 11). RTFH estimates that all of Santee’s homeless population (25 people) was unsheltered in 2020.

Table 11: Homeless Population by Jurisdiction (2020)						
Jurisdiction	Total Homeless				Total	Percent Unsheltered
	Unsheltered	Emergency Shelters	Safe Haven	Transitional Housing		
Lemon Grove	18	0	0	0	18	100.0%
El Cajon	310	162	0	312	784	39.5%
La Mesa	52	0	0	0	52	100.0%
San Diego	2,283	1,759	36	809	4,887	46.7%
Santee	25	0	0	0	25	100.0%
Lakeside	24	0	0	0	24	100.0%

Source: San Diego Regional Task Force on the Homeless, 2020.

Homelessness is a regional issue that requires the coordination among regional agencies. Santee is part of the San Diego County Continuum of Care Consortium that covers the unincorporated County and all incorporated cities with the exception of the City of San Diego.

The City’s Supportive Services Program provides Community Development Block Grant (CDBG) funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee. Services include the provision of food, temporary shelter, health care, and other social services. The City’s Zoning Ordinance was amended in January 2013 to update the requirements for emergency shelters and transitional housing pursuant to SB 2. The City has identified more than seven acres on eight parcels on Woodside Avenue within the General Industrial “IG” zoning designation where emergency shelters could be sited with ministerial permit approval. Transitional housing is allowed in all residential zones.

E. Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Santee to identify how well the current housing stock meets the needs of current and future residents of the City.

1. HOUSING UNIT GROWTH AND TYPE

Santee has experienced steady housing growth since 2000, when the City had 18,833 units. During the past Housing Element planning period, the City’s housing stock grew from 20,422 units in 2013 to an estimated 21,248 units as of January 2020, or approximately four percent (Table 12). The City’s housing growth outpaced that of nearby East County neighbors El Cajon, La Mesa, and Lemon Grove since 2013.

Jurisdiction	# of Units January 2013	# of Units January: 2020	% Increase 2013-2020
El Cajon	35,898	36,282	1.1%
La Mesa	26,482	26,929	1.7%
Lemon Grove	8,873	9,139	3.0%
San Diego	519,181	549,070	5.8%
Santee	20,422	21,248	4.0%
San Diego County	1,174,866	1,226,879	4.4%

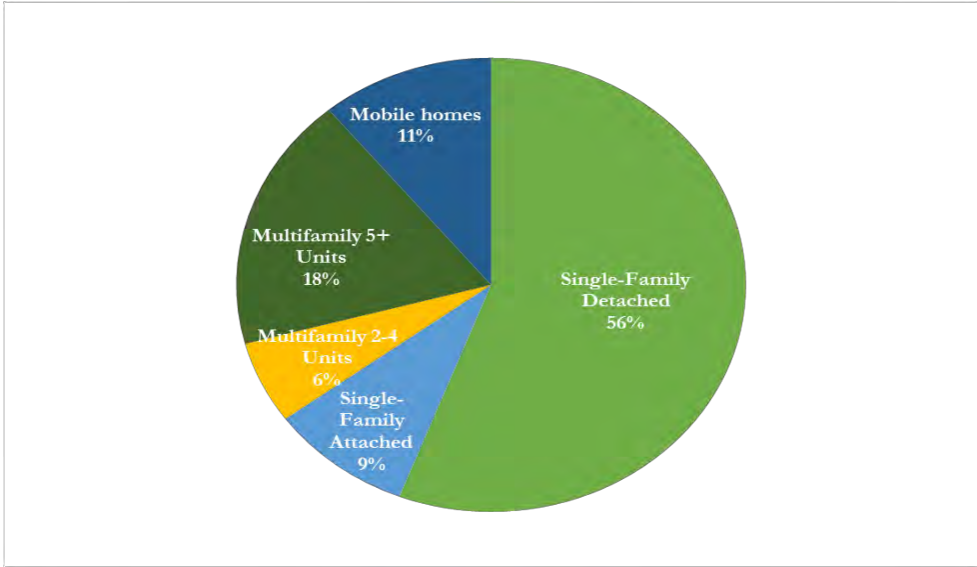
Source: Census 2000; and California Department of Finance, 2013, 2020.

Santee maintains a diverse housing stock. In 2020, single-family homes comprised 65 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (Table 13). According to the 2020 California Department of Finance housing estimates, the City has a larger proportion of mobile homes in San Diego County.

Housing Type	January 2020	
	# of Units	% of Total
Single-Family Detached	11,871	55.9%
Single-Family Attached	1,930	9.1%
Multifamily 2-4 Units	1,247	5.9%
Multifamily 5+ Units	3,864	18.2%
Mobile homes	2,336	11.0%
Total Units	21,248	100.0%

Source: California Department of Finance, 2020.

Figure 7: Housing Stock Composition (2020)



Source: California Department of Finance, 2020

2. HOUSING AGE AND CONDITION

Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. Santee’s housing stock is older than the County’s; 80 percent of the City’s housing stock was constructed prior to 1990, while only 72 percent of the County’s housing stock is more than 30 years old (Table 14).

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). Continued maintenance will be essential to prevent widespread housing deterioration. The Code Enforcement Officer tracks and maintains statistics annually for housing units in need of rehabilitation or replacement.

Table 14: Age of Housing Stock				
	Santee		San Diego	
Less than 30 years old				
Post-2010	622	3.0%	35,306	2.9%
2000-2009	1,752	8.5%	145,104	12.0%
1990-1999	1,670	8.1%	151,967	12.6%
Total	4,044	19.7%	332,377	27.6%
30 to 50 years old				
1980-1989	3,958	19.3%	230,420	19.1%
1970-1979	7,194	35.1%	272,251	22.6%
Total	11,152	54.4%	502,671	41.7%
50 years or older				
1960-1969	3,203	15.6%	144,647	12.0%
1950-1959	1,533	7.5%	130,316	10.8%
1940-1949	316	1.5%	41,844	3.5%
Pre-1939	258	1.3%	53,029	4.4%
Total	5,310	25.9%	369,836	30.7%
All housing units	20,506	100.0%	1,204,884	100.0%
Note: The total number of units in ACS is based on extrapolations from a 5% sample. The total number housing units from the State Department of Finance is based on updating the 100% census with annual building permit activities. Source: ACS, 2014-2018.				

3. HOUSING TENURE

The tenure distribution of a community's housing stock (owner versus renter) influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing cost burden, while faced by many households, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder. Between 2014 and

2018, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (Table 15). This rate of homeownership is the highest among all of neighboring communities and nearly 18 percentage points higher than the countywide rate.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (Table 16). Among those who owned their homes between 2014 and 2018, 41 percent lived in homes with three or more persons per household, compared to 44 percent for the renter-households.

Table 15: Housing Tenure (2018)		
Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	39.3%	60.7%
La Mesa	41.2%	58.8%
Lemon Grove	53.8%	46.2%
San Diego	46.9%	53.1%
Santee	70.6%	29.4%
San Diego County	53.1%	46.9%
Source: Census, ACS, 2014-2018.		

Table 16: Tenure by Household Size (2018)		
Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1-person	21.2%	20.6%
2-person	34.7%	30.1%
3-person	19.8%	23.1%
4-person	15.9%	14.4%
5+-person	5.6%	6.9%
Average household size	2.82	2.86
Source: Census, ACS, 2014-2018.		

4. HOUSING VACANCY

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 1.5 to 2.0 percent for ownership housing and 5.0 to 6.0 percent for rental housing are considered optimal to balance demand and supply for housing.

Vacancy rates in Santee are lower than what is considered optimal for a healthy housing market. According to the 2014-2018 ACS, the overall vacancy rate in Santee was 4.2 percent. Specifically, the vacancy rate for ownership housing was one percent, while the overall rental vacancy rate was 2.9 percent. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing and increasing the incidence of overcrowding.

5. HOUSING COSTS AND AFFORDABILITY

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Santee residents.

Homeownership Market

Median home sales prices in the surrounding areas of Santee ranged from \$482,500 in Lemon Grove to \$631,500 in the City of San Diego in 2020 (Table 17). Santee’s median home price is on the lower end of the spectrum at \$535,000. However, median home sale prices increased the most in Santee, increasing by almost 50 percent between 2015 and 2020. All other surrounding cities also saw increases in their median home prices during this period but only ranging between 27 percent increase in La Mesa and 42 percent in Chula Vista.

Table 17: Median Home Sales Prices (2015 and 2020)			
Jurisdiction	March 2015	March 2020	% Change 2015-2020
Chula Vista	\$400,000	\$566,000	41.5%
El Cajon	\$390,000	\$540,500	38.6%
La Mesa	\$440,000	\$557,000	26.6%
Lemon Grove	\$352,500	\$482,500	36.9%
San Diego	\$486,000	\$631,500	29.9%
Santee	\$365,000	\$535,000	46.6%
San Diego County	\$455,000	\$590,000	29.7%

Source: Corelogic, Home Sales Activity by City, March 2015 and March 2020.

The Zillow online database was also consulted in an effort to better understand the more current home sale market in Santee. Zillow listed 37 single-family homes and 21 condos/townhouses for sale in August 2020 (Table 18). The median asking price for a unit was \$551,334, with a range of \$117,000 to \$1,355,000. Single-family homes were priced higher (\$600,714 median) than condos/townhouses (\$450,000 median).

Table 18: Home Asking Prices (August 2020)			
Unit Type	Number for Sale	Asking Price Range	Median Asking Price
Single-Family Homes	37	\$117,000-\$1,355,000	\$600,714
2-Bedroom	4	\$117,000-\$149,900	\$124,900
3-Bedroom	20	\$445,912-\$975,000	\$596,947
4+-Bedroom	13	\$552,668- \$1,355,000	\$667,956
Condos/Townhomes	21	\$360,000- \$599,000	\$450,000
2-Bedroom	3	\$360,000-\$450,000	\$369,000
3-Bedroom	17	\$389,800-\$599,000	\$459,000
4+-Bedroom	1	\$525,000	\$525,000
All Homes	58	\$117,000-\$1,355,000	\$551,334

Source: Zillow, August 26, 2020.

The home sale market continues to rise in Santee, as the median asking price of homes in August 2020 (\$551,334) is significantly higher than the median sale price of homes in November 2012 (\$275,000) as reported in the 2013-2021 Housing Element based on the online Multiple Listing Service (MLS) database.

Rental Market

With renters comprising approximately 30 percent of the City’s households, it is important to understand the rental market in Santee. Internet resources were consulted to understand the rental housing market in Santee (Table 19). Rental price information was collected for five apartment complexes within the City with units for rent advertised on Zillow.com in September 2020. At the time of the research, there were no studio apartment units available, while one-bedroom units rented

for \$1,495+ to \$1,891. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,925 to \$2,300, while a three-bedroom unit was listed at \$2,750.

Table 19: Apartment Rental Rates (September 2020)	
Apartment Complex	Rental Price Range
Oaks Apartments	
1 BR	\$1,565-\$1655
2 BR	\$1,925-\$1,955
Santee Villas	
1 BR	\$1,720-\$1,755
2 BR	\$1,940-\$1,975
Parc One	
1 BR	\$1,880-\$1891
2 BR	\$2,300
3 BR	\$2,750
Carlton Heights Villas	
1 BR	\$1,500-\$1,632
2 BR	\$1,990
Town Center Apartments	
1 BR	\$1,495+
Source: Zillow.com, September 2020.	

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region. Fall average rents increased for units of all sizes in Santee between 2011 and 2019. The average price of three-bedroom units doubled during this period (up by 105.1 percent); while rental rates for one-bedroom and two-bedroom units increased significantly (69 and 63 percent, respectively) in Santee (Table 20). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions (Table 20).

Table 20: Average Rental Rates by Jurisdiction Fall 2011 and Fall 2019

Jurisdiction	# of Rooms	Fall 2011 Average rents	Fall 2019 Average Rents	% Change Fall 2011 to Fall 2019
El Cajon	Studio	\$729	\$1,000	37.2%
	1 BR	\$857	\$1,863	117.4%
	2 Br	\$1,095	\$1,941	77.3%
	3BR	\$1,394	\$2,270	62.8%
La Mesa	Studio	\$872	-	-
	1 BR	\$1,097	\$1,798	63.9%
	2 Br	\$1,437	\$2,271	58.0%
	3BR	\$1,739	\$2,597	49.3%
San Diego	Studio	\$923	\$1,526	65.3%
	1 BR	\$1,211	\$1,881	55.3%
	2 Br	\$1,575	\$2,241	42.3%
	3BR	\$1,877	\$2,460	31.1%
Santee	Studio	--	-	-
	1 BR	\$988	\$1,672	69.2%
	2 Br	\$1,205	\$1,963	62.9%
	3BR	\$1,153	\$2,365	105.1%
San Diego County	Studio	\$899	\$1,342	49.3%
	1 BR	\$1,090	\$1,666	52.8%
	2 Br	\$1,418	\$2,013	42.0%
	3BR	\$1,730	\$2,483	43.5%

Source: San Diego County Apartment Association, Fall 2011 and Fall 2019.

Housing Affordability by Household Income

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2020, the Area Median Income (AMI) in San Diego County was \$92,700 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10 percent) and spends no greater than 30 percent of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of San Diego County are shown in Table 21. Households in the lower end of each category can afford less by comparison than those at the upper end. The market-affordability of Santee’s housing stock for each income group is discussed below:

Extremely Low Income Households: Extremely low income households earn 30 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$444 per month for a one-person household to \$589 per month for a family of five (Table 21). The maximum affordable home purchase price for extremely low income households ranges from \$60,846 for a one-person household to \$68,801 for a five-person household. Extremely low income households generally cannot afford housing at market rate.

Very Low Income Households: Very low income households are classified as those earning 50 percent or less of the AMI. The estimated maximum affordable rental payment ranges from \$847 per month for a one-person household to \$1,213 per month for a family of five (Table 21). The maximum affordable home purchase price for very low income households ranges from \$130,009 for a one-person household to \$175,652 for a five person household. Based on the rental data presented in Table 19 and Table 20, very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee.

Low Income Households: Low income households earn 51 to 80 percent of the County AMI. The estimated maximum home price a low income household can afford ranges from \$233,862 for a one-person household to \$335,821 for a five-person family. Affordable rental rates for low income households would range from \$1,454 for a one-person household to \$2,148 for a five-person household.

As indicated by the data presented in Table 18, low income households could not afford adequately sized homes listed for-sale in August 2020. Low income households do not have better chance in securing an adequately sized and affordable rental housing unit as rental units range from \$1,495-1,755 for one-bedroom units to \$2,750 for three-bedroom units and are out of the affordable rent price (Table 19Table 20). Also, limited number of apartment complexes offering three-bedroom units in Santee at prices affordable to larger low-income households is indicative of the potential difficulty these households face.

Moderate Income Households: Moderate income households earn up to 120 percent of the County AMI. The estimated maximum affordable home price for moderate income households ranges from \$290,392 for a one-person household to \$422,971 for a family of five. A moderate income household can afford rental rates of \$1,784 to \$2,656 per month depending on household size.

Based on the rental and for-sale housing market data presented in Table 19 and Table 18, moderate income households can afford to rent some of the apartments advertised in September 2020 but not purchase adequately sized homes. For example, asking prices for a four-bedroom home (an adequately sized home to avoid overcrowding) range from \$525,000 to \$1.3 million (Table 18). This far exceeds the affordable purchase price for large households. Table 18 does include some single-family home and condo/townhome listings that meet the affordable price for large families, but they are two-bedroom units.

Table 21: Housing Affordability Matrix San Diego County (2020)

Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Own	Rent	Own	Taxes/ Insurance/ HOA	Rent	Purchase
Extremely Low Income (30% of AMI)								
One Person	\$24,300	\$608	\$608	\$164	\$164	\$213	\$444	\$60,846
Small Family	\$31,200	\$780	\$780	\$240	\$240	\$273	\$541	\$70,498
Large Family	\$37,450	\$936	\$936	\$348	\$348	\$328	\$589	\$68,801
Very Low Income (50% of AMI)								
One Person	\$40,450	\$1,011	\$1,011	\$164	\$164	\$354	\$847	\$130,009
Small Family	\$52,000	\$1,300	\$1,300	\$240	\$240	\$455	\$1,061	\$159,576
Large Family	\$62,400	\$1,560	\$1,560	\$348	\$348	\$546	\$1,213	\$175,652
Low Income (80% of AMI)								
One Person	\$64,700	\$1,618	\$1,618	\$164	\$164	\$566	\$1,454	\$233,862
Small Family	\$83,200	\$2,080	\$2,080	\$240	\$240	\$728	\$1,841	\$293,192
Large Family	\$99,800	\$2,495	\$2,495	\$348	\$348	\$873	\$2,148	\$335,821
Moderate Income (120% of AMI)								
One Person	\$77,900	\$1,948	\$1,948	\$164	\$164	\$682	\$1,784	\$290,392
Small Family	\$100,150	\$2,504	\$2,504	\$240	\$240	\$876	\$2,264	\$365,782
Large Family	\$120,150	\$3,004	\$3,004	\$348	\$348	\$1,051	\$2,656	\$422,971
1. Small family =3-person household 2. Large family= 5-person household. Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates. Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Housing Authority of the County of San Diego Utility Allowance, 2019 . Utility allowances based on the combined average assuming all electric and all natural gas appliances.								

F. Project-Based Rental Housing Assistance

1. ASSISTED HOUSING INVENTORY

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Santee has six assisted housing developments that provide 612 affordable housing units (Table 22).

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Cedar Creek Apartments	48	47	LIHTC	Year 2025	47
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	43
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
Laurel Park Senior Apartments	133	132	CDLAC Bond	Year 2031	132
Woodglen Vista Apartments	188	188	HFDA/Section 8	12/31/2035	0
Carlton Country Club Villas	130	121	Section 236	---	0
			Section 8	4/30/2038	
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Total Assisted Units	624	612			222
Source: City of Santee, 2020; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 8/24/2020.					

2. AT-RISK HOUSING

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multifamily rental units that are eligible to convert to market rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a 10-year period starting April 15, 2021. Consistent with State law, this section identifies publicly assisted housing units in Santee and analyzes their potential to convert to market rate housing uses.

During the 2021-2031 “at-risk” housing analysis period, three assisted housing projects in Santee are at risk of converting to market-rate housing. As of April 15, 2021, 222 units were at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

3. PRESERVATION OPTIONS

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership

Long-term affordability of lower income units can be secured by transferring ownership of these projects to non-profit housing organizations. By doing so, these units would be eligible for a greater range of government assistance. Table 23 presents the estimated market value for the 222 units at Cedar Creek, Forester Square, and Laurel Park to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately \$48,075,000. Assuming a five-percent down payment is made on each project, at least \$2,400,000 down payment cost would be required to transfer ownership of these buildings to non-profit organizations. Unless some form of mortgage assistance is available to interested nonprofit organizations, rental income alone from the lower income tenants would not likely be adequate to cover the mortgage payment, and rental subsidy would be required.

Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	0
Total	47	43	132
Annual Operating Cost	\$280,035	\$233,730	\$612,990
Gross Annual Income	\$1,205,448	\$1,021,080	\$2,746,224
Net Annual Income	\$925,413	\$787,350	\$2,133,234
Market Value	\$11,567,663	\$9,841,875	\$26,665,425
Market value for each project is estimated with the following assumptions:			
1. Average market rent for 1-BR is \$1,672, 2-BR is \$1,963, and \$2,365 for a 3-BR (Table 20).			
2. Average bedroom size for 1-BR assumed at 600 square feet, 750 square feet for 2-BR, and 900 square feet for a 3-BR.			
3. Annual operating expenses per square foot = \$7.35 (based on NAI San Diego's Multifamily Market Report Q3, 2019. Figure represents average operating costs for three- and two-star buildings).			
4. Market value = Annual net project income*multiplication factor			
5. Multiplication factor for a building in good condition is 12.5.			

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as lower income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

Rent Subsidy

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City through a variety of potential funding sources could provide a voucher to

very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. Table 24 estimates the rent subsidies required to preserve the housing affordability for the residents of the 222 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$2,533,000 in rent subsidies would be required annually.

Table 24: Rent Subsidies Required			
Project Units	Cedar Creek Apartments	Forester Square Apartments	Laurel Park
1 BR	5	17	104
2 BR	18	12	28
3 BR	24	14	
Total	47	43	132
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$52,445	\$44,113	\$117,796
Total Monthly Rent Allowed by Fair Market Rents	\$113,952	\$91,582	\$219,900
Total Annual Subsidies Required	\$738,084	\$569,628	\$1,225,248
Average Annual Subsidy per Unit	\$15,704	\$13,247	\$9,282
Average Monthly Subsidy per Unit	\$1,309	\$1,104	\$774
Average subsidy per unit for each project is estimated with the following assumptions:			
1. A 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, and a 3-BR unit by a 5-person household.			
2. Based on 2020 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$847, \$1,061 for a 3-person household, and \$1,213 for a 5-person household (Table 21).			
3. HUD 2020 Fair Market Rents in the San Diego MSA is \$1,566 for a 1-BR, \$2,037 for a 2-BR, and \$2,894 for a 3-BR.			

4. REPLACEMENT COSTS

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$300,000 per unit for multifamily rental housing, replacement of the 222 at-risk units would require approximately \$66,600,000. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

5. COST COMPARISON

The cost to build new housing to replace the 222 at-risk units is high, with an estimated total cost of more than \$66,600,000. This cost estimate is substantially higher than the cost associated with transfer of ownership (\$48,075,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years (\$50,6590,000).

G. Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santee. Detailed CHAS data based on the 2013-2017 ACS is displayed in Table 25. Based on CHAS, housing problems in Santee include:

- 1) Units with physical defects (lacking complete kitchen or bathroom);
- 2) Overcrowded conditions (housing units with more than one person per room);
- 3) Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- 4) Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Disproportionate Needs

The types of problems vary according to household income, type, and tenure. Some highlights include:

- Overall, housing problems affected roughly a greater proportion of renter-households (48 percent) than owner-households (31 percent).
- Elderly renters had the highest level of housing problems regardless of income level (64 percent).
- All extremely low income large renter families had housing problems; the CHAS estimates that all of these households paid more than 50 percent of their income on housing costs.
- More than a third (36 percent) of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,615 extremely low income Santee households reported in the 2013-2017 CHAS, approximately 63 percent incurred a housing cost burden exceeding 50 percent of their monthly income.

Table 25: Housing Assistance Needs of Low and Moderate Income Households in Santee

Household by Type, Income & Housing Problem	Renters				Owners		Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Extremely Low Income (0-30% AMI)	240	290	65	855	500	760	1,615
% with any housing problem	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden >30%	83.3%	87.9%	46.2%	78.9%	80.0%	75.0%	77.1%
% with cost burden > 50%	58.3%	77.6%	46.2%	63.7%	64.0%	62.5%	63.2%
Very Low Income (31-50% AMI)	225	440	75	955	665	960	1,915
% with any housing problem	91.1%	90.9%	100.0%	89.5%	54.9%	60.4%	74.9%
% with cost burden >30%	91.1%	90.9%	100.0%	89.5%	54.9%	59.9%	74.7%
% with cost burden >50%	68.9%	43.2%	100.0%	57.1%	30.1%	37.5%	47.3%
Low Income (51-80% AMI)	170	770	195	1,375	970	2,140	3,515
% with any housing problem	52.9%	71.4%	82.1%	69.5%	30.4%	52.1%	58.9%
% with cost burden >30%	52.9%	71.4%	71.8%	68.0%	29.4%	51.1%	57.7%
% with cost burden > 50%	8.8%	11.7%	5.1%	12.0%	13.4%	20.7%	17.3%
Total Households	875	3,255	605	6,025	4,085	13,445	19,470
% with any housing problem	68.0%	48.5%	58.7%	51.5%	35.5%	32.0%	38.1%

Source: HUD CHAS tabulations of 2013-2017 ACS data.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

A. Nongovernmental Constraints

Locally and regionally there are several constraints that hinder the ability to accommodate Santee's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build housing.

1. LAND AND DEVELOPMENT COSTS

High development costs in the region stifle potential affordable housing developments. Development costs (land, entitlement, and construction) for residential units have increased rapidly over the last decade, especially for the cost of land when vacant developable land is diminishing. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing infill sites can also add to costs.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of land and any necessary improvements or demolition of existing structures is a key component of the total cost of housing. The lack of vacant land for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. Based on listings at Zillow.com, land zoned for low density residential uses could capture about \$800,000 per acre (or an average of \$100,000 per unit). Land at the urban core that might be used for high density residential uses is priced around \$1.75 million per acre.

2. LABOR SHORTAGE CONSTRUCTION COSTS

Another key component of construction cost is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a study for Smart Cities Prevail. The study finds that California lost about 200,000 construction workers since 2006. Many lost their jobs during the recession and found work in other industries. University of Southern California housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing" workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

3. CONSTRUCTION FINANCING

The financing of a residential project, particularly affordable housing, is quite complex. Construction loans are almost never available for over 75 percent of the future project value for multifamily developments. This means that developers must usually supply at least 25 percent of the project value. Furthermore, no firm threshold determines what a lender considers to be an acceptable ‘return’ on investment, nor the maximum equity contribution at which an otherwise feasible project becomes infeasible. Upfront cash commitment may not be problematic for some developers as long as the project can generate an acceptable net cash flow to meet the acceptable returns. Although financing costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Santee.

4. AVAILABILITY OF HOME FINANCING

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

Overall, 561 households applied for government-backed mortgage loans and 951 households applied for conventional home mortgage loans in Santee in 2017 (Table 26). However, approval rate was lower for conventional loans than for government-backed loans, and lower in 2017 than in 2012. Refinancing loan applications were the most frequent type of mortgage loans with an approval rate of 62 percent, lower than the approval rate in 2012. Home improvement loans have the lowest approval rates among other types of financing.

Table 26: Disposition of Home Loans: 2017

Jurisdiction	Total Applicants		Percent Approved		Percent Denied		Percent Other ¹	
	2012	2017	2012	2017	2012	2017	2012	2017
Government Backed Purchase	536	561	78.4%	80.6%	11.2%	6.2%	10.4%	13.2%
Conventional Purchase	436	951	78.2%	73.9%	9.9%	9.3%	11.9%	16.8%
Refinance	4,034	2,323	70.4%	61.5%	15.0%	16.1%	14.6%	22.4%
Home Improvement	121	306	60.3%	61.8%	30.6%	26.8%	9.1%	11.4%
Total	5,127	4,141	71.7%	67.0%	14.6%	14.0%	13.8%	19.1%

Source: www.lendingpatterns.com, 2020

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

AB 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to affirmatively further fair housing. The bill states that if the public agency completes or revises an assessment of fair housing, the public agency may incorporate relevant portions of that assessment of fair housing into the Housing Element. In 2019-2020, the City of Santee collaborated with all other jurisdictions in San Diego County to prepare a Regional Analysis of Impediments (AI) to Fair Housing Choice, which was completed in July 2020. This section summarizes the some of the key findings of the study.

Fair Housing Trends and Services

The City of Santee contracts with CSA San Diego County to provide fair housing services. Between 2014 and 2018, 276 persons in Santee were served. In FY 2020, Santee conducted testing for housing discrimination based on national origin and race at two sites. The site tested for race showed differential treatment. Between 2014 and 2018, HUD received nine cases of fair housing complaints from Santee residents, with two-thirds of these cases involving discrimination based on disability. However, four of these complaints were determined to be not well-founded.

Access to Opportunities

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santee residents' access to key opportunity assets. Table 27 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have

high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*

- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Within the City of Santee, there are no significant discrepancies in access to resources and opportunities among different race groups or among persons living above or below poverty, except for Blacks and Native Americans in terms of access to employment. However, these two groups represent very small percentages of the City's population.

Key Impediments

The 2020 Regional AI found the following regional impediments:

- Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.
- Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred, with a high rate of voucher use in El Cajon and National City.
- Housing choices for special needs groups, especially persons with disabilities, are limited. Housing options for special needs groups, especially for seniors and persons with disabilities, are limited. Affordable programs and public housing projects have long waiting lists.

- Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement. Fair housing testing should be conducted regularly.
- Fair housing outreach and education should expand to many media forms, not limited to traditional newspaper noticing or other print forms. Increasingly fewer people rely on the newspapers to receive information. Public notices and printed flyers are costly and ineffective means to reach the community at large.
- Patterns of racial and ethnic concentration are present within particular areas of the San Diego region. In San Diego County, 15.4 percent of residents indicated they spoke English “less than very well” and can be considered linguistically isolated.

In addition, various land use policies, zoning provisions, and development regulations may affect the range of housing choice available. Specifically for Santee, amendments to the Zoning Code to address the following are needed: accessory dwelling units, Low Barrier Navigation Centers (LBNC), emergency shelter capacity and parking standards, and transitional and supportive housing.

Specifically, AB 101 requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including: access to permanent housing, use of a coordinated entry system (i.e. Homeless Management Information System), and use of Housing First according to Welfare and Institutions Code section 8255. A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.

AB 2162 requires that supportive housing be allowed by right in zones where multifamily and mixed uses are permitted, including nonresidential zones that permit multifamily uses. Minimum parking requirements for units occupied by supportive housing residents are prohibited if the development is located within ½ mile of a public transit stop.

Furthermore, AB 139 requires that parking standards for emergency shelters for the homeless be established based on staffing level.

Table 27: Opportunity Indicators by Race/Ethnicity

City of Santee	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	69.83	78.14	49.29	84.84	64.16	44.37	47.24
Black, Non-Hispanic	68.69	79.70	40.44	83.79	66.05	56.11	45.21
Hispanic	69.41	78.36	47.70	84.77	64.75	48.32	46.15
Asian or Pacific Islander, Non-Hispanic	69.90	79.62	47.36	84.22	64.42	49.78	46.20
Native American, Non-Hispanic	70.35	77.07	48.44	84.06	63.91	43.52	47.93
Population below federal poverty line							
White, Non-Hispanic	65.71	77.70	48.15	84.63	64.63	48.01	44.73
Black, Non-Hispanic	69.79	77.16	56.49	85.38	61.96	63.50	49.63
Hispanic	69.44	79.81	49.54	83.95	64.00	48.99	46.61
Asian or Pacific Islander, Non-Hispanic	75.16	74.24	55.79	86.75	66.23	50.10	46.26
Native American, Non-Hispanic	66.24	83.59	61.38	81.16	59.21	30.44	53.33

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

B. Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

1. LAND USE CONTROLS

The Land Use Element of the Santee General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State-required 6th cycle update that will cover the period beginning on April 15, 2021 and ending on April 15, 2029. An Urban Residential land use designation that permits 30 units per gross acre was added in 2010.

The Land Use Element provides for the following land use designations which allow for residential development:

- Hillside Limited (HL): 0-1 dwelling units per gross acre
- Low Density Residential (R-1): 1-2 dwelling units per gross acre
- Low Density Residential Alternative (R-1-A): 2-4 dwelling units per gross acre (1/4-acre lot minimum)
- Low-Medium Density Residential (R-2): 2-5 dwelling units per gross acre
- Medium Density Residential (R-7): 7-14 dwelling units per gross acre
- Medium High Density Residential (R-14): 14-22 dwelling units per gross acre
- High Density Residential (R-22): 22-30 dwelling units per gross acre
- Urban Residential (R-30): 30 dwelling units per gross acre

In addition to the above residential land use categories, the Town Center Specific Plan area, and the Planned Development District, designated in the General Plan and the Zoning Ordinance, allow residential uses. The Residential-Business District was added to the Zoning Code in 2003 and is consistent with the General Plan. This designation is intended to allow for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas.

The City's residential land use designations provide for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, accessory dwelling units, and multifamily units at various densities. In 2010, the City adopted the high density residential land use designation, R-30 Urban Residential with a Mixed Use Overlay. The R-30 designation is intended to provide land for development characterized by mid-rise apartment and condominium development that utilizes innovative site planning and building design to provide on-site recreational amenities and open space and be located in close proximity to major community

facilities, business centers and streets of a least major capacity and to be internally consistent. The Mixed Use Overlay for the R-30 designation provides an option for ground-floor commercial uses that promote a variety of services that are conveniently located for residents and the public. However, no development has occurred on the R-30 designation. As part of this Housing Element update, the City is revisiting this designation to provide a density range (e.g. 30 – 35 dwelling units per acre) to facilitate development in this designation.

Gillespie Field Airport Land Use Compatibility Plan (ALUCP)

The City of Santee is located within the Airport Influence Area (AIA) of Gillespie Field. State law requires each local agency having jurisdiction over land uses within the AIA to either: (1) modify its General Plan, zoning ordinance or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If the City of Santee fails to take either action, the City is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems the City's General Plan consistent with the ALUCP.

At the present time, land use proposals within the AIA are subject to land use compatibility determinations by the ALUC. The City is responsible for submitting the Application for a Consistency Determination to the San Diego County Regional Airport Authority. Airport staff would review and make recommendations to the ALUC as to the appropriate determination. The ALUC must act upon an application for a determination of consistency with an ALUCP within 60 days of the ALUC deeming such application complete. The City may override an ALUC determination of inconsistency by a two-thirds vote of the City Council if it can make certain findings and provide a 45-day notice of the same to the ALUC and the California Department of Transportation (Caltrans) per Public Utilities Code Section 21676.5(a). Where possible conflict between the residential density provisions mandated by State law and Airport Safety Zones are identified with a specific land use proposal, the ALUCP density limitations shall apply unless overridden by the City Council. Since this process is not unique to the City of Santee, it does not constitute a distinct or unusual constraint. The Gillespie Field Airport Land Use Compatibility Plan was adopted on January 25, 2010, and is posted on the San Diego Regional Airport Authority's website.³

Approximately 54 acres of the residential sites inventory is located within the boundaries of the Gillespie Field ALUCP. Of this acreage, 33 acres fall within Safety Zone 6, which will not negatively affect residential density. The remaining 21 acres fall within Safety Zones 3 and 4. The City will override the Gillespie Field ALUCP on these residential sites as appropriate, and as necessary to ensure adequate sites are available during the planning period unless "no net loss" findings can be made (Section 6, Policy 5.7). Furthermore, the City will monitor development on sites identified in the Housing Element to comply with the "no net loss" requirement pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need, the City will identify and rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

³ http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx

Town Center Specific Plan

In October 1986, the City of Santee completed a focused effort to plan for the development of property in its geographic core. The Town Center Specific Plan established guidelines for creating a people- and transit-oriented hub for commercial, civic and residential uses along the San Diego River.

Residential Business District

The Residential Business District (RB) designation allows for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential/nonresidential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. This designation allows low intensity commercial and office uses that would not result in significant land use compatibility impacts, but that would be greater than otherwise permitted through home occupation regulation. Properties with the RB designation permit all uses allowed in the R-2 designation plus a list of “low-impact” office and commercial uses.

2. RESIDENTIAL DEVELOPMENT STANDARDS

The City’s Zoning Ordinance implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. Santee’s Zoning Ordinance provides for the following residential districts:

- ***Hillside/Limited Residential (HL)*** -- (0-1 dwelling units/gross acre): This designation is intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services and other environmental concerns.
- ***Low Density Residential (R-1)*** -- (1-2 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-half acre lots or larger that is responsive to the natural terrain and minimizes grading requirements. The intent of this designation is to provide development of a semi-rural character through the use of varying setbacks and dwelling unit placement on individual parcels.
- ***Low-Density Residential Alternative (R-1-A)*** -- (2-4 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes on one-quarter acre lots or larger which provide a transitional option between the R-2 (6,000 square foot lot) and the larger R-1 (20,000 square foot lot) zones.
- ***Low-Medium Density Residential (R-2)*** -- (2-5 dwelling units/gross acre): This designation is intended for residential development characterized by single-family homes in standard subdivision form. It is normally expected that the usable pad area within this designation will be a minimum of 6,000 square feet.

- **Medium Density Residential (R-7)** -- (7-14 dwelling units/gross acre): This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the density range and multifamily attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities.
- **Medium High Density Residential (R-14)** -- (14-22 dwelling units/gross acre): This designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities and be located in close proximity to major community facilities, business centers and streets of at least major capacity.
- **High Density Residential (R-22)** -- (22-30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium buildings characteristic of urban high density development in close proximity to community facilities and services, public transit services, and major streets. It is intended that this category utilize innovative site planning and building design to provide on-site recreational amenities and open space.
- **Urban Residential (R-30)** -- (30 dwelling units/gross acre): This designation is intended for residential development characterized by mid-rise apartment and condominium development typical of urban development at higher densities than R-22. This designation is intended for architecturally designed residential development, up to four stories, with parking facilities integrated in the building design. Areas developed under this designation would be located in close proximity to major community facilities, commercial and business centers and streets of at least major capacity. Development amenities would include on-site business centers, fitness and community rooms, and indoor and outdoor recreation facilities. Site design would implement pedestrian-friendly design concepts, including separated sidewalks, landscaped parkways, traffic calming measures, and enhanced access to transit facilities and services. Measures that reduce energy and water consumption are required.

Santee's Zoning Ordinance establishes residential development standards for each zone to ensure quality of development in the community. Site Development Criteria as specified in Section 13.10.040 of the Zoning Ordinance are presented in Table 28.

Table 28: Basic Residential Development Standards

Characteristic of Lot, Location & Height	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Minimum Net Lot Area (square feet)	Avg. 40,000 Min. 30,000	Avg. 20,000 Min. 15,000	Avg. 10,000 Min. 8,000	6,000	none			
Density Ranges (du/gross acre)	0-1	1-2	2-4	2-5	7-14	14-22	22-30	30 (no range)
Minimum Lot Dimensions (width/depth)	150 ¹ / 150'	100 ¹ / 100'	80 ¹ / 100'	60 ¹ / 90'	none			
Minimum Flag Lot Frontage	20'				36'			
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Setbacks ²								
Front ³	30'	20'	20'	20'	20'	10'	10'	10'
Exterior side yard	15'	15'	15'	10'	10'	10'	10'	10'
Interior side yard	10'	10'	8'	5'	10'	10'	10'	10' or 15 ⁴
Rear	35'	25'	25'	20'	10'	10'	10'	10' or 15 ⁴
Maximum Height	35' (three stories)					45' (3 stories)	55' (4 stories)	55' (4 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60
Parking Requirements (off-street)	2 spaces in a garage (all single-family, detached homes)				<p>The following applies to multifamily, townhomes, duplexes, zero lot line, etc.</p> <p>Resident spaces:</p> <p><u>Studio & One-bedroom unit:</u> 1.5 spaces/unit, with 1/unit in a garage or carport</p> <p>R-30 zone: 1 space/unit</p> <p><u>Two or more bedroom unit:</u> 2 spaces/unit, With 1/unit in a garage or carport</p> <p>plus, Guest Spaces:</p> <p>1 space/4 units R-30 Zone: 1 space/10 units</p>			

Source: City of Santee, October 2019.

Notes: ¹For lots located on cul-de-sacs and knuckles, see SMC Zoning Ordinance Table 13.10.040.A, note 1.

²All Setbacks are measured in feet from the property line, not a street, sidewalk, or fence line.

³Setbacks adjacent to Major, Prime or Collector roads may be greater (SMC Table 13.10.040.B).

⁴15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

Lot Standards

The minimum lot sizes for residential lots in Santee range from 6,000 for the R-2 zone, 8,000 for the R-1-A zone, 15,000 for the R-1 zone, to 30,000 for Hillside/Limited Residential (HL) zone. Minimum lot widths range from 60' for the R-2 zone, 80' for the R-1-A zone, 100' for the R-1 zone, and 150' for the HL zone. There are no minimum lot sizes or minimum lot widths for the R-7, R-14, R-22 or R-30 zones. These minimum lot size standards are typical, cover the majority of the City, and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a range of maximum lot coverage, by zone. The largest hillside lots have the smallest maximum lot coverage at 25 percent. Maximum lot coverage for the R-1, R-1-A, and R-2 zones increase by 5, or 30, 35, and 40 percent respectively. The zones which permit greater density also permit greater maximum lot coverage: R-7 permits 55 percent maximum lot coverage, R-14 permits 60 percent, R-22 permits 70 percent, and R-30 permits 75 percent maximum lot coverage. The City's lot coverage standards are typical and the larger the lot, the more feasible to achieve the maximum allowable density.

Yard Setbacks

All residential zones have a 10' – 20' front setback, with the exception of the Hillside/Limited Residential zone which has a 30' front setback. Side yard setbacks typically range from 15' – 25', and typical rear yard setbacks range from 10' to 25'. Again, the Hillside/Limited Residential zone has a larger rear yard setback at 35'. These setbacks are intended to provide a safe and visually cohesive aesthetic to the residential development throughout the city.

Height Limits

Santee allows building heights up to 35' or three stories in most residential zones in the City. The R-14 residential zone allows heights of up to 45', or three stories, and the R-22 and R-30 zones allow heights of up to 55', or four stories. The three and four-story height limits allow the achievement of higher densities in the R-14 and R-22 residential zones.

Parking Standards

In addition to the development standards above, Santee requires a certain number of parking spaces to be provided for each new residential unit. The Santee Zoning Code requires two parking spaces in a garage for all single-family residential zones, including in HL, R-1, R-1-A, and R-2. Parking standards for the multi-family zones are established primarily by the number of bedrooms in the dwelling unit. For Studio and one-bedroom units, 1.5 spaces/unit with 1/unit in a garage or carport are required. For two or more bedroom units, 2 spaces/unit are required with 1/unit in a garage or carport. Guest spaces are required at 1 space/4 units. The R-30 Zone allows for reduced resident and guest parking. Santee's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multifamily housing. Santee complies with the State Density Bonus provisions for senior and affordable housing, and consistent with State law, provides additional reductions in parking requirements if the project is located close to public transportation. In addition, as part of the adoption of the Art & Entertainment District Overlay in the City's Town Center, parking requirements have been reduced.

3. FLEXIBILITY FROM DEVELOPMENT STANDARDS

Santee provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development District

The Planned Development District is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones. This designation provides for mixed-use development potential including employment parks, commercial, recreational and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. More specifically, single family dwellings, single family attached units and multi-family are all permitted uses in the Planned Development District, with approval of a Development Review Permit.

Variance and Minor Exception

The purpose of a variance is to provide flexibility from the strict application of development standards when special circumstances pertaining to the property such as size, shape, topography, or location deprives such property of privileges enjoyed by other property in the vicinity and in the same district, consistent with the objectives of the development code.

The purpose of a minor exception is to provide flexibility necessary to achieve the objectives of the development code. Selected site development regulations and applicable off-street parking requirements are subject to administrative review and adjustment in those circumstances where such adjustment will be compatible with adjoining uses or is necessary to provide reasonable accommodation for persons with disabilities, and consistent with state or federal law, and consistent with the goals and objectives of the general plan and the intent of the code.

Density Bonus Ordinance

On June 12, 2019, the City of Santee updated the City's Density Bonus Ordinance. The substance of the density bonus program was removed from the municipal code because the program is governed by state law, that is explicitly applicable to charter cities, such as Santee. Revisions refer to state law to avoid the need to modify the code in response to each state law amendment. The Density Bonus Ordinance provides incentives to developers for the production of housing affordable to lower income households, moderate income households and senior citizens. However, new changes to the density bonus law passed in 2019 and 2020 may necessitate a review of the City's Density Bonus Ordinance to ensure continued compliance with State law.

4. PROVISIONS FOR A VARIETY OF HOUSING TYPES

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family units, multifamily units, accessory dwelling units, manufactured housing, mobile home parks, residential care facilities, transitional and supportive housing, single-room occupancy (SRO) buildings, farm worker housing, and housing for the homeless. Santee provides for a wide range of housing types throughout the community. Table 29 summarizes the housing types permitted in each of the City’s primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Conditional Use Permit (CUP), or is not permitted (--).

USES	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30	IG
Single-family Dwellings	P	P	P	P	P	--	--	--	--
Multifamily Dwellings	--	--	--	--	P	P	P	P	--
Manufactured Housing	P	P	P	P	P	P*	P*	--	--
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--
Accessory Dwelling Units	P	P	P	P	P	P	P	P	--
Residential Care Facilities									
-Accessory Use: 6 or fewer	P	P	P	P	P	P	P	P	--
-Non-Accessory Use: 7 or more	--	--	--	CUP	CUP	CUP	CUP	CUP	--
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	--
Single Room Occupancy (SRO)	--	--	--	--	P	P	P	P	--
Emergency Shelters	--	--	--	--	--	--	--	--	P

Source: City of Santee Municipal Code, 2020.
 Notes: P = Permitted; CUP = Conditional Use Permit.
 *Permitted within a mobile home park.

Single-family Dwellings

Single-family homes are allowed in the following residential zones: Hillside/Limited (HL), Low Density (R-1), Low-Alternative (R-1A), Low-Medium Density (R-2), and Medium Density (R-7). The HL zone allows up to one dwelling unit /gross acre. It is intended for areas with steep slopes, rugged topography and limited access. Parcels zoned HL are found in the northern part of the City, and also in the southwest and southeast corners of the City. The R-1 zone permits 1 - 2 dwelling units/acre, intended for residential development on one-half acre lots or larger. Parcels zoned R-1 can be found in the north, southwest and eastern and southeastern areas of the City. The R-1A zone permits 2 - 4 dwelling units/acre. Lot sizes are 10,000 square feet or larger. This designation is intended to provide a transition between areas of denser development in the R-2 designation, and lower density larger lot size development in the R-1 and HL land use designations.

R-2 allows 2 - 5 dwelling units per acre and is intended for single-family homes in standard subdivision form characterized by lots of a minimum of 6,000 square feet. It covers the largest portion of the City planned for residential uses and is typically found on level terrain. R-7 is medium density residential zone that allows 7 – 14 units/acre. The R-7 zone is intended for a wide range of

residential development including attached and detached single-family units at the lower end of the density range. Areas developed under this zone should be close to streets of at least collector size, and should be conveniently served by neighborhood commercial and recreational facilities.

Multifamily Units

Multifamily units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure), apartments (five or more units under one ownership in a single building); condominiums, townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats, etc.).

Multifamily Units are allowed in the upper density range of the Medium Density (R-7) zone, and in the Medium High Density (R-14), High Density (R-22), and Urban Residential (R-30) zone. The R-7 zone permits up to 14 units per gross acre while up to 22 units per gross acre are permitted in the R-14 zone. Up to 30 units per gross acre are permitted in the R-22 zone and the density for the R-30 zone is 30 units per gross acre.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or a detached residential dwelling unit that provides permanent provisions for living, sleeping, eating, cooking and sanitation complete independent living facilities for one or more persons, is located on a lot with an existing or proposed main house, and includes an entrance separate from the main house. An ADU can include a manufactured home.

A junior accessory dwelling unit (JADU) is a residential unit, no more than 500 square feet in size, that has an efficiency kitchen, is contained entirely within an existing or proposed single-family main house or attached garage, and has a separate entrance. It can either have its own bathroom or share with the main house. An efficiency kitchen is a kitchen that contains the following: (a) a cooking facility with appliances; (b) a food prep counter(s) with at least 15 square feet in area; and (c) food storage cabinets totaling at least 30 square feet of shelf space. ADUs and JADUs may be an alternative source of affordable housing for lower income households and seniors.

The City updated its ADU/JADU guidelines in 2019 to comply with changes in state law. ADUs/JADUs are only permitted on lots zoned Residential, and in some circumstances Mixed Use zones. ADUs/JADUs meeting certain criteria can apply for a building permit only. All other ADUs must first go through a separate ministerial ADU Permit process, prior to submitting for a building permit, to ensure it conforms to the development standards contained in Section 13.10.045 of the Zoning Code.

As a measure to increase the supply of affordable housing, the City of Santee took action to waive Development Impact Fees for the construction of ADUs for a five-year period, effective September 2019. ADUs can provide needed affordable housing for residents of Santee and can also meet the

need for multi-generational housing. The City believes that the waiving of Development Impact Fees will spur the construction of additional ADUs in Santee.

Manufactured Housing/Mobile Home Parks

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there were 2,336 mobile homes in the City in January 2020. The City permits manufactured housing placed on a permanent foundation in all residential zones that allow single-family housing and within mobile home parks in accordance with the Santee Zoning Ordinance.

The Zoning Ordinance also contains a Mobile Home Park Overlay District to accommodate mobile home parks in the City. According to Section 13.22.030, the Mobile Home Park Overlay District may be applied in combination with any other residential district with the approval of a Conditional Use Permit (CUP). The Overlay District establishes specific development standards for a mobile home park and is applied over the base residential district. A Mobile Home Park Overlay district is indicated on the zoning district map by the letters "MHP."

Residential Care Facilities

Residential care facilities can be described as any State-licensed family home, group care facility or similar facility for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Santee permits residential care facilities serving six or fewer persons within all residential zones, subject to the same development review and permit processing procedures as traditional single-family or multifamily housing. Residential care facilities serving more than six persons are permitted with approval of a CUP within the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

Transitional and Supportive Housing

The Zoning Ordinance definition for “transitional housing” references the State’s definition contained in Health and Safety Code Section 50675.2, which defines “transitional housing” and “transitional housing development” as “buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”

The definition for “supportive housing” in the Zoning Ordinance also references the State’s definition contained in Health and Safety Code Section 50675.14(b), which defines the use as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” “Target population” is defined in the same subsection of the Health and Safety Code Section as “persons, including persons with disabilities, and families who are ‘homeless,’ as that term is defined by Section 11302 of Title 42 of the United States Code, or who are ‘homeless

youth,' as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code.”

The City permits transitional and supportive housing that meets applicable Health and Safety Code definitions in all residential zones, consistent with State law. The same development standards and permit process that applies to single-family or multifamily housing applies to transitional and supportive housing.

AB 2162 (September 2018) and AB 2988 (May 2020) require that supportive housing meeting specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. The Santee Zoning Code will be amended to include the requirements of AB 2162 and AB 2988.

Single Room Occupancy Buildings

SRO buildings are defined in the Santee Zoning Ordinance as “a building providing single-room units for one or more persons with or without shared kitchen and bath facilities, including efficiency units per Health and Safety Code Section 17958.1.” SRO buildings are considered suitable to accommodate the housing needs of extremely low income households. This housing type is permitted in all multifamily zones, subject to all Municipal Code and other standards applicable to any new multifamily residential building, including, but not limited to, density, height, setback, on-site parking, lot coverage, development review, compliance with the California Building Code, building fees, charges and other requirements generally applicable to a proposed multifamily development in the Zone District in which a property is located.

Farm Worker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City’s Zoning Code was updated in 2019 to add Agricultural Employee Housing. This housing, as defined in Section 13.04.140, is allowed in residential districts pursuant to Health and Safety Code Sections 17021.5 and 17021.6 and is subject to regulations that apply to other residential dwelling of the same type in the same zone.

Emergency Shelters

The Zoning Ordinance definition for “emergency shelter” references the State’s definition contained in Health and Safety Code Section 50801(e), which defines the use as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Although no emergency shelters are currently located within Santee, these facilities are permitted and without discretionary review on more than seven acres on eight parcels on Woodside Avenue within the General Industrial “IG” zone.

- Vacant or underutilized parcels within the IG zone are presented in the Appendix. These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels could accommodate an emergency shelter to accommodate at least 25 homeless individuals (which represents the number of identified unsheltered homeless population in Santee as of 2020 by the Regional Task Force on the Homeless) and

at least one year-round emergency shelter. The IG zone is suitable for emergency shelters because shelters are compatible with a range of uses that are common in suburban communities and allowed in the IG zone (e.g., motels/hotels, office buildings, religious institutions, athletic or health clubs, public buildings, educational facilities, etc.);

- The IG-zoned parcels on Woodside Avenue are located approximately one mile from public bus service that connects to regional transit, including trolley service;
- Existing uses in the IG zone are primarily light industrial, warehousing, and office uses – no heavy industrial uses are present; and
- The parcels are not known to be constrained by the presence of hazardous materials either on or adjacent to the properties.

Emergency shelters are subject to ministerial Development Review Permit approval. The following specific and objective development standards are established in the Municipal Code and apply to emergency shelters:

- An emergency shelter shall not be located within three hundred feet of another shelter; and
- The agency or organization operating the shelter shall submit a Facility Management Plan containing facility information, including the number of persons who can be served nightly, the size and location of onsite waiting and intake areas, the provision of onsite management, exterior lighting details, and onsite security during hours of operation.

AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Parking requirements can be set to be adequate for shelter staff, but the overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The Santee Zoning Code will be amended to include these requirements.

4. HOUSING FOR PERSONS WITH DISABILITIES

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City conducted an analysis of the Zoning Ordinance as part of this Housing Element update, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted in all residential districts; Santee is compliant with the Lanterman Act. The Land Use Element and Zoning Ordinance provide for the development of multifamily housing in the R-7, R-14, R-22, and R-30 zones. Traditional multifamily housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. State-licensed residential care facilities for more than six persons are conditionally permitted in the R-2, R-7, R-14, R-22, and R-30 zones. Potential conditions for approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The City has not adopted a spacing requirement for residential care facilities.

The Santee Zoning Code includes provisions for transitional and supportive housing. These facilities may serve persons with disabilities. Consistent with State law, transitional and supportive housing facilities as defined in the Health and Safety Code are permitted in all residential zones.

The City also accommodates persons with disabilities in group care facilities. Group care facilities serve mentally disabled, mentally disordered or otherwise handicapped persons regardless of whether they are living together as a single household unit. These facilities are separate from State-licensed residential care facilities and require approval of a CUP in all residential zones. Group care facilities are subject to the same review process, approval criteria, and findings as all other uses that require a CUP, including large residential care facilities.

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Consistent with the State's model Reasonable Accommodation Ordinance, the Santee Zoning Code includes a ministerial procedure for handling requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director (Director) for review and consideration. The Director must consider the following criteria when determining whether a requested accommodation is reasonable:

1. The Applicant making the request for reasonable accommodation is an individual protected under the Federal Fair Housing Amendments Act of 1988.
2. The accommodation is necessary to make a specific dwelling unit(s) available to an individual protected under the Federal Fair Housing Amendments Act of 1988.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of a program, policy, and/or procedure.

If necessary to reach a determination on the request for reasonable accommodation, the Director may request further information from the applicant consistent with the Federal Fair Housing Amendments Act of 1988, specifying in detail what information is required. Not more than 30 days after receiving a written request for reasonable accommodation, the Ordinance requires the Director to issue a written determination on the request. In the event that the Director requests further information pursuant to the paragraph above, this 30-day period is suspended. Once the Applicant provides a complete response to the request, a new 30-day period begins.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Services Division of the Department of Development Services as a part of the building permit submittal.

Government Code Section 12955.1(b) requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

1. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
2. At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
3. All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
4. Common use areas shall be accessible.
5. If common tenant parking is provided, accessible parking spaces are required.

Permit Processing

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes are reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt and without the requirement for payment of a fee. The reasonable accommodation procedures are based on the State's model ordinance, and they clearly state how to apply for and obtain reasonable accommodation; therefore, they do not represent a constraint on the development or improvement or housing for persons with disabilities.

Definition of Family

A "family" is defined in the Santee Zoning Ordinance as one or more individuals living together as a single household unit. The City's Ordinance does not regulate residency by discriminating between biologically related and unrelated persons nor does it regulate or enforce the number of persons constituting a family. In conclusion, Santee's definition of "family" does not restrict access to housing for persons with disabilities.

Conclusion

The City fully complies with ADA requirements and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

6. DEVELOPMENT PERMIT PROCEDURES AND PROCESSING TIMES

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the units selling price. Santee's development review process is designed to encourage site and architectural development, which exemplify the best professional design practices. The Development Review Permit process helps ensure that each new project achieves the intent and purpose of the General Plan land use designation and zone in which the project is located. Together, the following figures and tables show the type of approvals required for the most common types of residential development as well as the reviewing authority.

Residential projects subject to the Development Review process follow two distinct review paths, depending on the scope of the project. The City Council reviews larger projects during a noticed public hearing. The City Council functions as the Planning Commission and therefore approval of applications in Santee is not subject to two discretionary bodies. This streamlined review process saves a considerable amount of time when compared to processes of many other jurisdictions that require separate Planning Commission and City Council approval of large residential projects. Other projects are reviewed by the Director. A summary of the two review processes are listed below.

Director Review	City Council Review
1) New construction on vacant property	1) Any multi-family residential project
2) One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more.	2) Any single family residential project where a tentative map or tentative subdivision map is required.
3) Construction of an accessory dwelling unit.	3) The conversion of residential, commercial or industrial buildings to condominiums.
4) Reconstruction or alteration of existing buildings on sites when the alteration significantly affects the exterior appearance of the building or traffic circulation of the site.	
5) Development in the Hillside Overlay zone.	

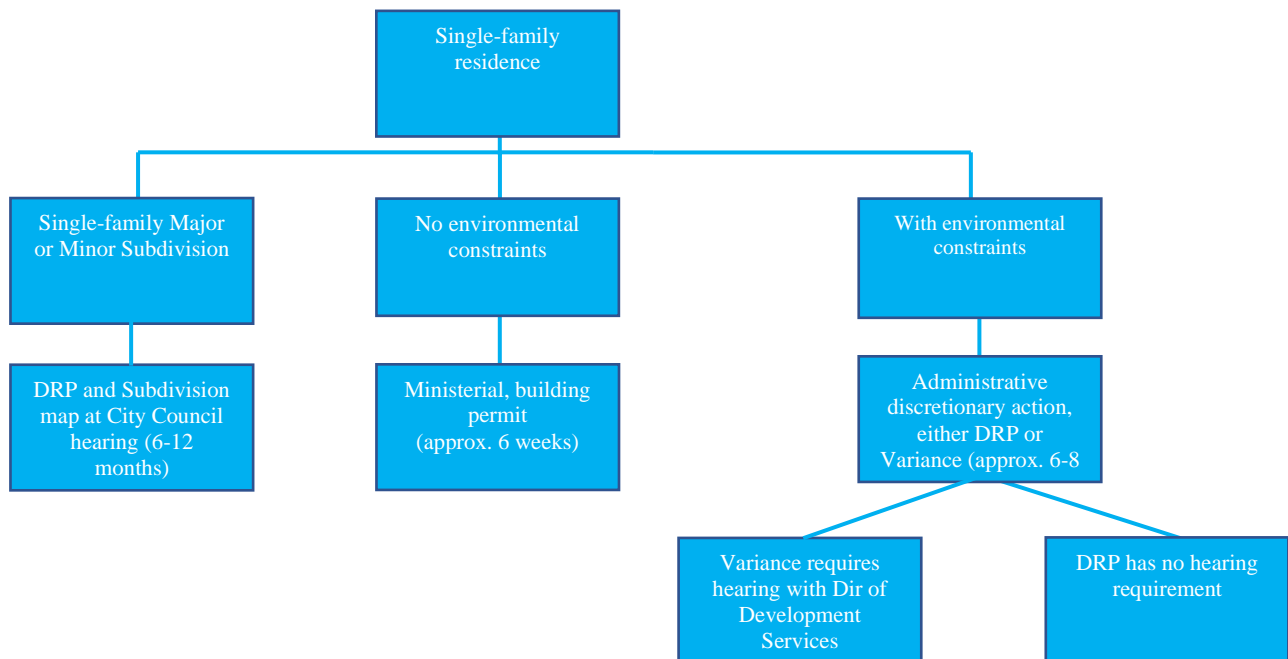
A single-family dwelling, on an existing parcel located in a zone that permits single-family residential development (HL, R-1, R-1-A, R-2, and R-7 zones) that does not contain environmental constraints such as any natural slopes greater than 10 percent and is not located in a biological resource area, on a ridgeline, or in a similar type of visually prominent location, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single-family dwelling meeting these criteria is ministerial. Processing time is approximately six weeks, but highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone or does not meet the above criteria, it requires an administrative discretionary action. Examples of an administrative discretionary approval include an administrative Development Review Permit (DRP) or Variance. An administrative Variance requires a public hearing before the Director while

an administrative Development Review Permit does not. Approval is based on findings as outlined in the zoning regulations. Processing time for a hearing before the Director or non-hearing decision is approximately six weeks, but may extend to two months or more when processing involves compliance with the California Environmental Quality Act (CEQA).

A single-family project, which includes a minor or major subdivision, requires approval of a Development Review Permit and subdivision map by the City Council at a public hearing. The basis for approval is consistency with the General Plan, Zoning Ordinance, and subdivision regulations. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to a year.

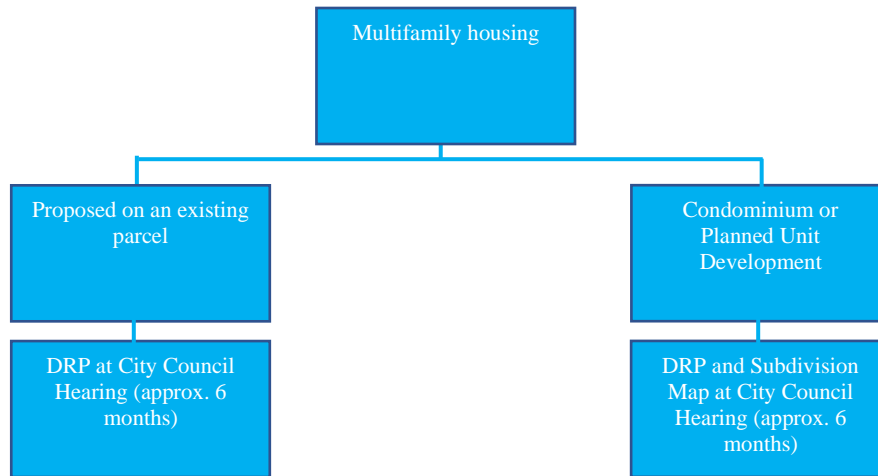
Figure 8: Permitting process for single-family detached housing



Multifamily housing on an existing parcel in any multi-family residential zone (R-7, R-14, R-22, and R-30) is subject to a discretionary City Council approval of a Development Review Permit. Processing time is approximately six months, but varies on the size of the project and quality of the initial submittal.

If the multifamily housing is proposed as a condominium, or planned unit development, the approval process also includes a subdivision map. The subdivision map and Development Review Permit are processed concurrently. Processing time is approximately six months and the project is also subject to discretionary review by the City Council.

Figure 9: Permit process for multifamily housing



Design considerations for all residential projects

The Development Review Permit (DRP) process stipulates that the following items should be evaluated when designing a project:

- Relationship of building and site to surrounding area
 - Evaluate the project’s fringe effects on adjacent parcels
 - Evaluate the project’s proximity to transportation (including active) facilities
 - Evaluate the project’s relationship to the surrounding area
- Site design
 - Setbacks
 - Evaluate building placement for adequate ventilation
 - Consider topography and other on-site natural features in the design
 - Evaluate pedestrian and vehicle circulation
- Landscaping
 - Choose plant palette to ensure water efficiency
 - Approved street trees
- Grading
 - Lessen proposed grading
- Signs
 - On site plan plot all proposed free-standing signs
 - Provide details for all free standing signs
- Lighting
 - Provide sufficient lighting for the proposed use
 - Keep all site lighting facing downward to minimize impacts on neighbors
- Architectural design
 - Visual relief from long elevations through wall plane offsets
 - Use of colors and materials
 - Variations in vertical setbacks to reduce mass of larger buildings

Pre-Application process for projects that require City Council review

Single-family major and minor subdivisions and multifamily housing proposals typically go through a Pre-Application. The Pre-Application process is designed to identify issues which may impact the design of the project early in the approval process. The process entails submitting a Pre-Application, supporting documents, and the Pre-Application fee. Approximately four weeks from the date of the submittal, a Design Conference (pre-application meeting), is held at City Hall to provide the applicant the opportunity to meet with the reviewing City staff. This early identification of issues is intended to limit possible delays and plan revisions.

Table 31: Approval Required								
Housing Type	HL	R-1	R-1-A	R-2	R-7	R-14	R-22	R-30
Single-family detached	Permitted by right					Not permitted		
Single-family attached	Not permitted				Permitted by right	Not permitted		
Single-family major and minor subdivisions	Not permitted	DRP and Subdivision map required			Not Permitted	Not permitted		
Multifamily	Not permitted				DRP required			

Variances

The City of Santee has a process to offer variances to provide flexibility from the strict application of development standards when special circumstances pertaining to a property such as size, shape, topography, or location deprives the property of privileges enjoyed by other properties in the vicinity and in the same district, consistent with the objectives of the development code. Any variance granted is subject to such conditions as will assure that the authorized adjustment does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated.

For residential development, the Director is authorized to grant variances with respect to development standards such as, but not limited to, fences, walls, hedges, screening, and landscaping; site area, width, and depth; setbacks; lot coverage; height of structures; usable open space; performance standards; and to impose reasonable conditions. Conditions may include, but shall not be limited to, requirements for setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures and other improvements, requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; establishment of development schedules or time limits for performance or completion; requirements for periodical review by the Director; and such other conditions as the Director may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the Director to make the findings outlined in the paragraph below. Variances may be granted in conjunction with conditional use permits and development review permits. Such variances do not require a separate application or a separate public hearing.

An application for a variance is filed with the Department in a form prescribed by the Director, who holds a public hearing on each application. Before granting a variance, the Director must make the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the General Plan and intent of the Zoning code;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district; and
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The review and approval of a variance typically requires 6 months.

Conditional Use Permits and Minor Conditional Use Permits

The purpose of the regulations for the City of Santee that govern conditional use permits and minor conditional use permits are to provide for flexibility when special circumstances exist, regulate uses that have the potential to adversely affect adjacent properties, ensure land use consistency with the General Plan, and promote a visually attractive community. An application for a conditional use permit or minor conditional use permit is filed with the Development Services Department. Conditional use permits are approved by the City Council, and minor conditional use permits are approved by the Director, following a public hearing with the appropriate body. The conditional use permit and minor conditional use permit processes are intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the zoning ordinance. Generally, review and approval of a conditional use permit requires approximately 6 months.

Reasonable conditions that may be granted through the use of these permits that relate to residential development include, but are not limited to, the following: setbacks, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping, erosion control measures, and other improvements; requirements for street improvements and dedications, regulation of vehicular ingress and egress; establishment of development schedules or time limits for performance or completion; requirements for periodic review; and such other conditions as the City Council or the Director, as appropriate, may deem necessary to ensure compatibility with surrounding uses, to preserve the public health, safety, and welfare, and to enable the City Council or the Director, to make the required findings.

For residential development, the required findings for conditional use permits and minor conditional use permits are:

1. That the proposed use is in accord with the General Plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located.
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed use complies with each of the applicable provisions of the zoning ordinance.

7. PLANNING AND DEVELOPMENT FEES

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community’s infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Santee charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Santee is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development.

In 2020, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees (Table 32). Permit and development fees for Santee and neighboring jurisdictions are summarized in Table 33.

Table 32: Residential Development Fees				
Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
Permit Fees				
Building Permit	\$6,864	\$5,831	\$3,327	\$2,514
Average Total				
Plan Check Fee ¹	\$3,432	\$2,915	\$1,663	\$1,257
Base Fee	\$5,002	\$3,159	\$2,061	\$882
Misc. Additions ²	\$1,786	\$2,611	\$1,220	\$1,620
SB1473	\$8	\$5	\$21	\$4
SMIP	\$26	\$15	\$14	\$14
Permit Issuance Fee	\$42	\$41	\$11	\$4
Impact/Capacity Fees				
Sewer (Padre Dam)	\$15,876	\$12,987	\$12,987	\$10,589
Water (Padre Dam)	\$22,930	\$21,210	\$21,210	\$18,917
Public Facilities	\$6,923	\$6,243	\$6,243	\$6,243
Traffic	\$3,808	\$2,435	\$2,435	\$2,435
Traffic Signal	\$402	\$252	\$252	\$252
Parks	\$8,334	\$7,598	\$7,598	\$7,598
Drainage/Flood	\$3,093	\$2,115	\$2,115	\$2,115

Table 32: Residential Development Fees

Permit Issuance Fee	Single-family development (SFD)	Multifamily (townhome)	Multifamily (250 units in 1 building)	Apartment (assume 25 units/bldg.)
School ³	\$7,328	\$6,412	\$5,496	\$4,580
Traffic SANDAG (RTCIP)	\$2,583.82	\$2,583.82	\$2,583.82	\$2,583.82
Total	\$78,142	\$67,667	\$64,247	\$57,827

Notes:

1. Plan check fee is ½ of the building permit fee
2. Includes mechanical, electrical, plumbing fees and fees for additions such as garages and balconies.
3. Santee Elementary School District 2021 Developer Fee is \$3.38/sq. ft.; Grossmont Union High School District 2021 Developer Fee is \$1.20/sq. ft. – Calculations based on typical 1,600 sq. ft. single-family home, 1,400 sq. ft. townhome, 1,200 sq. ft. condo unit, and 1,000 sq. ft. apartment unit.

Source: City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

Table 33: Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$32,008.00	\$27,058.00	\$24,554.00	\$23,741.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Source: BLA 2019-2020 Fees Study for San Diego County; City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

8. ON- AND OFF-SITE IMPROVEMENTS

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new resident development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the property owner or homebuyer.

Santee has one sizeable undeveloped areas for which new development is planned: Fanita Ranch in the northern portion of the city. On-and off-site infrastructure improvements/requirements are assessed based on the merits of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for on-site storm water management.

For new homes within existing neighborhoods, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

9. BUILDING CODES AND ENFORCEMENT

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California Building Code

The City of Santee adopted the California Building Code (CBC) which includes the International Building Code. The City adopted the CBC with minor administrative changes and one amendment related to minimum roof covering classifications for increased fire protection. The fire-related amendment applies uniformly to all construction types throughout the City and is intended to enhance public health and safety. Although this amendment to the CBC may result in an increase in the cost of construction, such cost increase is minor relative to the overall cost of construction. Furthermore, developers have not indicated that the amended roof covering classifications constrain or otherwise limit development opportunities in Santee. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The CBC prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit of any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Enforcement

The City's Department of Development Services and Code Enforcement staff is responsible for enforcing local and state property maintenance codes. Inspections of unsafe buildings are made on a complaint or referral basis. The City of Santee actively pursues reported code violations in the City.

Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. The City then advises property owners on proper corrective action. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings to require the repair or removal of any structure deemed a threat to public health and safety.

Section 4: Housing Resources

This section summarizes the resources available for the development, rehabilitation, and preservation of housing in Santee. The analysis includes an evaluation of the adequacy of the City's land inventory to accommodate Santee's regional housing needs goals for the 2021-2029 planning period. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs are also analyzed in this section.

A. Available Sites for Housing

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth in the San Diego region. Periodically as set forth by State statutory timeframe, the San Diego Association of Governments (SANDAG) is authorized to set forth specific goals for the amount of new housing that should be planned for in each jurisdiction over a specified time period, in this case June 30, 2020 through April 15, 2029. This section discusses how Santee will plan for the provision of housing for all economic segments by 2020.

1. FUTURE HOUSING NEED

SANDAG developed a Regional Housing Needs Assessment (RHNA) based on the California Department of Housing and Community Development (HCD) determination for the region's "fair share" of statewide forecasted growth through April 15, 2029. Overall, the region needs to plan for an additional 171,685 units. Santee's share of the regional housing need for the 2021-2029 RHNA period is allocated by SANDAG based on a number of factors, including recent growth trends, income distribution, and capacity for future growth.

Santee was assigned a future housing need of 1,219 units for the 2021-2029 RHNA period, representing 0.7 percent of the total regional housing need. Of the 1,219 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 203 extremely low income, 203 very low income, 200 low income, 188 moderate income, and 425 above-moderate income units.⁴

⁴ The City has a RHNA allocation of 406 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City's RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

Table 34: RHNA Housing Needs for 2021-2029		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	203	16.7%
Very Low (31-50%)	203	16.7%
Low (51-80% AMI)	200	16.4%
Moderate (81%-120% AMI)	188	15.4%
Above Moderate (>120% AMI)	425	34.9%
Total	1,219	100.0%

Source: Final Regional Housing Needs Allocation, SANDAG, August 2020.

AMI = Area Median Income

Note: The City has a RHNA allocation of 406 very low income units (inclusive of extremely low income units. Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City’s RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category

2. CREDITS TOWARDS THE RHNA

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period, jurisdictions may count the number of new units issued building permits or certificates of occupancy since June 30, 2020 toward their RHNA. This section describes the applicability of the rehabilitation and new construction credits, while latter sections discuss the availability of land to address the remaining RHNA. Table 35 summarizes Santee’s RHNA credits and the remaining housing need through April 15, 2029. With the anticipated ADUs, entitled projects, projects under review, and Fanita Ranch, the City has adequate capacity to accommodate its moderate and above moderate income RHNA. The City must accommodate the remaining RHNA of 605 lower income units with vacant and nonvacant sites that are appropriately zoned and have near-term development potential.

Table 35: RHNA Credits and Remaining Need						
Income Category (% of County AMI)	RHNA	Potential ADU	Entitled	Under Review	Fanita Ranch	Remaining Need
Extremely Low/Very Low (<50% AMI)	406	0	0	1	0	405
Low (51-80% AMI)	200	0	0	0	0	200
Moderate (81%-120% AMI)	188	80	0	0	435	0
Above Moderate (>120% AMI)	425	0	128	435	2,514	0
Total	1,219	80	128	436	2,949	605

Potential ADU

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). However, the City has seen slight increases in ADUs in the community, with only one unit permitted in 2018, four units in 2019, and 14 units in 2020. While this trend yielded an annual average of nine units per year between 2018 and 2020, the City Council adopted a policy to waive development impact fees for ADUs for five years effective September 2019. This incentive resulted in a significant increase in ADU activities

(more than tripled between 2019 and 2020). Therefore, the City anticipates permitting at least 80 ADUs in the eight-year planning period between 2021 and 2029. Given the lack of housing affordability data available, the City expects that all new ADUs to be affordable to moderate income households.

Active Entitlements

As of July 1, 2020, the City entitled a total of 138 housing units, including condominiums and single-family homes. As with units under review, new construction condominiums and single-family homes are considered affordable only to above moderate-income households.

Under review

As of July 1, 2020, a total of 436 units were at various stages of review and approval. All units were considered affordable only to above moderate households, with the exception of one very low income unit in the Atlas View Drive project in exchange for a density bonus.

Table 36: Projects Under Review		
Project	Type	Total Units
Carlton Oaks Golf Course	SFH/Condo	285
Atlas View Drive	Condo	12
Mast Blvd	Condo	125
Tyler Street	SFH	14
Total Units		436

Fanita Ranch

On September 23, 2020, City Council approved the Fanita Ranch project.⁵ Fanita Ranch will be a master planned community consisting of up to 2,949 units with a school, or 3,008 units without a school. As part of the Fanita Ranch project approval, the General Plan land use designation of the site was amended from PD (Planned Development), R-1 (Low Density Residential) and HL (Hillside/Limited Residential) to SP (Specific Plan) and the Fanita Ranch Specific Plan was adopted.

Development will be distributed into three villages named according to their designed theme: Fanita Commons, Vineyard Village, and Orchard Village. Table 37 shows the permitted uses and development regulations for each proposed land use designation and village as established by the Fanita Ranch Specific Plan.

- **Village Center** land use designation would apply to approximately 36.5 acres of the project site and would allow development of approximately 435 residential units. It would allow for a mix of residential, commercial (retail, service, and office), civic, and recreational uses in a

⁵ The project approval included approval of Resolution 094-2020, which adopted the General Plan Amendment (GPA 2017-2) that is necessary for the development Fanita Ranch project. On October 29, 2020, a referendum against Resolution 094-2020 was submitted to the City Clerk’s office. On January 13, 2021, the referendum petition was certified as including the required number of signatures, and the City Council voted to place the referendum on the November 2022 ballot. Due to the referendum, the effective date of Resolution 094-2020 is suspended, which means that the developer cannot move forward with actual construction of the Fanita Ranch project until the referendum is resolved.

walkable mixed-use configuration with a maximum building height of 55 feet. When uses are mixed, they may be combined horizontally (side by side or adjacent to one another) or vertically (residential, office above retail, or combination of both).

- **Medium Density Residential** land use designation would apply to approximately 67 acres of the project site and would allow development of approximately 866 residential units. It would establish areas for residential uses in a variety of attached, detached, and semi-detached building typologies at densities ranging from 8 to 25 residential units per acre.
- **Low Density Residential** land use designation would apply to approximately 240.8 acres of the project site and would allow development of approximately 1,203 residential units. Building types would include single-family detached residences, detached cluster residences, and community buildings (buildings that would serve as landmarks such as churches), with a maximum building height of 45 feet.
- **Active Adult** land use designation would apply to approximately 31 acres within Fanita Commons and would allow development of approximately 445 residential units. It would establish areas for age-restricted residential uses in a variety of building types with densities ranging from 5 to 25 residential units per acre and a maximum building height of 55 feet. Building types would include single-family detached residences, detached cluster residences, attached/semi-detached residences, and community buildings with a maximum building height of 55 feet.

Table 37: Fanita Ranch Land Use Summary*

	Fanita Commons	Orchard Village	Vineyard Village	Total
Village Center (up to 50 du/ac)	323	33	79	435
Medium Density (8-25 du/ac)	0	368	498	866
Low Density Residential (4-10 du/ac)	0	454	749	1,203
Active Adult Residential (5-25 du/ac)	445	0	0	445
Total	768	855	1,326	2,949

Source: Fanita Ranch Project Draft Revised EIR, May 2020. **“With School” Scenario

Units in the Village Center are considered feasible for housing affordable to moderate income households due to the high density allowed of up to 50 du/acre. All other units are considered affordable only to above moderate-income households.

The conceptual phasing plan for the project will be divided into four phases. The plan’s objective is to coordinate the provision of public facilities and services with the anticipated sequence pattern of development. The phasing of development and implementation of public facilities may be modified as long as the required public improvements are provided at the time of need. The conceptual phases for the proposed project include the following:

- Phase 1: Fanita Commons and the easterly portion of Orchard Village, off-site and on-site improvements to Fanita Parkway and Cuyamaca Street, sewer infrastructure through the Phase 2 area, and water infrastructure in the Special Use area.
- Phase 2: Westerly portion of Orchard Village and dead-end street improvements.
- Phase 3: Connections to and construction of the southerly half of Vineyard Village and water infrastructure through the Phase 4 area, and off-site improvements to Magnolia Avenue.
- Phase 4: Northerly half of Vineyard Village.

Each phase would take approximately 2 to 4 years to complete. Once construction begins, build-out of the project is anticipated within 10 to 15 years. Fanita Commons, which includes the majority of the Village Center high density residential use, is planned for Phase 1 of development.

3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from June 30, 2020 to April 15, 2029, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in Table 35 on page 65. Santee currently has adequate land capacity to meet the needs of all income groups. The following Table 38 is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. In order to accommodate the RHNA for each income category, the City identified some sites for rezoning to be included in the Housing Element implementation program. **Appendix C, Sites Inventory**, shows the sites that will be rezoned to accommodate RHNA. Of the 37 sites identified in the inventory, 28 are being rezoned to accommodate RNHA. Most sites are proposed to be upzoned, with the exception of three sites in the Town Center Residential area, which are to be downzoned to be consistent with the surrounding residential development

Table 38: Residential Sites Inventory (Summary)						
Affordability Level and Zoning	Density Factor	Site Count	Acreage	Average Parcel Size	Capacity	Status
Lower Income						
R-22 (22-30 dua)	22 dua	5	15.53	3.11	297	Nonvacant
R-30 (30-36 dua)	30 dua	1	1.96	1.96	58	Vacant
TC-R-22 (22 dua)	22 dua	2	10.60	5.30	233	Nonvacant
		1	5.26	5.26	115	Vacant
TC-R-30 (30 dua)	30 dua	1	10.00	10.0	300	Nonvacant
		1	11.11	11.11	333	Vacant
Low Income Subtotal		11	54.46	4.95	1,336	
Moderate Income						
R-14 (14-22 dua)	14 dua	2	4.17	2.09	58	Nonvacant
TC-R-14 (22 dua)	14 dua	4	44.82	11.21	529	Vacant
Moderate Income Subtotal		6	48.99	8.16	587	
Above Moderate Income						
R-7 (7-14 dua)	7 dua	15	27.28	1.82	165	Nonvacant
	7 dua	4	3.96	0.99	25	Vacant
POS/R-7 (7-14 dua)	7 dua	1	47.45	47.45	122	Vacant
Above Moderate Income Subtotal		20	78.69	3.93	312	
Total		37	182.14	4.92	2,235	

Residential uses proposed on sites counted toward meeting Santee’s RHNA for very low, low, moderate, and/or moderate income needs shall be approved if developed in accordance with the applicable development standards of the Municipal Code. The Development Review process (Section 3) will be used to ensure that subdivisions and/or multifamily projects on these sites comply with development regulations and design requirements, but shall not be used to deny a permit for residential development based on the use itself.

Realistic Capacity Assumptions

Most residential zone districts in Santee establish a range of allowable density. For example, density within the R-14 zone may range between 14 and 22 dwelling units per acre (dua) and between 22 and 30 dua is allowed within the R-22 zone. For purposes of calculating the realistic capacity of sites in **Appendix C, Sites Inventory**, the minimum of allowable density was used in these districts. This is considered a highly conservative assumption as development projects proposed in Santee’s multifamily districts (R-7, R-14, and R-22) have historically been approved at the upper end of the allowable density. The TC-R-14, TC-R-22 and TC-R-30 districts within the Town Center Specific Plan (TCSP) do not have an allowable density range; development within these districts must meet the established density (14, 22, and 30 dua, respectively). Therefore, the TCSP density threshold was used for sites in these districts.

Affordability, Suitability, and Availability Analysis

This subsection describes the assumptions applied to each parcel in **Appendix C, Sites Inventory**, to determine affordability level and establish the suitability and availability for development within the planning period. When determining which sites are best suited to accommodate lower income

RHNA, the City also considered proximity to transit, access to amenities such as parks and services, locational scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding, and proximity to available infrastructure and utilities in addition to “default” density.

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. The City’s four R-22, R-30, TC-R-22, and TC-R-30 zones have density ranges that include the default density of 30 du/a, can accommodate an estimated 1,336 lower income units.

The housing market analysis in the Community Profile of this Housing Element demonstrates that moderate income households can afford to a wide range of rental options and purchase some of the condos in Santee. As such, the City assumes that sites in R-14 and TC-R-14 (density ranges 14-22 du/a) zones can accommodate 587 moderate income units. The least dense sites (and R-7) sites can facilitate 312 above moderate income units.

Suitability of Nonvacant Sites

Vacant sites cannot accommodate Santee’s entire share of the regional housing need and the City relies on underutilized properties to demonstrate sufficient capacity during the planning period. This section demonstrates that the underutilized sites are suitable for redevelopment within the planning period.

All the sites identified include marginal uses such as underused commercial uses or marginal operations and small homes on large lots. All of the existing structures were built before 1990 and are over 30 years old and 65 percent of structures are over 70 years old. Structures that are in fair condition are on lots that are highly underutilized based on the allowable zoning. Figure 10 depicts typical existing conditions on underutilized sites in the commercial and residential zones. Details for each site selected for the RHNA are provided in **Appendix C, Sites Inventory**.

Feasibility for Development

The City considered potential sites mostly between 0.5 to 10 acres and minimally constrained by topography, airport safety zones, wildlands, infrastructure, hydrology. The City identified two potential opportunity zones: Summit Avenue (10 sites) and Town Center (nine sites) along with other infill lots scattered throughout the City.

- Summit Ave sites are larger, relatively flat parcels possibly for small lot subdivisions in the 7 to 14 units per acre range. With potential lot sizes of about 4,000 sq. ft., these lots would be consistent with Santee’s past development patterns.
- Town Center sites are large, flat vacant parcels near transit that could support higher densities and mixed-uses.

Six of the 37 sites identified have property owner support and interest in developing at the higher density allowed following the rezoning of the properties. Four of these sites with owner interest have been identified for accommodating lower income households. Two of the properties have had proposals for workforce housing. In addition, nine of the 11 sites identified for lower income housing are considered competitive for affordable housing funding since they are located in areas of high resources according to the 2021 TCAC/HCD Opportunity Area Maps.

Figure 10: Typical Existing Conditions of Underutilized Sites



Site 25: Underutilized commercial site (trucking) to be rezoned to R-14; adjacent to single-family homes.



Site 29: Underutilized commercial site to be rezoned to R-22 with an application for the back parcel to build 88 townhouses. Commercial space in front parcel vacant as of November 2020.



Site 4: Underutilized residential site to be rezoned to R-7 with single-family home built in 1940.



Site 33: Underutilized residential parcel with single-family home built in 1958. Site is adjacent to another underutilized site with single-family home built in 1954

4. INFRASTRUCTURE AVAILABILITY

No significant public service or infrastructure constraints have been identified in the City. Public infrastructure improvements required of new developments, impact fees, and planned city improvements of facilities help ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner. All vacant and nonvacant sites identified in **Appendix C, Sites Inventory**, as suitable for lower and moderate income households can be readily served by existing infrastructure and services. Substantial new infrastructure would need to be built to serve the Fanita Ranch property; however, provision for infrastructure required to serve future development on the property is assured by conditions of project approval.

5. ADEQUACY OF SITES TO MEET REGIONAL FAIR SHARE ALLOCATION

Table 39 summarizes the City’s accommodation of the RHNA for all income groups during the planning period. After accounting for development credits and the realistic capacity of vacant and nonvacant sites, the City has identified adequate capacity for its RHNA for the planning period.

Table 39: Adequacy of Sites to Accommodate RHNA					
Income Level	RHNA	Credits	Remaining RHNA	Sites Inventory Capacity	Surplus
Very Low (<50% AMI)	406	1	405	1,336	+731
Low (51-80% AMI)	200	0	200		
Lower income (<80% AMI)	606	1	605	1,336	+731
Moderate (81%-120% AMI)	188	515	0	587	+914
Above Moderate (>120% AMI)	425	3,077	0	312	+2,964
Total	1,219	3,593	605	2,235	+4,609

B. Financial Resources

The City of Santee has access to several federal and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the eligibility and requirements of each project or program. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives.

1. SB2 GRANTS

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Santee received \$160,000 for planning efforts to facilitate housing production. The funds were applied

toward the purchase and implementation of a state-of-the-art permitting system that streamlines plan submittal and review process and accelerate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.

2. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides monies to cities to undertake certain kinds of community development and housing activities.

Activities proposed by the City must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of lower income (<80 percent AMI). Each activity must meet one of the three broad national objectives of:

- Benefit to lower income families
- Aid in the prevention of elimination of slums or blight
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community

Santee's CDBG funding allocation has declined steadily in recent years. The City's FY 2020 allocation is approximately \$275,000. A portion of these funds are frequently used to assist non-profit organizations that support affordable housing opportunities to low income households.

3. HOME INVESTMENT PARTNERSHIP ACT (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for lower income households (<80 percent of AMI). The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental Assistance

Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: 1) used for activities that target lower income families; and 2) matched 25 percent by non-federal funding sources.

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego. In the past, Santee secured approximately \$170,000 per annum in dedicated HOME resources to foster homeownership support for income eligible households. While these resources remain available through the San Diego County HOME Consortia, they are distributed competitively through the HOME Downpayment and Closing Costs Assistance Program and the HOME Housing Development Program and the level of resource availability to the City is not definite.

4. HOUSING CHOICE VOUCHER ASSISTANCE

In the course of the Housing Element cycle, the City has participated in the Housing Choice Voucher program, which extends rental subsidies to very low income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. The City of Santee contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program.

C. Administrative Resources

A variety of public and private sector organizations have been involved in housing and community development activities in Santee. These agencies are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

1. CITY OF SANTEE DEPARTMENT OF DEVELOPMENT SERVICES

The Department of Development provides housing and community development services to residents, developers, and others interested in housing issues. The Division is responsible for the development of the City's HUD Consolidated Five-Year and Annual Action Plans for the expenditure of Community Planning and Development (CPD) funds, including CDBG and HOME. The Department is also responsible for ensuring the implementation of the City's housing programs.

2. SAN DIEGO COUNTY HOUSING AUTHORITY

The San Diego County Housing Authority coordinates and administers Housing Choice Voucher Program rental assistance on behalf of the City of Santee. About 300 Santee households are receiving HCV assistance with more than 1,700 households on the wait list for assistance.

3. NONPROFIT ORGANIZATIONS

The City of Santee works with a number of nonprofit organizations to provide affordable housing and supportive services to residents in need. These include, but are not limited to, the following organizations.

Crisis House

Crisis House provides case homeless prevention and intervention services to meet the immediate needs of the homeless and near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, case management, referrals, and other social services. The City has provided CDBG funds for this program in recent years.

Center for Social Advocacy

The Center for Social Advocacy promotes housing opportunities for all persons regardless of their special characteristics. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years for fair housing services.

Santee Ministerial Council

The Santee Ministerial Council operates the Santee Food Bank, which provides emergency food supplies and assistance for needy extremely low income individuals and households, including the homeless. The City has provided CDBG funds for this program in recent years.

Elderhelp of San Diego

Elderhelp of San Diego provides case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information. The City has provided CDBG funds for these services in recent years.

Meals on Wheels Greater San Diego

Meals on Wheels supports the independence and well-being of seniors and persons with special needs by providing meals to homebound participants of the Meals of Wheels Program. The City has provided CDBG funds for this program in recent years.

Voices for Children

Voices for recruits, trains, and supports Court Appointed Special Advocate (CASA) volunteers who speak up for the needs and well-being of children in foster care. The City has provided CDBG funds to provide foster children with CASAs.

D. Energy Conservation Opportunities

This section provides an overview of opportunities for energy conservation during the housing planning period.

1. CITY OF SANTEE INITIATIVES

In December 2019, the City adopted the Sustainable Santee Plan, the City's Climate Action Plan. The Sustainable Santee Plan is the City of Santee's plan for reducing greenhouse gas ("GHG") emissions to conform to State GHG emission reduction targets. The City of Santee (City) is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of energy efficiency features and reduction of greenhouse gas (GHG) emissions. Through the Sustainable Santee Plan, the City has established goals and policies that incorporate environmental responsibility into its daily management of its community and municipal operations. In addition, the City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency. Specifically, the City encourages the use of energy conservation devices such as low flush toilets and weatherization improvements in new development. The City also promotes design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

2. PRIVATE SECTOR PROGRAMS

The following private sector energy conservation programs are available to housing developers and Santee residents:

- **California Alternative Rates for Energy (CARE):** Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills and are not billed in higher rate tiers that were created for San Diego Gas & Electric (SDG&E). CARE is funded through a rate surcharge paid by all other utility customers.
- **Family Electric Rate Assistance Program (FERA):** This program was developed for families whose household income slightly exceeds the threshold for assistance in other energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.
- **Low Income Energy Efficiency Program (LIEE):** The LIEE program provides no-cost weatherization services to lower income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.
- **Residential Energy Standards Training:** SDG&E offers seminars on energy efficiency compliance best practices. Architects, designers, builders, engineers, energy consultants, HVAC contractors, building department inspectors, and plan checkers are encouraged to

learn about new technologies that improve energy efficiency and reduce the cost of complying with evolving State energy standards.

- **Energy Savings Assistance Program:** SDG&E offers low- or no-cost products and installation of attic insulation, energy-efficient lighting, door weather-stripping, replacement of qualified appliances*, caulking, minor home repairs, water heater blankets, and low-flow showerheads to eligible residents through their Energy Savings Assistance Program.
- **Rebate Program:** SDG&E offers rebates for single-family and multifamily dwelling units for certain improvements in their units that lead to greater energy efficiency. These improvements include purchase and installation of insulation, energy efficient appliances, and the replacement of old light bulbs with Energy Star light bulbs.

Section 5: Housing Plan

This section of the Housing Element contains objectives, policies, and programs the City will implement to address a number of important housing-related issues and achieve the Santee's overarching housing goal, which states:

Ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities and to encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

The section contains quantified (numerical) objectives for housing construction, rehabilitation, and the preservation of affordable housing, with a program of actions that:

- Provides regulatory concessions and incentives and uses local, state, and federal financing and subsidy programs to support the development and preservation of affordable housing.
- Identifies adequate sites with appropriate zoning, development standards, services and facilities to encourage the development of a variety of housing types for all income levels.
- Assists in the development of adequate housing to meet the needs of lower and moderate income households, including extremely low income households and those with special needs.
- Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- Promotes housing opportunities for all persons.

The Department of Development Services staff regularly reviews Housing Element programs, objectives, and progress towards accommodating the City's share of the regional housing need. An annual implementation report is prepared and provided to the City Council, California Office of Planning and Research, and California Department of Housing and Community Development.

A. Quantified Objectives

The City of Santee proposes the following objectives for the 2021-2029 Housing Element:

Table 40: Quantified Housing Objectives (2021-2029)

	RHNA ¹	New Construction ²	Rehabilitation	Conservation/ Preservation	Rental Assistance	Home Purchase Assistance	Other Assistance ³
Extremely Low Income	203	51	24	133	100	0	785
Very Low Income	203	52	72		200	4	950
Low Income	200	50	384	90	0	12	350
Moderate Income	188	47	0	0	0	0	255
Above Moderate Income	425	669	0	0	0	0	0
Total	1,219	869	480	222	300	16	2,700

Notes:

- 1) Pursuant to AB 2634, the City must estimate the portion of the RHNA for very low income households that qualify as extremely low income. The City may use Census data to estimate the proportion of extremely low income households or to apply a 50 percent split. Assuming an even split, the City's RHNA allocation of 406 very low income units may be divided into 203 very low and 203 extremely low income units. For purposes of identifying adequate sites for the RHNA, however, no separate density threshold is established for extremely low income units.
- 2) Calculated based on the sum of 564 entitled or under review units and 25 percent of RHNA.
- 3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program, Supportive Services, and Equal Housing Opportunity Services.

B. Objectives, Policies, and Programs

The objectives and policies contained in the Housing Element address Santee's housing needs and are implemented through a series of housing programs offered by the City. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The objectives, policies, and programs are structured to address the following issue areas outlined the State law:

- Conserving and Improving the Condition of the Existing Housing Stock
- Assisting in the Development of Affordable Housing Opportunities
- Providing Adequate Sites to Achieve a Variety of Housing Types and Densities
- Removing Governmental Constraints as Applicable
- Affirmatively Furthering Fair Housing

1. CONSERVING AND IMPROVING THE EXISTING HOUSING STOCK

While most of Santee's housing stock is in good condition, a large proportion of the City's housing is nearing or has already exceeded 30 years of age, indicating the need for continued maintenance to prevent widespread housing deterioration. Other housing conservation needs of the City include existing affordable housing stock and rental units at-risk of converting to market-rents or condominiums, and the Housing Choice Voucher Program.

Objective 1.0: Conserve and improve the condition of the existing housing stock.

Policy 1.1: Advocate the rehabilitation of substandard residential properties by homeowners and property owners.

Policy 1.2: Offer a residential rehabilitation program that provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies.

Policy 1.3: Focus rehabilitation assistance to create substantive neighborhood improvement and stimulate additional privately initiated improvement efforts.

Policy 1.4: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and neighborhood conditions in Santee.

Policy 1.5: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. Educate property owners regarding existing resources for residential rehabilitation.

Objective 2.0: Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multi-family rental housing units, work with potential purchasers/managers as appropriate, and explore funding sources available to preserve the at-risk units.

Policy 2.2: Encourage the retention of existing, viable mobile home parks, which are economically and physically sound.

Policy 2.3: Regulate the conversion of existing multi-family rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support rental assistance programs through the County.

Program 1: Mobile Home Assistance Program and Conversion Regulations

Administered through the State HCD, the Mobile Home Park Assistance Program (MPAP) provides financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. Loans are made to lower income mobile home park residents or to organizations formed by park residents to own and/or operate their mobile home parks, thereby allowing residents to control their housing costs. Loans are limited to 50 percent of the purchase prices plus the conversion costs of the mobile home park and are awarded by the State on a competitive basis. Applications must be made by mobile home park residents who must form a resident organization with the local public entity as a co-applicant.

The City will continue to advertise MPAP’s availability to mobile home park residents and will serve as co-applicant for interested resident organizations. The City’s Zoning Ordinance, through the Mobile Home Park Overlay District, provides for a 50 percent reduction in project application fees as an incentive for the conversion of existing rental parks to resident-owned parks. Also, when considering a Conditional Use Permit for conversion to a different use, the City Council shall ensure that applicants have satisfied the requirements of Sections 65863.7 (“Report of impact on conversion of mobile home park to another use”) and 65863.8 (“Verification of notification by applicant for conversion of mobile home park to another use”) of the California Government Code. These provisions assure that mobile home park occupants are afforded some protection if an existing facility is to be rezoned for another use.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Mobile home conversion fees; Department budget
- 2021-2029 Objectives:** Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.
- Timeframe:** Annual flier circulation and monitoring and annual monitoring and reporting throughout the planning period.

Program 2: Maintenance and Improvement of Existing Housing

Nearly 88 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). Continued maintenance will be essential to prevent widespread housing deterioration. In order to encourage maintenance and improvement of existing housing, the City will advertise available home improvement financing programs to residents on its website and public service counters. The City will also work to engage home improvement program representatives to provide an overview of such programs at least one public meeting before the City Council. Code compliance targeted at substandard and/or dilapidated housing will continue to be implemented, including exercising the use of court-appointed receiverships, as appropriate. The City will also make residents aware of basic home maintenance standards on its website.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department Budget
- 2021-2029 Objectives:** Ensure that Code Compliance addresses and resolves issues with severely substandard and/or dilapidated housing and that residents are aware of home maintenance standards and programs.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Conservation of Existing and Future Affordable Units

Between 2021 and 2031, 222 units would be considered at risk of converting to market rate rents. Of these units, 47 are within the Cedar Creek Apartments, 43 within the Forester Square Apartments, and 132 in the Laurel Park Senior Apartments. The City will continue to monitor these at-risk units and should a notice of intent to convert to market rate be filed, work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law.

Responsible Agency: City of Santee Department of Development Services; U.S. Department of Housing and Urban Development (HUD); and San Diego County Housing Authority.

Financing: Section 8 vouchers, other funding sources as available

2013-2021 Objectives: Monitor the status of the 222 at-risk units at Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock:

- Monitor Units at Risk: Monitor the status of Cedar Creek Apartments, Forester Square Apartments, and Laurel Park Senior Apartments, since they may lose their subsidies due to discontinuation of the Section 8 program at the federal level or opting out by the property owner.
- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.
- Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will provide information to tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing Authority and refer tenants to the fair housing service provider(s) for resources and assistance.

Timeframe: Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities⁶, educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Program 4: Housing Choice Voucher Program

The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income (up to 50 percent of AMI) families and seniors that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is provided to the recipients in the form of vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. Cities may contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program. According to the Housing Authority, approximately 285 households received assistance through the program as of December 2019.

Responsible Agency: San Diego County Housing Authority
Financing: U.S. Department of Housing and Urban Development
2021-2029 Objectives: Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Voucher (HCV) Program:

- Assist approximately 300 extremely low and very low income households annually during the planning period.
- Expand outreach and education on the recent State laws (SB 329 and SB 222) that support source of income protection for housing discrimination against low income households using public assistance (such as HCV) for rent payments.
- Promote the Housing Choice Vouchers program on City website.
- Support the County Housing Authority's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.

Timeframe: Ongoing implementation and annual monitoring throughout the planning period.

⁶ List of current Qualified Entities is maintained and updated by HCD and is subject to change. - <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

2. ASSISTING IN THE DEVELOPMENT OF AFFORDABLE HOUSING OPPORTUNITIES AND SUPPORTIVE SERVICES

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households, including extremely low income households. While a wide range of for-sale and rental housing options are available in Santee to above moderate and moderate income households, affordable options for lower income households are more limited (**Section 2, Community Profile**). Where there is a need for affordable housing, often there is also a need for supportive services for lower income households, including extremely low income households. The following Objectives, Policies, and Programs intend to address the overall need for affordable housing and supportive services in Santee.

Objective 3.0: Expand affordable housing options within Santee.

Policy 3.1: Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of affordable housing.

Policy 3.2: Implement the City's Climate Action Plan. Promote design concepts that utilize technological advances in the application of alternative energy sources which make the use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 3.3: Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Objective 4.0: Provide housing support services to address the needs of the City of Santee's lower and moderate income residents, including extremely low income households and those with special needs.

Policy 4.1: Continue to support and coordinate with social service providers and regional agencies to address the housing related needs of Santee residents, particularly those with special needs.

Policy 4.2: Coordinate with local social service providers to address the needs of the City's homeless population. Provide funding to groups providing shelter and other services to the homeless.

Policy 4.3: Continue to participate in the Countywide homeless working group in preparing and implementing recommendations to the Board of Supervisors, the appointed bodies and municipalities regarding plans for providing emergency housing, Low Barrier Navigation Centers (LBNC), and homes with supervised care.

Program 5: Homebuyer Assistance Programs

With limited funding and rising home prices, the ability of the City to provide homebuyer assistance is limited. However, Santee residents are eligible to participate in several City, County, and State programs

First-Time Homebuyer Program: Through this program, the City assists Santee first-time lower and moderate income homebuyers with down payment and closing cost assistance. This assistance functions similar to a “silent second” to the assisted household’s primary home loan application. This program is administered by the County of San Diego.

Down payment and Closing Cost Assistance Program (DCCA): DCCA offers low-interest deferred payment loans of up to 17 percent of the maximum allowable purchase price (adjusted annually) and a closing cost of four percent, not exceeding \$10,000. DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation. This program is offered by the County Housing and Community Development Services (County HCDS) but administered by the San Diego Housing Commission (SDHC)

Mortgage Credit Certificate (MCC) Program: Mortgage Credit Certificates (MCCs) are certificates issued to lower and moderate income first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. This program is administered by the California Housing Finance Agency (CalHFA).

Homebuyer’s Down payment Assistance Program (CHDAP): CHDAP provides a deferred-payment junior loan, up to three percent of the purchase price, or appraised value, whichever is less, to be used for their down payment and/or closing costs. This program is administered by CalHFA.

Responsible Agency: City of Santee Department of Development Services, County HCDS, SDHC, CalHFA

Financing: HOME and other County and State funds

2021-2029 Objectives:

- Quantified objectives as follows:
 - Assist 16 lower income households with downpayment and closing cost assistance during the planning period (four at <50 percent AMI and 12 at 51-80 percent AMI).
 - County HCDS has a goal of assisting approximately 120 households with DCCA. This goal covers the entire Urban County program.
 - Refer residents to the County HCDS and the California Housing Finance Agency for assistance.

Timeframe: Annual flier circulation and monitoring and reporting throughout the planning period.

Program 6: Manufactured Home Fair Practices Program

The City regulates short-term space leases in mobile home parks and provides staff support to the Manufactured Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance. Through the City Attorney’s office, the City has defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program since 1998. To date, all of the City’s efforts to maintain the rent control system have been successful. The City will continue to attend the biannual Manufactured Fair Practices Commission and promote its services to residents.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Mobilehome Park Assessment Fees
- 2021-2029 Objectives:** Assist approximately 1,200 mobile home owners.
- Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period. Promote the services of the Manufactured Home Fair Practices Commission.

Program 7: Facilitate Affordable Housing Development

With limited funding, the City will rely on the following non-funding-related actions to encourage affordable housing production during the planning period:

- Collaborate with Affordable Housing Developers: Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior citizen housing, the affordable housing developer is often, but not always, a local organization interested in developing affordable housing. The City will continue to collaborate with affordable housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus).
- Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Santee, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project’s feasibility. Regulatory concessions and incentives may include, but are not limited to, density bonuses beyond State requirements, required parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards, and optional onsite-amenities when within ¼ mile from public park or trail.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** To facilitate affordable housing development:
 - Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Santee.

- Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.
- Review and revise the City’s Density Bonus Ordinance in 2021 to ensure consistency with State law.
- Achieve the development of 200 units affordable to lower and moderate income households (estimated based on 25 percent of the RHNA, and representing an improvement over the 150 affordable units achieved during the 2013-2021 Housing Element planning period).

Timeframe: Update list and contact information for affordable housing developers annually. Provide ongoing participation and assistance to interested affordable housing developers. Annual monitoring and reporting throughout the planning period.

Program 8: Supportive Services

The City assists homeless and other service providers in meeting the immediate needs of persons with special needs, including the homeless or near-homeless in Santee. Immediate need includes the provision of food, temporary shelter, health care, and other social services.

Responsible Agency: City of Santee Department of Development Services

Financing: CDBG

2021-2029 Objectives: Assist 1,800 persons with temporary shelter and supportive services during the planning period (300 meals for lower income seniors, and temporary shelter, food, and clothing for 1,500 lower income individuals and families affected by domestic violence).

Timeframe: Annually review and allocate funds to service provider through the HUD Annual Plan process. Annual monitoring and reporting throughout the planning process.

3. PROVIDING ADEQUATE SITES TO ACHIEVE A VARIETY OF HOUSING TYPES AND DENSITIES

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices. This is an important function in both zoning and General Plan designations.

Objective 5.0 Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Santee residents to the maximum extent possible.

Policy 5.1: Provide a variety of residential development opportunities in the City, ranging in density from very low density estate homes to medium-high and high density development.

Policy 5.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, including extremely low income households, as well as housing suitable for the disabled, the elderly, large families, and female-headed households.

Policy 5.3: Require that housing constructed expressly for lower and moderate income households not be concentrated in any single area of Santee.

Policy 5.4: Encourage developments of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.

Policy 5.5: Ensure that all new housing development and redevelopment in Santee is properly phased in amount and geographic location so that City services and facilities can accommodate that growth.

Policy 5.6: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate.

Program 9: Inventory of Available Sites and Monitoring No Net Loss

Santee has been allocated a RHNA of 1,219 units for the 2021-2029 planning period (406 very low income, 200 low income, 188 moderate income, and 425 above moderate income units). With units entitled and under review, as well as anticipated ADUs, the City has adequate capacity for its moderate and above moderate income RHNA, with a remaining lower income RHNA of 605 units. To accommodate the City's remaining RHNA for lower income units and to foster additional residential growth in the City, the City will rezone 168 acres (28 parcels) within one-year of the adoption of the Housing Element as follows:

Table 41: Rezoning for RHNA			
Current Zone	Proposed Zone	Acreage	Parcels
POS/IL	POS/R-7	47.45	1
R-1	R-7	6.81	5
R-1A	R-7	13.93	5
R-2	R-7	4.61	4
TC-C	TC-R-14	8.61	1
TC-R-22	TC-R-14	14.06	2
TC-R-30	TC-R-14	22.15	1
IL	R-14	2.93	1
CG	R-22	3.25	1
R-2	R-22	4.80	1
R-7/GC	R-22	1.30	1
TC-O/I	TC-R-22	10.00	1
TC-C	TC-R-22	5.26	1
TC-C	TC-R-30	11.11	1
TC-O/I	TC-R-30	10.00	1
GC/IL	R-30	1.96	1
Total		168.23	28

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory located in **Appendix C, Sites Inventory**, of this Housing Element.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.
- Timeframe:** Rezone identified parcels within one year of the Housing Element Adoption; Continue to implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category; Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 10: By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to provide by-right approval of housing development in which the project proponent voluntarily includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent “reuse sites” from previous Housing Element cycles. Explore by-right approval for any project providing more than 20 percent of units affordable to lower income households. The “reuse” sites are specifically identified in the inventory (see **Appendix C**).

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** Comply with AB 1397 to further incentivize development of housing on sites that have been available over one or more planning periods.
- Timeframe:** Update the Zoning Ordinance within one year of Housing Element adoption

Program 11: Accessory Dwelling Units (ADUs)

ADU is an important alternative option for affordable housing. To facilitate ADU development, the City Council approved to waive development impact fees for ADUs for five years effective September 2020. The City will also explore other options to further encourage the construction of ADUs in the community. Options to explore may include increased outreach and education, technical/resources guides online, pre-approved plans, larger unit square footage allowances and reduced setback and lot coverage standards in exchange for deed restrictions, among others.

- Responsible Agency:** City of Santee Department of Development Services
- Financing:** Department budget
- 2021-2029 Objectives:** Facilitate the development of 80 ADUs.
- Timeframe:** Explore other tools to facilitate ADU construction in 2022 and evaluate potential extension of fee waivers in 2024.

4. REMOVING GOVERNMENTAL CONSTRAINTS AS APPLICABLE

State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Objective 6.0: Reduce or remove government constraints to housing production and opportunity where feasible and legally permissible.

Policy 6.1: Promote efficient and creative alternatives to help reduce government constraints.

Policy 6.2: Provide incentives and regulatory concessions for affordable and special needs housing through implementation of the density bonus ordinance and other mechanisms.

Policy 6.3: Facilitate timely building permit and development plan processing for residential construction.

Policy 6.4: Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

Policy 6.5: Approve residential uses if they meet use requirements, development criteria and design requirements of the General Plan and Municipal Code.

Program 12: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

State law requires that Housing Elements address, and where appropriate and legally **possible, remove governmental constraints to the maintenance, improvement, and** development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also continue to participate in the SANDAG Technical Working Group and Regional Housing Working Group, which monitor State and Federal planning, zoning, and housing legislation. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

The 2021-2029 Housing Element update identified the following governmental constraints to the development or maintenance of housing in Santee, and the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

Emergency Shelters (AB 139, 2019):

- Establish parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101, 2019):

- Establish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Supportive Housing (AB 2162, 2019/AB 2988, 2020):

- Establish provisions for supportive housing. Projects of up to 120 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The City may choose to allow projects larger than 120 units by right, as well. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Responsible Agency: City of Santee Department of Development Services

Financing: Department budget

2013-2021 Objectives: Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.

Timeframe: Within one year of Housing Element adoption; Annual monitoring and reporting throughout the planning period.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

To make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.

Objective 7.0 Promote equal opportunity for all residents to reside in the housing of their choice.

Policy 7.1: Prohibit discrimination in the sale or rental of housing with regard to characteristics protected under State and Federal fair housing laws.

Policy 7.2: Encourage the development of residential units that are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons.

Policy 7.3: Reasonably accommodate persons with disabilities who seek waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 7.4: Accommodate emergency shelters, low barrier navigation center, transitional housing, supportive housing, residential care facilities, and community care facilities in compliance with State laws and City Zoning Ordinance.

Policy 7.5: Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.

Policy 7.6: Continue active support and participation with the fair housing service provider to further spatial de-concentration and fair housing opportunities.

Program 13: Equal Housing Opportunity Services

The City of Santee supports fair housing laws and statutes. To promote equal opportunity, the City contracts with the Center for Social Advocacy (CSA) to provide fair housing services. The City participated in a regional assessment of impediments to fair housing choice in 2020. The City will continue to participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) and take actions to fair housing impediments. The City attends monthly SDRAFFH meetings with the other 17 cities, the County, and fair housing service providers, to address fair housing issues. The City distributes information on fair housing and refers fair housing questions and housing discrimination claims to its fair housing service provider.

As part of its contract with the City, the fair housing service provider will:

- Advocate for fair housing issues

- Conduct outreach and education
- Provide technical assistance and training for property owners and managers
- Coordinate fair housing efforts
- Assist to enforce fair housing rights
- Collaborate with other fair housing agencies
- Refer and inform for non-fair housing problems
- Counsel and educate tenants and landlords

Responsible Agency: City of Santee Department of Development Services; fair housing service provider

Financing: CDBG

2021-2029 Objectives: To affirmatively further fair housing, the City will:

- Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2021-2029 planning period.
- Participate in regional efforts to address fair housing issues and monitor emerging trends/issues in the housing market.
- Maintain the link on the City website providing information about fair housing services.
- Expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 322), defining public assistance including HCVs as legitimate source of income for housing.
- Contract a fair housing service provider to conduct random testing on a regular basis to identify issues, trends, and problem properties. Specifically, upon release of the 2020 Census data, conduct random testing that reflects the City's changing demographics, if any.

Time Frame: Annual allocation of funds to fair housing service provider. Ongoing implementation of AI recommendations, as applicable to Santee. Annual monitoring and reporting throughout the planning period.

Appendix A: Public Participation

This Appendix contains information on the various public outreach efforts conducted during preparation of the 2021-2029 Housing Element. Public outreach was conducted in three separate ways, as outlined below. In addition, the City Council meeting on January 27, 2021 to review the draft Housing Element and to adopt this document was publicly noticed in the East County Californian and on the City's website.

A. Housing Element Workshops

The City Council held six Housing Element Workshops on the following dates to discuss focused topics regarding the Housing Element:

- October 9, 2019 – Presented the City Council with an overview of the Housing Element update process and new Housing laws.
- March 11, 2020 – Presented the City Council with the RHNA and Residential Sites Inventory, where the City Council had the opportunity to select or dismiss prospective housing sites.
- May 25, 2020 – Presented the City Council with affordable housing strategies, including the concept of inclusionary housing.
- June 24, 2020 – Presented City Council with additional information regarding inclusionary housing. Council directed staff to hold stakeholder meetings with affordable and market-rate housing developers for their input on a potential inclusionary housing program for the City.
- October 28, 2020 – Presented the City Council with summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing. City Council directed staff to convene a workshop where they could engage directly with stakeholders.
- January 7, 2021 - Discussion between stakeholders and City Council on inclusionary housing.

B. Stakeholder Consultation

A request was made by City Council at the June 24, 2020 meeting to meet with housing stakeholders, including the San Diego Chapter of the Building Industry Association (BIA) for their input on inclusionary housing. Staff engaged with the BIA and on July 17, 2020, staff provided a PowerPoint presentation to their members on the City's exploration of a possible inclusionary housing ordinance. The BIA suggested not moving forward with an inclusionary program primarily because it would raise costs to potential homebuyers. After engaging the BIA, staff reached out to market-rate and affordable housing developers to participate in an Inclusionary Housing Committee. The Inclusionary Housing Committee held its first meeting on October 15, 2020 and consisted of representatives from the BIA, Bridge Housing, Cameron Brothers Company, City Ventures, Mirka Investments, the San Diego Housing Federation, Jamboree Housing Corporation, and Community Housing Works. As a precursor to the meeting, the Committee members were provided a survey with questions on the various aspects of inclusionary housing (see Survey Section below).

1. INCLUSIONARY HOUSING COMMITTEE FINDINGS

At the first Inclusionary Housing Committee meeting, staff provided the Committee with a presentation on the City's efforts to evaluate an inclusionary housing program as a tool for meeting some of its low-income housing production goals. The various components of an inclusionary housing program were discussed, including percentage requirements, applicability, on-site construction requirements, and in-lieu fees. There was consensus among the members that if the City were to move forward with an inclusionary housing program, the program should not mandate the on-site construction of units within a residential development and should allow for the payment of in-lieu fees. Market-rate developers mentioned the difficulty of selling affordable units to qualified individuals or families and affordable housing developers mentioned that many low-income households require supportive services that would not be provided within a market-rate development.

Based on the first Committee meeting and surveys responses received by October 28, 2020, the majority of the members suggested a 10 percent inclusionary housing requirement and making only those developments over 10 units in size subject to the requirement.

A common concern for many of the Committee members is the in-lieu fee, which is paid by housing developers as an alternative to providing affordable units on-site within the development. City Ventures, a market-rate housing developer, cited an example of one city setting an in-lieu fee so high that it resulted in no housing production for a number of years until the fee was reduced. As a counterpoint, Community HousingWorks, an affordable housing developer, mentioned that setting an in-lieu fee too low would not be very beneficial as it would not provide sufficient funds to generate any affordable housing within the City.

In order to determine what a reasonable in-lieu fee would be for Santee, a fee study would be needed. Based on initial outreach to various fiscal analysis firms, it is estimated that such a fee study would cost approximately \$37,500, an amount that has been appropriated in the currently adopted Budget. Should the Council decide to move forward with an inclusionary housing program, Staff would return to Council for a request to award funds once a firm is selected through a formal request-for-proposals (RFP) process.

The City Council was presented with a summary of meetings with stakeholder groups on inclusionary housing and a survey on inclusionary housing on October 28, 2020. City Council directed staff to convene a workshop where they could engage directly with stakeholders. The following is a list of those who were invited to the meeting.

Table A-1: Stakeholders List		
Organization	Contact	Services
Alpha Project	Kyla Winters	Homeless
BIA	Mike McSweeney	Market-Rate Housing
BRIDGE Housing	Damon Harris	Affordable Housing
California Housing Consortium	Ray Pearl	Market-Rate Housing
Cameron Bros	Jim Moxham	Market-Rate Housing
City Ventures	Michelle Thrakulchavee	Market-Rate Housing
Community HousingWorks	Mary Jane Jagodzinski	Affordable Housing
Habitat for Humanity	Karen Begin	Affordable Housing
Jamboree Housing	Michael Massie	Affordable Housing
MirKa Investments LLC	Bob Cummings	Housing Investor
Pacific SW Association Realtors	Robert Cromer	For-sale Housing
Regional Task Force Homeless	Kris Kuntz	Homeless
San Diego Housing Federation	Laura Nunn	Affordable Housing
Veronica Tam & Associates, Inc	Veronica Tam	Housing Consultant
Wiese and Associates	Erik Wiese	Broker

2. STAKEHOLDER SURVEYS

As mentioned above, stakeholders were surveyed. The survey questions the City asked and their answers are shown on the following pages.

Inclusionary Housing Survey

City of Santee

10601 Magnolia Ave,
Santee, CA 92071



The City of Santee is evaluating the potential for adopting an inclusionary housing program as part of its current Housing Element update. Please complete the following Inclusionary Housing Survey based on your organization's experience with housing. Thank you for your time.

Definition: Inclusionary housing programs require developers to provide a certain number of deed-restricted affordable units in a new rental or for-sale residential project or pay a fee in-lieu of providing the units in the development. The funds collected from in-lieu fees can be used by the City to provide or subsidize new affordable housing or preserve existing affordable housing through rental assistance programs.

Organization Name: _____ Contact Person: _____ Date: _____

1. *My understanding of inclusionary housing is:*

- None Limited General Good

2. *Inclusionary housing is a good tool for developing affordable housing:*

- Disagree Disagree somewhat Agree somewhat Agree

3. *An inclusionary housing program should include a requirement to build affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

4. *An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:*

- Disagree Disagree somewhat Agree somewhat Agree

5. *An inclusionary housing program should include the following percentage of affordable units in a new housing development:*

-
- 0% 5% 10% 15%

6. *An inclusionary housing program should be applicable to developments over:*

-
- 2 units 3 units 5 units 10 units

7. *An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):*

-
- 40% or less 60% or less 80% or less 120% or less

8. *Comments:*

[Add your comments here.]

Thank you very much for taking the time to complete this survey. Your feedback is valued and very much appreciated!

Response Summary:

1. My understanding of inclusionary housing is:		
none	0	0%
limited	0	0%
general	1	20%
good	4	80%
Total	5	100%
2. inclusionary housing is a good tool for developing affordable housing		
Disagree	2	40%
Disagree somewhat	0	0%
Agree somewhat	3	60%
Agree	0	0%
Total	5	100%
3. An inclusionary housing program should include a requirement to build affordable units as part of a development:		
Disagree	3	60%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	0	0%
Total	5	100%
4. An inclusionary housing program should include the option to pay a fee in lieu of providing affordable units as part of a development:		
Disagree	2	40%
Disagree somewhat	1	20%
Agree somewhat	1	20%
Agree	1	20%
Total	5	100%
5. An inclusionary housing program should include the following percentage of affordable units in a new housing development:		
0%	2	40%
5%	0	0%
10%	2	40%
15%	1	20%
Total	5	100%
6. An inclusionary housing program should be applicable to developments over:		
2 units	0	0%
3 units	0	0%
5 units	1	25%
10 units	3	75%
Total	4	100%

7. An inclusionary housing program should be targeted to those households earning the following percentages of the area median income (AMI):		
40% or less	0	0%
60% or less	1	25%
80% or less	1	25%
120% or less	2	50%
Total	4	100%

8. Comments

Respondent 1

As touched on in answer #7, Housing is the only item in the marketplace which government requires the producer of the product to subsidize their product for low income users (customers). Society finds ways to subsidize utilities, cell phones, food, by imposing a small fee on ALL users of the service or by direct public subsidization from tax subsidies (farm subsidies). For a successful subsidized home (shelter) program your City should identify a broad-based funding source and not “tax the producer” as the funding solution.

Respondent 2

I question whether economically viable on 10 units or less. The inclusionary housing component should be over and above allowable maximum density. For example, at 30 units to the acre on 3 acres the developer could build 90 conventional units and add 9 affordable units for a total of 99 units.

Respondent 3

Hello!

Regarding Question 6 above, it is my opinion that an inclusionary housing program should not be required or mandated on new development. Should a developer wish to include inclusionary housing within its project, then incentives should be granted. In other words, incentivize a developer to include inclusionary housing so that it is a win-win for both the jurisdiction (i.e. income-restricted affordable units are produced) and the developer (i.e. the project will be economically feasible). Incentives can include things like reduced setbacks, reduced parking standards, increased height, increased density, reduced impact fees, project entitlement streamlining, etc.

Regarding Question 7 above, in the event of an inclusionary housing program, the targeted AMI should depend on the type of product being proposed for development. For example, it is not financially feasible to provide affordable units within a for-sale project where those units are targeted to households earning less than 80% of the area median income. In San Diego County, the current median income is \$92,700. At 80%, the income for a family of four is \$74,160 per year. After accounting for mortgage interest, PMI (private mortgage insurance), property tax, utilities, and HOA, the max purchase price on the sale of that home cannot exceed \pm \$228,000 as the monthly housing expense for that family cannot exceed 30% of that family’s yearly income. After accounting for the cost of the land, the cost to develop, the cost to build, and the fees paid to the City and other governmental agencies, the developer would actually be losing money on the construction and sale of that affordable unit. The loss to the developer is only exacerbated when the percentage of AMI required is lower.

Below in italics is a statement borrowed from the Building Industry Association's Orange County Chapter Board of Directors, of which I have previously served on. I echo the statement made below.

“Our position is that Housing remains a critical issue in California with the situation growing more serious with each passing day. Studies show that the State needs over 180,000 new units each year and at best we are producing 80,000. This has caused a cascading spike in home prices across the region. With this ever-growing deficit, we need to have an honest conversation about Inclusionary Zoning Policies. In total, such policies restrain housing production, increase ownership costs, and further complicate attainability for the majority of the region. In a study by Benjamin Powell, Ph.D. and Edward Stringham, Ph.D., titled, Housing Supply and Affordability: Do Affordable Housing Mandates Work?, the authors discovered that in the 45 cities where data was available, new housing production drastically decreased by an average of 31% within one year of adopting inclusionary housing policies. Additionally, the study suggests that inclusionary housing policies can increase new housing costs by \$22,000 to \$44,000, with higher priced markets increasing by \$100,000. Supporting these conclusions is a recent report from the Legislative Analyst's Office titled Perspectives on Helping Low-Income Californians Afford Housing. In this report, it states that “attempting to address the state's affordability challenges primarily through expansion of government programs likely would be impractical.” Further, that “extending housing assistance to low-income Californians who currently do not receive it – either through subsidies for affordable units or housing vouchers – would require an annual funding commitment in the low tens of billions of dollars. As such it finds that “many housing programs – vouchers, rent control, and inclusionary housing – attempt to make housing more affordable without increasing the overall supply of housing. This approach does very little to address the underlying cause of California's high housing costs: a housing shortage.””

Respondent 4

Inclusionary housing is one tool to help promote the development of affordable housing. There are a lot more options that can be just as effective, primarily the political will to develop affordable projects.

Respondent 5

As an affordable housing provider, I can tell you affordable units are produced most during healthy market rate production. Any requirement should be incentive based.

Appendix B: Accomplishments under Adopted Housing Element

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This appendix documents the City's achievements under the 2013-2021 Housing Element with respect to the actions and objectives contained therein. Based on the relative success of the City's efforts in implementing the 2013 programs, recommendations for program modifications are provided for the 2021-2029 Housing Element Update. Table B-1 identifies these housing programs and provides a summary of accomplishments during the 2013-2021 Housing Element cycle. Table B-2 presents quantified accomplishments during this period.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 1: Code Enforcement	Continue to implement Municipal Codes (Titles 15 and 17), the 2016 California Building Code and Uniform Housing Code.	<p>The Department of Development Services and Code Enforcement implemented the Municipal Code, the California Building Code and the Uniform Housing Code by issuing notices of violations and fines for all violations reported to the City. Between 2013 and 2019, Code Enforcement made over 4,750 inspections, opened 1,253 cases, closed 3,313 cases, and referred 29 cases to the City Attorney's Office.</p> <p><i>Continued Appropriateness: Modified or removed</i> The 6th cycle Housing Element specifies housing programs with specific actions, measurable objectives, and timelines. This program may be removed as a Housing Element program or modified with specific actions to improve housing conditions.</p>
Program 2: Mobile Home Conversion Regulations	Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.	<p>No mobile home conversions occurred between the 2013 and 2019 period.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Park Assistance program</i> Conversion of mobile home parks must adhere to regulations monitored by the State Department of Housing and Community Development.</p>
Program 3: Minor Home Improvement Loans	Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.	<p>The City has contracted with Lutheran Social Services' Caring Neighbors program to provide this service to Santee seniors to accomplish this program. An average of 66 seniors were assisted annually during 2013-2019 period (459 total). In addition, CDBG recipient Home of Guiding Hands rehabilitated 12 homes during this period.</p> <p><i>Continued Appropriateness: Modified and continued</i> Due to lack of funding, City will no longer be implementing this program.</p>

⁷ The table reflects the accomplishments from FY2013 to FY2019. Pending FY 2020 accomplishments.

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
<p>Program 4: Conservation of Existing and Future Affordable Units</p>	<p>Monitor the status of the 309 at-risk units at Carlton Country Club Villas and Woodglen Vista. The City of Santee will work with property owners, interest groups and the State and federal governments to implement the following programs on an ongoing basis to conserve its affordable housing stock.</p>	<p>The City did not receive notice of intent to opt out as affordable housing between 2013 and 2019. The Woodglen Vista Apartments and the Carlton County Club Villas were refinanced and the affordability period extended in 2017 and 2018 (respectively).</p> <p>In 2015, the City approved the expansion of the Cameron Estates Mobile Home Park with the addition of 16 more mobile homes to this park.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will update the inventory of at-risk housing and include specific actions to monitor and preserve at-risk housing projects.</p>
<p>Program 5: Housing Choice Voucher Program</p>	<p>Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and assist approximately 2,400 extremely low and very low income households during the planning period. Promote the Housing Choice Vouchers program on City website. Support the County Housing Authority’s applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.</p>	<p>Santee is among 12 cities served by the Housing Authority of the County of San Diego. An average of 570 households per year received Housing Choice Vouchers during the 2013 to 2019 period (2,177 total), with the highest single year being 2013 with 361 vouchers offered.</p> <p>According to the County Housing Authority, as of December 31, 2019, 285 households were using a Housing Choice Voucher to help pay for rent in the City of Santee and 1,745 applications submitted by Santee residents were recorded on a waiting list.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will include a program to promote HCVs and also to educate the public regarding the source of income protection under new State law that requires rental property owners to regard public assistance as a legitimate source of income.</p>
<p>Program 6: Mobile Home Park Assistance Program</p>	<p>Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.</p>	<p>No parks were at risk of converting between 2013 and 2019.</p> <p><i>Continued Appropriateness: Modified and combined with Mobile Home Conversion Regulations</i> The 6th cycle Housing Element will include a program to provide financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 7: First Time Homebuyer Program	Assist 40 lower income households with downpayment and closing cost assistance during the planning period (Seven at <50 percent AMI and 33 at 51-80 percent AMI).	<p>The program did not meet its goal of assisting 40 lower income homebuyers (5 homebuyers annually); however, the City was able to originate 14 loans between 2013 and 2019. The reduction in first-time homebuyer assistance was possibly be due to higher home prices. At higher home prices, low-income buyers have difficulty staying below the maximum housing debt ratio of 38 percent.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The 6th cycle Housing Element will include a program that outlines various resources available.</p>
Program 8: San Diego County Regional Mortgage Credit Certificate Program	Facilitate the provision of 24 MCCs during the planning period (eight at <80 percent AMI and 16 at 80-120 percent AMI). Continue to promote the MCC program by notifying eligible applicants to other City programs and providing information on the City's website.	<p>During the 2013-2019 period, 11 Santee residents received MCCs. Affordable Housing Applications, Inc. administered the program from 2013 to 2016. The San Diego Housing Commission administered the MCC program for the City of Santee on behalf of the County of San Diego from 2017 to 2018. The California Housing Finance Agency (CalHFA) administered the MCC program in the County of San Diego for all cities except for the City of San Diego in the subsequent years.</p> <p><i>Continued Appropriateness: Modified and combined with homeownership assistance programs</i></p> <p>With limited funding and rising home prices, the ability of the City to provide homebuyer assistance would be limited. The 6th cycle Housing Element will include a program that outlines various resources available.</p>
Program 9: Manufactured Home Fair Practices Program	Assist approximately 1,200 mobile homeowners. The City regulates space rents in mobile home parks and provides staff support to the Manufactured Home Fair Practices Commission, which holds biannual meetings. The program requires significant financial resources in administration and legal defense of the Ordinance.	<p>The Manufactured Home Fair Practices Commission met biannually each year of the 2013-2020 period to hear comments from park residents and owners and provide direction to staff.</p> <p><i>Continued Appropriateness: Modified and continued</i></p> <p>The 6th cycle Housing Element will include a modified program that promotes the services of the Manufactured Home Fair Practices Commission.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 10: Facilitate Affordable Housing Development	Collaborate with developers of affordable housing over the planning period to facilitate the construction of 62 affordable units over the planning period (Two extremely low income, five very low income, 35 low income, and 20 moderate income units)	<p>Between 2013 and 2019, 49 deed restricted units were permitted (10 very low income, 37 low income, and 2 moderate income).</p> <p>No requests were received during the 2013-2020 period.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will include an updated program to facilitate affordable housing, including resources and incentives available to the City.</p>
Program 11: Supportive Services	Assist 1,000 persons with temporary shelter and supportive services during the planning period (400 meals for lower income seniors, case management for 200 lower income seniors, and temporary shelter, food, and clothing for 400 lower income individuals and families affected by domestic violence).	<p>The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 207 people per year were assisted through this program from 2013-2019 (1,511 total). The City also contributed CDBG funding to the Meals-on-Wheels program, which provides two meals per day to homebound seniors; an average of 109 seniors were assisted annually between 2017 and 2019 (328 total). In addition, the City provides CDBG funding to the Santee Food Bank, which assisted an average of 12,819 persons per year (38,457 persons total) between 2017 and 2019.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will include a program to identify the range of supportive services needed in the community and resources available to address these needs.</p>
Program 12: Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	<p>An inventory of available sites for residential development is maintained by the City and is available to prospective residential developers by City staff upon request.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will include an updated sites inventory to accommodate the new Regional Housing Needs Assessment (RHNA), estimated at 1,219 units. The new sites inventory will reflect the rezoning and upzoning of properties completed to accommodate the RHNA.</p>
Program 13: Lot Consolidation Incentives	Update the Zoning Ordinance and/or Subdivision Ordinance to include lot consolidation incentives.	<p>The City is completing a comprehensive update to its Municipal Code and in the coming year, the City will develop strategies for lot consolidation and draft an ordinance that encourages lot consolidation.</p> <p><i>Continued Appropriateness: Modified and continued</i> The 6th cycle Housing Element will not include a lot consolidation program as this program.</p>

Table B-1: Summary of Program Accomplishments 2013 through 2021⁷

Program (2013-2021)	Objectives	Evaluation and Continued Appropriateness for 2021-2029 Housing Element
Program 14: Monitoring of Residential Capacity (No Net Loss)	Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.	Development Services staff continue to monitor all proposed development projects for potential effects on RHNA inventory. <i>Continued Appropriateness: Modified</i>
Program 15: Farm Worker Housing	Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6.	This program was accomplished on 2016. Section 17.10.03.F of the Zoning Ordinance has been updated to allow farm worker housing in residential zones. <i>Continued Appropriateness: Completed</i> The 6 th cycle Housing Element will include an updated program to identify other Zoning Code amendments required to comply with new State laws, such as Low Barrier Navigation Center, Emergency Shelters and Supportive Housing, Accessory Dwelling Units, and Density Bonus for 100 Percent Affordable Housing.
Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.	Staff planners and attorneys continually monitor state and federal law. As an example, the City is requiring "No Net Loss" of low and moderate income residential units identified in the Housing Element, in accordance with Senate Bill 166 (SB166). <i>Continued Appropriateness: Combined with new program for affordable housing development.</i>
Program 17: Equal Housing Opportunity Services	Continue to contract with a fair housing service provider to provide fair housing services to 500 residents of Santee over the 2013-2021 planning period. Participate in regional efforts to update the AI every five years. Maintain the link on the City website providing information about fair housing services.	Fair housing provider CSA of San Diego County assisted an average of 58 Santee residents (439 total) between 2013 and 2019. The City also participated in the 2015-2019 and 2020-2024 updates of the San Diego County Regional Analysis of Impediments (AI). <i>Continued Appropriateness: Modified and continued</i> Pursuant to new State law, the 6 th cycle Housing Element will include a program to actively further fair housing choice in the City.

Table B-2: Housing Element Accomplishments

(Calendar Years 2013 through 2020)

Housing Assistance Type	Objectives	2013	2014	2015	2016	2017	2018	2019	2020	Total
Housing Units Constructed										
Very Low Income 30-50% AMI	914	10	0	0	0	0	0	0		10
Low-Income 50-80% AMI	694	41	0	0	2	0	0	0		43
Moderate Income 80-120% AMI	462	80	0	0	0	16	0	1		97
Above Moderate Income +120% AMI	1,410	368	175	5	50	128	157	114		997
Total	3,660	499	175	5	52	144	157	115		1,147
Housing Units Conserved										
Section 8 At-Risk	309	309	309	309	309	309	309	309		309
Housing Units Rehabilitated										
Rehabilitation Loans	80	2	2	2	2	2	2	0		12
Rental Assistance										
Housing Choice Vouchers	2,400	361	344	333	286	284	284	285		2,077

Appendix C: Sites Inventory

Table C-1 starting on page C-2 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
Lower Income Sites								
15*	38104036 Walmart	TC-R-22	22	5.26	115	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. Privately owned. Half mile to park, town center, Sprouts across street, in high resource area in TCAC/HCD opportunity map.	Vacant
16A*	38105082 Parcel 6 Portion	TC-R-30	30	11.11	333	TC-C	Vacant site in town center (opportunity site due to high density allowed and near transit). To be rezoned from commercial (TC-C) to residential use (TC-R-30). Minimum and maximum allowable density to be 30 du/ac. Privately owned. Across the street from park, half mile to town center services, 128 unit (Cornerstone) built across street on Northern end, in high resource area in TCAC/HCD opportunity map.	Vacant
20A*	38105081 9200 Magnolia Ave	TC-R-22	22	10.00	220	TC-O/I	Underutilized site with Polo Barn structure in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-22). Maximum allowable density to be 30 du/ac. County owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant
20B*	38105081 9200 Magnolia Ave	TC-R-30	30	10.00	300	TC-O/I	Underutilized site with Polo Barn structure in town center (opportunity site due to high density allowed and near transit). To be rezoned from TC-O/I to residential use (TC-R-30). Minimum and maximum allowable density to be 30 du/ac. County owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
21 ^{PC}	38410616 8942 1 st St	TC-R-22	22	0.60	13	N/A	Underutilized site with single-family home in town center (opportunity site due to high density allowed and near transit). Maximum allowable density is 30 du/ac. Privately owned. Half mile to park, <1 mile to town center services, in high resource area in TCAC/HCD opportunity map. Owner expressed interest in MF housing, City in discussion with Habitat for Humanity, have site plans for it.	Nonvacant
22 [*]	38447009 Rockvill St	R-30	30	1.96	58	GC/IL	Vacant site to be rezoned from GC/IL to R-30. Minimum and maximum allowable density to be 30 du/ac. Privately owned. Proposal for workforce housing on site; 59 units on proposal. Slightly over half mile from park, ~ one mile from town center, in moderate resource area according to TCAC/HCD opportunity map.	Vacant
24 [*]	38416204 9953 Buena Vista Ave	R-22	22	4.80	105	R-2	Underutilized site with one single-family home. To be rezoned from R-2 to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from town center, ~half mile to park, moderate resource area TCAC/HCD opportunity map. Owner has tried to develop before; Previous offer from Navy for workforce housing.	Nonvacant
29 [*]	38630031 7737 Mission Gorge Rd	R-22	22	3.25	64	GC	Underutilized commercial lot to be rezoned from GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, <1 mile from elementary school and park, in high resource area TCAC/HCD opportunity map. Currently an application to build 88 townhouses on site. Owner support upzone because have ran into density issues in past efforts to develop	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
30*, PC	38630009 8714 Starpine Dr	R-22	22	1.30	28	R-7/GC	Underutilized site with one single-family home. To be rezoned from R-7/GC to R-22. Maximum allowable density to be 30 du/ac. Privately owned. Less than half mile from trails, less than one mile from elementary school/park, in high resource area TCAC/HCD opportunity map	Nonvacant
31 ^{PC}	38306103 7980 Mission Gorge Rd	R-22	22	5.23	80	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
32 ^{PC}	38306101 7950 Mission Gorge Rd	R-22	22	0.95	20	N/A	Underutilized site with one single-family home. Maximum allowable density is 30 du/ac. Privately owned. Half mile from trail, park, and elementary school, high resource area TCAC/HCD opportunity map.	Nonvacant
Lower Income Sites Subtotal				54.46	1,336			
Moderate Income								
16B*	38105082 Parcel 6 Portion	TC-R-14	14	8.61	120.	TC-C	Vacant site to be rezoned from TC-C to TC-R-14. Privately owned. Zoning would be consistent with adjacent residential development.	Vacant
17*, PC	38105118 Cottonwood Ave	TC-R-14	14	22.15	279	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned. New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed North of River.	Vacant
18*, PC	38105117 Cottonwood Ave	TC-R-14	14	11.71	98	TC-R-30	Vacant site to be rezoned from TC-R-30 to TC-R-14. County owned. New zoning more realistic for area (reduce parking/traffic issues), new density consistent with density allowed North of River.	Vacant
19*, PC	38103208 Park Center Dr	TC-R-14	14	2.35	32	TC-R-22	Vacant site to be rezoned from TC-R-22 to TC-R-14. Privately owned.	Vacant
23	38414211 10952 Sunset Trl	R-14	14	1.24	17	N/A	Underutilized site with 2 single family homes built in 1942. Privately owned.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
25*	38402007 8801 Olive Ln	R-14	14	2.93	41	IL	Underutilized site to be rezoned from IL to R-14. Privately owned. Adjacent to residential zone; development across the street approved at 16 du/ac. In airport zone 2, need to cap at 16 du/acre.	Nonvacant
Moderate Income Sites Subtotal				48.99	587			
Above Moderate								
1*	37819001 10939 Summit Ave	R-7	7	4.65	29	R-1A	Underutilized site with single-family home built in 1974. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
2*	37818010 11009 Summit Ave	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1968. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
3*	37818009 11025 Summit Ave	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1948. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
4*	37818008 11041 Summit Ave	R-7	7	2.32	14	R-1A	Underutilized site with single-family home built in 1963. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
5*	37818007 11059 Summit Ave	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1940. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
6*	37818029 10215 Summit Crest Dr	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1989. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
7*	37821021 11010 Summit Ave	R-7	7	1.15	8	R-1A	Underutilized site with single-family home built in 1980. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant

Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
8*	37821020 11020 Summit Ave	R-7	7	1.02	7	R-1A	Underutilized site with single-family home built in 1975. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
9*	37818028 11115 Summit Ave	R-7	7	1.16	8	R-1A	Underutilized site with single-family home built in 1970. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
10*	37818020 11129 Summit Ave	R-7	7	2.32	11	R-1A	Underutilized site with single-family home built in 1950. Summit Ave sites is an opportunity site: larger, relatively flat parcels suitable for small lot subdivisions in the 7 to 14 du/ac range. Lot size consistent with past development (Santee made up 6,000 sq ft lots). Lots on Summit would be about 4,000 sq ft. To be rezoned from R-1A to R-7. Privately owned. On Private road, would require right of way.	Nonvacant
11*	38103107 9945 Conejo Rd	R-7	7	1.19	8	R-2	Underutilized site with single-family home built in 1958. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development.	Nonvacant

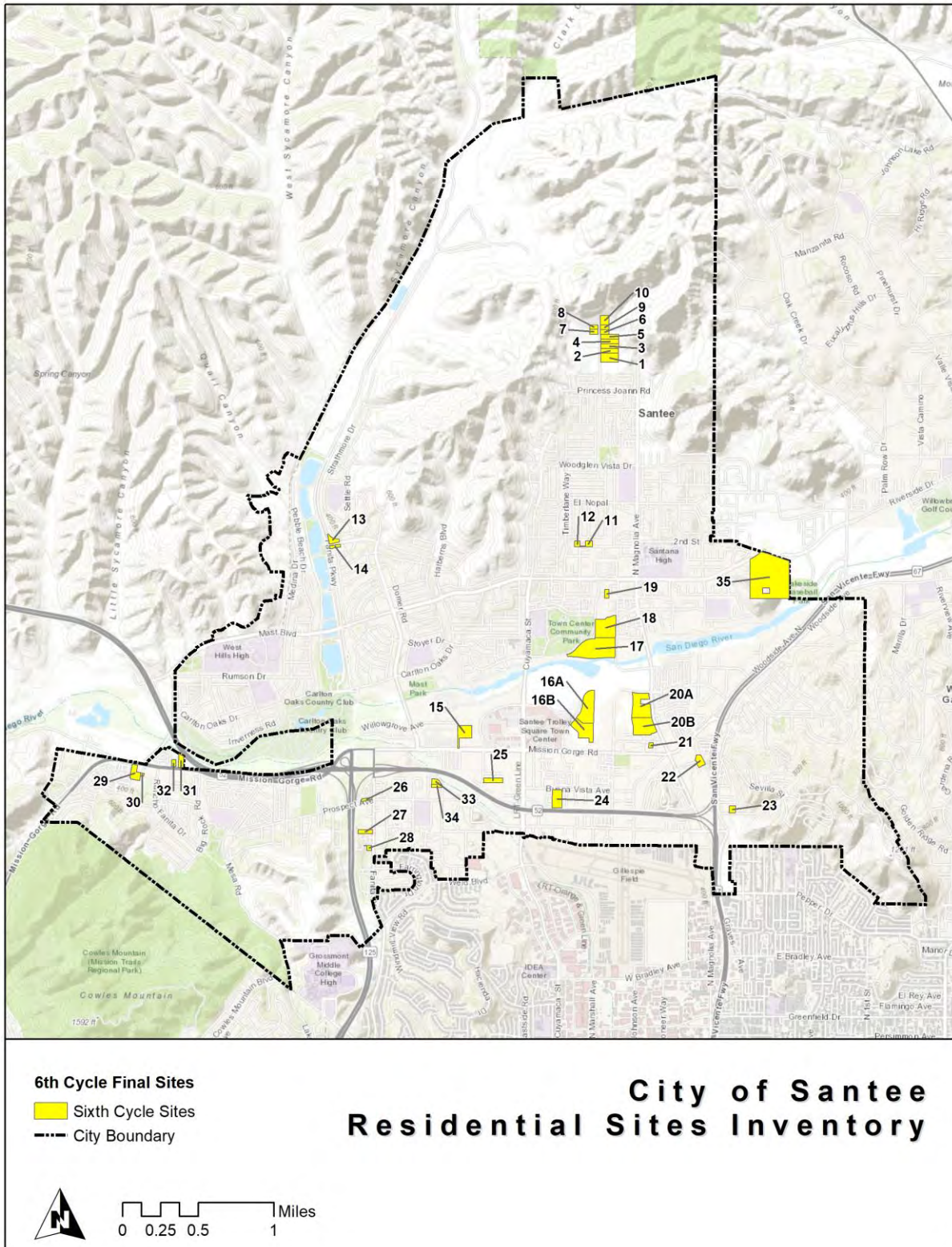
Table C-1: Sites Inventory

Map ID #	APN / Address	Land Use Designation/ Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Rezoned From	Existing Use/Reason for Selection	Status
12*	38169028 9960 Conejo Rd	R-7	7	0.86	6	R/2	Underutilized site with single-family home built in 1953. To be rezoned from R-2 to R-7. Privately owned. Upzone would be consistent with surrounding development. Property owner interested in developing in the past and has restricted due to zoning.	Nonvacant
13*	38003118 Lake Canyon Rd	R-7	7	1.67	11	R-2	Vacant site to be rezoned from R-2 to R-7.	Vacant
14*	38003118 Lake Canyon Rd	R-7	7	0.89	6	R-2	Vacant site to be rezoned from R-2 to R-7.	Vacant
26 ^{PC}	38349056 Prospect Ave	R-7	7	0.72	4	N/A	Vacant site. Privately owned. Properly zoned.	Vacant
27 ^{PC}	38619217 8572 Fanita Dr	R-7	7	1.73	12	N/A	Underutilized site with single-family home built in 1950. Has dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Nonvacant
28	38669038 8504 Fanita Dr	R-7	7	0.68	4	N/A	Vacant site along dilapidated street/incomplete sidewalk. Privately owned. Properly zoned.	Vacant
33 ^{PC}	38401115 8750 Atlas View Dr	R-7	7	1.85	9	N/A	Underutilized site with single family home built on 1958. Privately owned. Properly zoned.	Nonvacant
34 ^{PC}	38401255 8742 Atlas View Dr	R-7	7	0.91	6	N/A	Underutilized site with single family home built on 1954. Privately owned Properly zoned.	Nonvacant
35*	37903031 Mast Blvd	POS/R-7	7	47.45	122	POS/IL	Vacant site to be rezoned from POS/IL to POS/R-7. Site has not been used as LI for 10 years; City has received pre-application from owner for MFR project in LI.	Vacant
Above Moderate Sites Subtotal				78.69	312			
Sites Inventory Total				182.14	2,235			

Asterisk (*) denotes sites that will be rezoned.

PC denotes sites that appeared in the Previous Cycle (5th cycle).

Figure C-1: Residential Sites Inventory



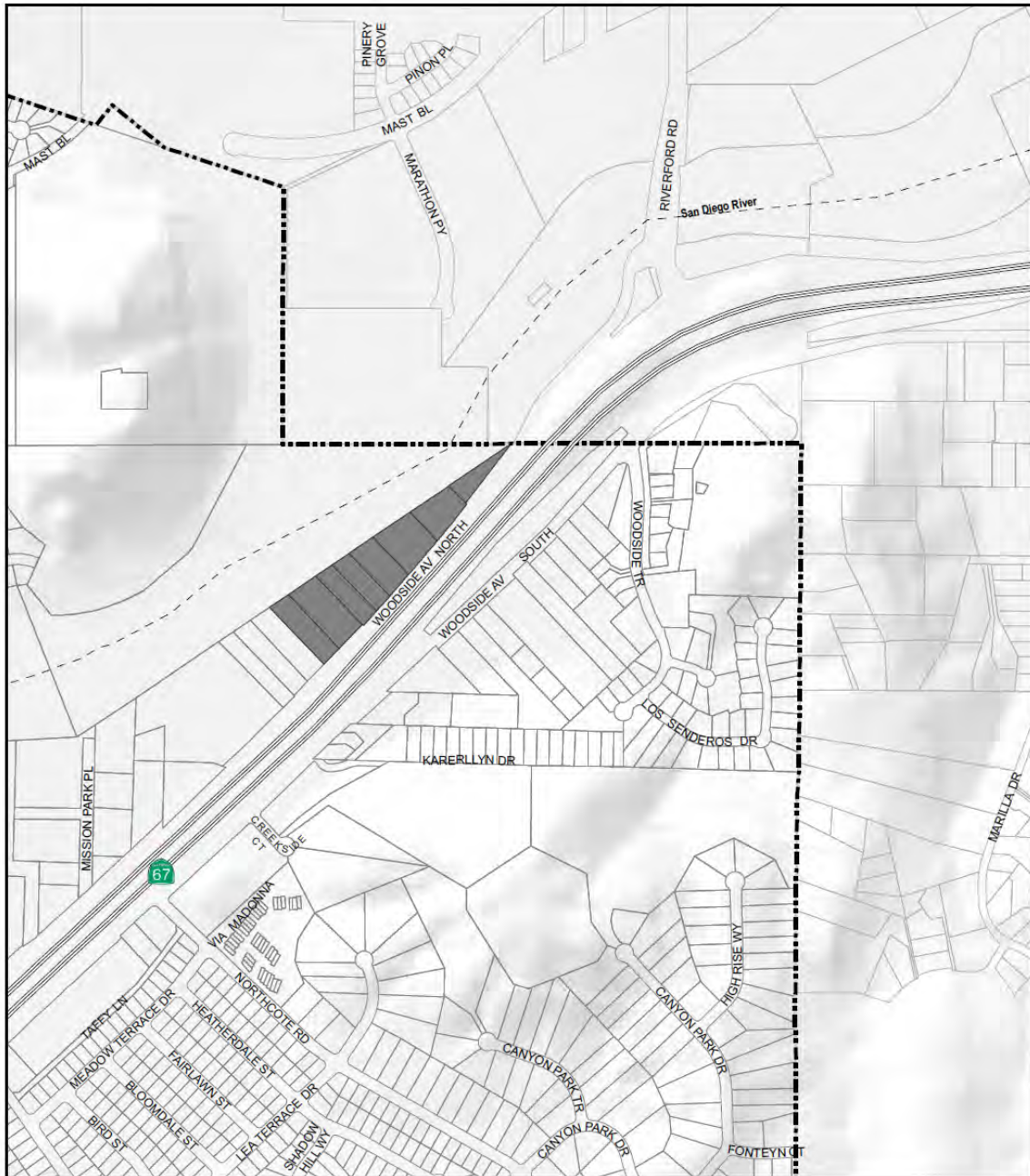
Appendix D: Undeveloped/ Underutilized General Industrial (IG) Sites

The City revised the Zoning Ordinance in January 2013 to allow emergency shelters within the General Industrial (IG) zone with a ministerial permit pursuant to SB 2 enacted in 2007. The amendment allows owners of property within the IG zone to develop sites with emergency shelter in accordance with State law. The IG zone covers approximately 111 acres on 130 parcels in Santee. Vacant or underutilized parcels within the IG zone are presented in Table D-1. See Figure D-1 on the next page for parcel locations on Woodside Avenue North.





Table D-1: Undeveloped/Underutilized General Industrial (IG) Parcels		
Parcel Number	Acreage	Existing Uses/Improvements
384-190-10	0.15	OUTDOOR STORAGE/ASPHALT
384-180-50	0.78	OUTDOOR STORAGE/ASPHALT
384-180-27	0.69	OUTDOOR AND FLEET STORAGE/ASPHALT
384-180-20	0.19	UNDEVELOPED/UNIMPROVED
384-180-13	0.59	OUTDOOR AND FLEET STORAGE/ASPHALT
384-261-20	0.71	OUTDOOR STORAGE/ASPHALT
TOTAL	3.11	
Source: City of Santee, 2020.		

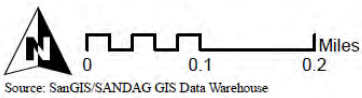
These parcels are considered underutilized because they are currently vacant or being used for outdoor storage or fleet storage with limited or no site improvements. The undeveloped and underutilized IG-zoned parcels have adequate capacity to accommodate an emergency shelter that could serve at least 25 homeless individuals (identified unsheltered homeless population in Santee in January 2020) or at least one year-round emergency shelter.

Figure D-1: Undeveloped/Underutilized General Industrial Parcels



Legend

-  Selected Parcels
-  City Boundary
-  Freeway
-  River



Source: SanGIS/SANDAG GIS Data Warehouse

ATTACHMENT 2

Native American Tribe Notification Letters

Assembly Bill 52 Formal Notice

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 21, 2021

Lisa Cumper, THPO
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Housing Element Update (Sixth Cycle) – AB52 Formal Notice

Dear Ms. Cumper:

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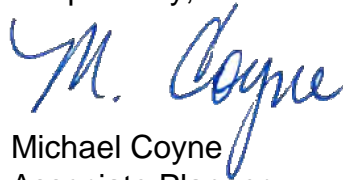
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Associate Planner
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Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteca.gov

Please contact me if you have any comments or questions.

Respectfully,



Michael Coyne
Associate Planner

cc. File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 21, 2021

Mario Morales, Chairperson
Mesa Grande Band of Mission Indians
PMB 366 35008 Pala Temecula Rd.
Pala, CA 92059

Subject: Housing Element Update (Sixth Cycle) – AB52 Formal Notice

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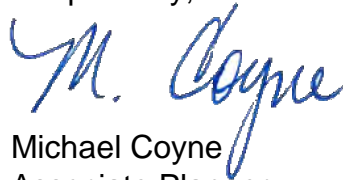
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January 21, 2021

Art Bunce, Tribal Attorney
Barona Band of Mission Indians
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Subject: Housing Element Update (Sixth Cycle) – AB52 Formal Notice

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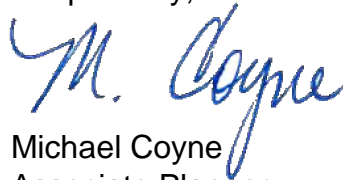
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January 21, 2021

Tom Holm, Executive Director
Kumeyaay Heritage Preservation Council
5663 Balboa Ave. #610
San Diego, CA 92111

Subject: Housing Element Update (Sixth Cycle) – AB52 Formal Notice

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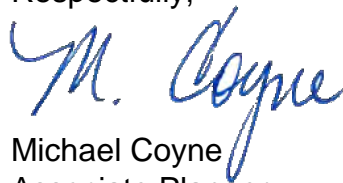
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January 21, 2021

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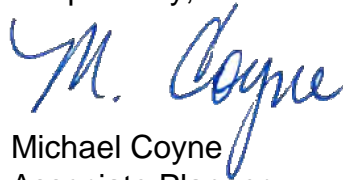
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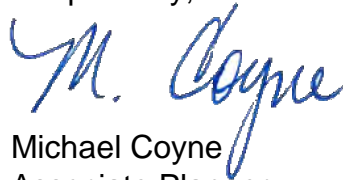
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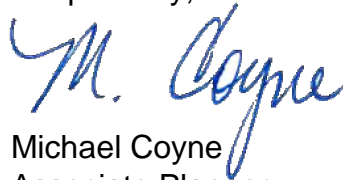
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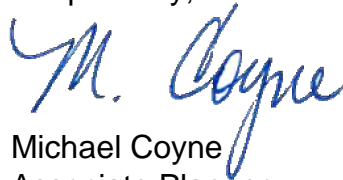
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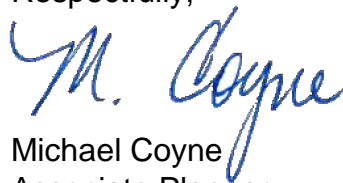
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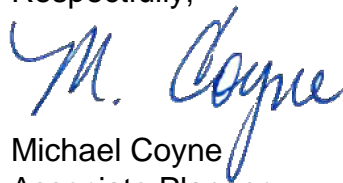
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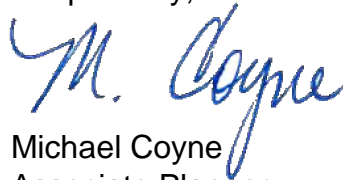
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The Draft Housing Element (Sixth Cycle) can be downloaded at the following link:
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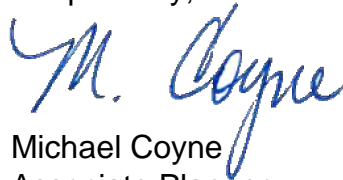
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In accordance with Public Resources Code section 21080.3.1, subdivisions (b) and (d), you have 30 days from receipt of this formal notification to request in writing consultation regarding the Project. Such request should be directed to:

Michael Coyne
Associate Planner
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteca.gov

Please contact me if you have any comments or questions.

Respectfully,



Michael Coyne
Associate Planner

cc. File

Senate Bill 18 Consultation

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Clifford LaChappa, Chairperson
Barona Group of the Capitan Grande
1095 Barona Road
Lakeside, CA 92040

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. LaChappa:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

Project Location: The proposed project covers the entire jurisdictional limits of the City of Santee, which encompasses approximately 17 square miles (10,615 acres) in eastern San Diego County, and is located approximately 18 miles east of downtown San Diego.

Project Description: The proposed project involves an update to the City of Santee's Housing Element. The Housing Element is a major component of the City's General Plan that addresses adequate housing opportunities for present and future Santee residents from 2021 through 2029, which represents the Sixth Cycle planning period. It serves as the primary policy document guiding local decision-making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California, through the Department of Housing and Community Development (HCD). The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics. The Element also provides a comprehensive evaluation of the City's progress in implementing housing programs related to housing production, preservation, and conservation. Based upon Santee's housing needs, available resources, constraints and opportunities for housing production, preservation, and its past performance, the updated Housing Element establishes an eight-year strategy of goals, objectives and action programs that address housing.

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Lead Agency Point of Contact:

Michael Coyne
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Ralph Goff, Chairperson
Campo Band of Mission Indians
36190 Church Road, Suite 1
Campo, CA 91906

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Goff:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Robert Pinto Sr., Chairperson
Ewiiapaayp Tribal Office
4054 Willows Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Pinto:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Michael Garcia, Vice Chairperson
Ewiiapaayp Tribal Office
4054 Willows Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Garcia:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Will Micklin, Executive Director
Ewiiapaayp Tribal Office
4054 Willows Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Micklin:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

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Sincerely,

A handwritten signature in blue ink that reads "M. Coyne".

Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Virgil Perez, Chairperson
Iipay Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA 92070

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Perez:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Santee, CA 92071
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Email: mcoyne@cityofsanteeca.gov

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Clint Linton, Cultural Resources Director
Iipay Nation of Santa Ysabel
P.O. Box 507
Santa Ysabel, CA 92070

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Linton:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Rebecca Osuna, Chairperson
Inaja Band of Mission Indians
2005 S. Escondido Blvd.
Escondido, CA 92025

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Osuna:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
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Email: mcoyne@cityofsanteeca.gov

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Erica Pinto, Chairperson
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Pinto:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Lisa Cumper, THPO
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Cumper:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
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Santee, CA 92071
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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Ron Christman,
Kumeyaay Cultural Historic Committee
56 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Christman:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Steve Banegas, Spokesperson
Kumeyaay Cultural Repatriation Committee
56 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Banegas:

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Lead Agency Point of Contact:

Michael Coyne
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

If you have any questions or would like to request formal consultation, please contact me within 90 days from the date of certified receipt of this letter. I can be reached by phone at (619) 258-4100, ext. 160 or via email at mcoyne@cityofsanteeca.gov.

Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Bernice Paipa, Secretary
Kumeyaay Cultural Repatriation Committee
P.O. Box 63
Santa Ysabel, CA 92070

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Paipa:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Clint Linton, Director of Cultural Resources
Kumeyaay Cultural Repatriation Committee
P.O. Box 507
Santa Ysabel, CA 92070

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Linton:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Kim Bactad, Executive Director
Kumeyaay Diegueño Land Conservancy
2 Kwaaypaay Court
El Cajon, CA 92019

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Bactad:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Carmen Lucas,
Kwaaymii Laguna Band of Mission Indians
P.O. Box 775
Pine Valley, CA 91962

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Lucas:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Javaughn Miller, Tribal Administrator
La Posta Band of Mission Indians
8 Crestwood Road
Boulevard, CA 91905

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Miller:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Santee, CA 92071
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Sincerely,

A handwritten signature in blue ink that reads "M. Coyne".

Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Gwendolyn Parada, Chairperson
La Posta Band of Dieguño Mission Indians
8 Crestwood Road
Boulevard, CA 91905

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Parada:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

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Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Nick Elliott, Cultural Resources Coordinator
Manzanita Band of Kumeyaay Nation
P.O. Box 1302
Boulevard, CA 91905

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Elliott:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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City of Santee
10601 Magnolia Avenue
Santee, CA 92071
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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Angela Elliott Santos, Chairperson
Manzanita Band of Kumeyaay Nation
P.O. Box 1302
Boulevard, CA 91905

**Subject: Native American Consultation (SB 18 Consultation) for the City of Santee
Housing Element of the General Plan**

Dear Ms. Elliott Santos:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

David Thompson, EPA
Manzanita Band of Kumeyaay Nation
P.O. Box 1302
Boulevard, CA 91905

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Thompson:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Virgil Oyos, Chairperson
Mesa Grande Band of Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Oyos:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

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Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Allen E. Lawson, Chairperson
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Lawson:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

John Flores, Environmental Coordinator
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Flores:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Project Description: The proposed project involves an update to the City of Santee's Housing Element. The Housing Element is a major component of the City's General Plan that addresses adequate housing opportunities for present and future Santee residents from 2021 through 2029, which represents the Sixth Cycle planning period. It serves as the primary policy document guiding local decision-making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California, through the Department of Housing and Community Development (HCD). The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics. The Element also provides a comprehensive evaluation of the City's progress in implementing housing programs related to housing production, preservation, and conservation. Based upon Santee's housing needs, available resources, constraints and opportunities for housing production, preservation, and its past performance, the updated Housing Element establishes an eight-year strategy of goals, objectives and action programs that address housing.

The Draft Housing Element (Sixth Cycle) can be downloaded at the following link:
<https://www.cityofsanteeca.gov/services/city-news>

No archaeological survey has been conducted at this time since this is a planning-level document. Future site-specific housing developments would be subject to additional environmental review and may require archaeological field surveys.

Lead Agency Point of Contact:

Michael Coyne
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
Phone: (619) 258-4100, Extension 160
Email: mcoyne@cityofsanteeca.gov

If you have any questions or would like to request formal consultation, please contact me within 90 days from the date of certified receipt of this letter. I can be reached by phone at (619) 258-4100, ext. 160 or via email at mcoyne@cityofsanteeca.gov.

Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Cody J. Martinez, Chairperson
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA 92019

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Martinez:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Lisa Haws, Cultural Resources Manager
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA 92019

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Haws:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Robert J. Welch, Jr., Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Welch:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Randy Sandoval, Jr., Environmental Specialist
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Sandoval:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Ernest Pingleton, THPO
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Mr. Pingleton:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

Mayor
John W. Minto

City Council
Ronn Hall
Laura Koval
Rob McNelis
Dustin Trotter

January 22, 2021

Julie Hagan,
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA 91901

Subject: Native American Consultation (SB 18 Consultation) for the City of Santee Housing Element of the General Plan

Dear Ms. Hagan:

The City of Santee, Department of Development Services (City) has initiated the above referenced project and is requesting your review of the proposed project to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18). The proposed project is described as follows:

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Sincerely,



Michael Coyne, AICP
Associate Planner

C: File

**Initial Study/Environmental Checklist Form for the
City of Santee Housing Element Update
(Sixth Cycle: 2021-2029)**

Letters of Comment and Responses

The Draft Negative Declaration (ND) for the Santee Housing Element was circulated for public and agency review from March 12, 2021 to April 12, 2021 (State Clearinghouse No. 2021030332). During the 30-day public and agency review period, comment letters were received from the agencies, organizations, and/or individuals listed in the table below. These letters are located on the following pages, with responses to comments provided adjacent to the individual comments in each letter.

Letter	Author	Page Number
A	Mitchell Tsai on Behalf of the Southwest Regional Council of Carpenters	RTC-2
B	California Department of Transportation	RTC-44

say

Letter A

T: (626) 381-9248
 F: (626) 389-5414
 E: info@mitchisailaw.com



155 South El Molino Avenue
 Suite 104
 Pasadena, California 91101

VIA U.S. MAIL & E-MAIL

April 12, 2021

Michael Coyne, Associate Planner
 City of Santee
 10601 Magnolia Avenue
 Santee, CA 92071
 Em: mcoyne@cityofsantecca.gov

RE: City of Santee 2021-2029 Housing Element, Initial Study/Environmental Checklist

Dear Mr. Coyne,

A-1 On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenter**”), my Office is submitting these comments on the City of Santee’s (“**City**” or “**Lead Agency**”) Initial Study/Environmental Checklist (“**IS/ND**”) (SCH No. 2021030332) for the 2021-2029 update to the City’s General Plan Housing Element (“**Project**”).

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens*

A-1 The commenter provides introductory language regarding the content of this comment letter. This comment does not raise an issue related to the adequacy of the analysis contained within the Draft IS/ND.

LETTER

RESPONSE

City of Santee – 2021-2029 Housing Element Update
April 12, 2021
Page 2 of 14

for *Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected to the Project’s environmental documentation may assert any issue timely raised by other parties).

A-2 Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“CEQA”), Cal Public Resources Code (“PRC”) § 21000 *et seq.*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000 – 65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

A-3 The City should require the Applicant provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

A-2 Comment noted. The City will mail the commenter all required notices moving forward.

A-3 The IS/ND analyzes the HEU which is a policy document supporting the City’s ability to meet its RHNA allocation. No development is proposed at this time. When responding to public comments, the lead agency is only required to respond to environmental issues. The workforce involved in the future development of projects within the housing sites is not an environmental issue as the comment does not raise any questions relating to the content or analysis of environmental effects. Because that portion of the comment is outside the scope of CEQA, no further response is required. As for the portion of the comment regarding potential greenhouse gas emissions, the IS/ND concludes impacts would be less than significant and therefore no mitigation is required. With that said, the SWAPE letter provided as Exhibit A of the comment letter does not raise an issue related to the adequacy of the GHG analysis contained within the Draft IS/ND. See response A-19.

City of San Jose – 2021-2029 Housing Element Update
 April 12, 2021
 Page 3 of 14

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

... labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

A-4 The City should also require the Project to be built to standards exceeding the current 2019 California Green Building Code to mitigate the Project’s environmental impacts and to advance progress towards the State of California’s environmental goals.

A-5 I. **THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

A. **Background Concerning the California Environmental Quality Act**

CEQA has two basic purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations (“CCR” or “CEQA Guidelines”) § 15002(a)(1).² “Its

¹ California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

² The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 *et seq.*, are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. (Cal. Pub. Res. Code § 21083.) The CEQA Guidelines are given “great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous.” *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204, 217.

A-4 Future projects would be required to be built to the standards in effect at the time of building permit issuance, which currently includes a number of mandatory measures from the 2019 California Green Building Code.

A-5 The commenter provides background information relating to CEQA and the processing of an EIR. The comment does not raise any question relating to the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required.

City of Santee – 2021-2029 Housing Element Update
 April 12, 2021
 Page 4 of 14

purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR ‘protects not only the environment but also informed self-government.’ [Citation.]” *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as “an environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.” *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm’rs.* (2001) 91 Cal. App. 4th 1344, 1354 (“*Berkeley Jets*”); *County of Inyo v. Yorty* (1973) 32 Cal. App. 3d 795, 810.

Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553; *Laurel Heights Improvement Ass’n v. Regents of the University of California* (1988) 47 Cal. 3d 376, 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to “identify ways that environmental damage can be avoided or significantly reduced.” CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has “eliminated or substantially lessened all significant effects on the environment where feasible” and that any unavoidable significant effects on the environment are “acceptable due to overriding concerns” specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

While the courts review an EIR using an “abuse of discretion” standard, “the reviewing court is not to ‘uncritically rely on every study or analysis presented by a project proponent in support of its position.’ A ‘clearly inadequate or unsupported study is entitled to no judicial deference.’” *Berkeley Jets*, 91 Cal. App. 4th 1344, 1355 (emphasis added) (quoting *Laurel Heights*, 47 Cal. 3d at 391, 409 fn. 12). Drawing this line and determining whether the EIR complies with CEQA’s information disclosure requirements presents a question of law subject to independent review by the courts. *Sierra Club v. Cnty. of Fresno* (2018) 6 Cal. 5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal. App. 4th 48, 102, 131. As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

City of Santee – 2021-2029 Housing Element Update
 April 12, 2021
 Page 5 of 14

A prejudicial abuse of discretion occurs “if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. The EIR’s function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal. 4th 412, 449–450).

A-6 C. The City Needs to Revise and Recirculate the IS / ND as a Mitigated Negative Declaration or Environmental Impact Report

A negative declaration "shall" be adopted if the initial study shows *no substantial evidence* that the project may have a significant effect on the environment or if the project's effects can be mitigated to the extent that there is no substantial evidence in light of the whole record that the revised project may have a significant effect on the environment. Pub. Res. Code § 21080(c); CEQA Guidelines §§ 15063(b)(2), 15064(f)(2)–(3), 15070. If, however, the lead agency finds substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment that cannot be mitigated, the agency must prepare an EIR or use a previously prepared EIR. CEQA Guidelines §§ 15063(b)(1), 15064(f)(1).

Thus, the crucial issue in determining whether to adopt a negative declaration, and whether to approve the project on the basis of the negative declaration, is whether there is a fair argument backed by substantial evidence that the project may have a significant effect on the environment, either as proposed or as revised to mitigate potential significant effects. An EIR is required if such a fair argument can be made.

CEQA defines a "significant effect on the environment" as "a substantial or potentially substantial adverse change in the environment." Pub. Res. Code § 21068.

A-6 The comment includes legal background without any specifics regarding the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required. The IS/ND analyzes the HEU, which is a policy document supporting the City’s ability to meet its RHNA allocation. Specifically, the HEU includes a number of policies and programs, but does not authorize any physical development or construction of housing. Future development consistent with the RHNA and identified sites would be subject to subsequent environmental review based on project-specific development applications and design features. At that time, potential impacts would be identified, and mitigation measures, if necessary, would be proposed consistent with CEQA (see page 10 of the IS/ND).

City of Santee – 2021-2029 Housing Element Update
 April 12, 2021
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An effect on the environment need not be "momentous" or "important" to meet the CEQA test for significance. The term "significant" covers a spectrum ranging from "not trivial" through "appreciable" to "important" and even "momentous." See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68, 83.

- i. *The City failed to establish with substantial evidence that the Project would not have any significant environmental impacts requiring mitigation.*

An agency's determination whether to classify a particular impact as a significant effect on the environment involves the exercise of discretion. *Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 887. It "calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." CEQA Guidelines §15064(b)(1). Distinguishing between substantial and insubstantial environmental effects requires that the agency make a policy decision based in part on the setting. *W.M. Barr & Co. v. South Coast Air Quality Mgmt. Dist.* (2012) 207 Cal. App. 4th 406, 433.

When new information is brought to light showing that an impact previously discussed in the DEIR (or IS/ND) but found to be insignificant with or without mitigation in the DEIR's analysis has the potential for a significant environmental impact supported by substantial evidence, the EIR must consider and resolve the conflict in the evidence. See *Visalia Retail, L.P. v. City of Visalia* (2018) 20 Cal. App. 5th 1, 13, 17; see also *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th 1099, 1109. While a lead agency has discretion to formulate standards for determining significance and the need for mitigation measures—the choice of any standards or thresholds of significance must be "based to the extent possible on scientific and factual data and an exercise of reasoned judgment based on substantial evidence. CEQA Guidelines § 15064(b); *Cleveland Nat'l Forest Found. v. San Diego Ass'n of Gov'ts* (2017) 3 Cal. App. 5th 497, 515; *Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 Cal. App. 5th 160, 206. And when there is evidence that an impact could be significant, an EIR cannot adopt a contrary finding without providing an adequate explanation along with supporting evidence. *East Sacramento Partnership for a Livable City v. City of Sacramento* (2016) 5 Cal. App. 5th 281, 302.

In addition, a determination that regulatory compliance will be sufficient to prevent significant adverse impacts must be based on a project-specific analysis of potential impacts and the effect of regulatory compliance. In *Californians for Alternatives to Toxics*

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v. Department of Food & Agric. (2005) 136 Cal. App. 4th 1, the court set aside an EIR for a statewide crop disease control plan because it did not include an evaluation of the risks to the environment and human health from the proposed program but simply presumed that no adverse impacts would occur from use of pesticides in accordance with the registration and labeling program of the California Department of Pesticide Regulation. See also *Ebbetts Pass Forest Watch v Department of Forestry & Fire Protection* (2008) 43 Cal. App. 4th 936, 956 (fact that Department of Pesticide Regulation had assessed environmental effects of certain herbicides in general did not excuse failure to assess effects of their use for specific timber harvesting project).

A-7 Here, the level and degree of analysis included in the Initial Study / Environmental Checklist Form for the City of Santee Housing Element Update (Sixth Cycle 2021 0 2020 (“IS / ND”) to determine whether any particular impact is significant fails to meet CEQA requirements based upon substantial evidence. Based on the City’s current Regional Housing Needs Assessment Allocation, it must provide at least another 1,219 housing units by 2029, and nowhere in the IS / ND does the City analyze the potentially significant impacts, in any category, of future development. (IS / ND, 17-46.)

Rather, the City brushes aside its obligation to adequately analyze *any* environmental impacts relating to its updated Housing Element by suggesting that the HEU is only a policy document and does not incorporate rezones as part of the Project to meet its RHNA allocation. (See, e.g., IS / ND at 36.) As a result, the City found no impacts to any CEQA impact category. Yet, Appendix C of the incorporated HEU document is a Sites Inventory identifying 28/37 sites for rezoning to meet the City’s RHNA allocation. The City cannot then state potential impacts are too ethereal to analyze at the HEU stage. The impacts of anticipated growth resulting from rezoning at specific sites needs to be analyzed for each CEQA impact category found in Appendix G.³

The City needs to revise and recirculate the IS / ND as an MND or EIR with adequate environmental analysis of all CEQA issues.

A-8 a. **The IS / ND unlawfully piecemeals its environmental analysis**

The City’s decision to omit analysis of the potentially significant impacts of future development prompted by rezoning and upzoning of areas of land called for by the

³ CEQA Appendix G, Environmental Checklist Form, available at <https://resources.ca.gov/CNRA/agencyfiles/ceqa/ab52/final-approved-appendix-G.pdf>

A-7 See response to comment A-6. Program 9 of the HEU, Inventory of Available Sites, identifies the need for the future rezoning of up to 168 acres (28 parcels) to foster additional residential growth throughout the City to accommodate the City’s RHNA allocation. However, adoption of the HEU does not include any action to approve rezones and does not authorize physical development. Like all the programs contained in the HEU, future action by the City will be required to implement Program 9. Appendix C of the HEU contains the list of potential housing sites available for the future rezones. A Rezone action is not part of the current project; following approval of the HEU IS/ND, implementation of Program 9 (see page 7 of the IS/ND) would require subsequent action from the City in the form of a citywide rezone, the impacts of which will be evaluated when that action is brought forward. No further revisions to or recirculation of the IS/ND is required.

A-8 See response to comment A-7. The IS/ND is not required to analyze environmental effects associated with the future rezoning of potentially available sites identified in the HEU. As explained in the Project Description in the IS/ND, Government Code section 65863(c) requires the City to identify available sites for the rezone, in order to satisfy its RHNA obligations, but also contains procedures for the City to follow in the event that a site becomes unavailable. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will monitor the consumption of residential acreage to verify an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to

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	<p>A-8 (cont.)</p> <p>accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The parcel-by-parcel inventory is located in Appendix C, Sites Inventory, of the HEU. The future rezone of the sites identified would be subject to separate environmental review, as required under CEQA, when sufficient information is available to conduct such review. Under State CEQA Guidelines Section 15145, an agency is not required to analyze an impact that is too speculative for evaluation.</p> <p>The Sites Inventory has been modified several times since it was originally presented to the City Council on March 11, 2020, with numerous sites being removed from consideration. Site 22 (Rockvill Property) was removed as a candidate site as the property is currently in escrow for development of an industrial building in accordance with the existing Light Industrial zone. Sites 13 and 14 were removed as candidate sites from the Sites Inventory upon request from the property owner. The City has received a pre-application from the property owner to develop eight detached single-family homes on these sites in accordance with their existing R-2 zoning classification. In addition, after receiving community input, the boundaries of Site 20A have been modified to maintain a greater portion of the area surrounding the Historic Polo Barn in the “Theme Commercial” land use designation of the Town Center Specific Plan (4.6 acres). In addition, Sites 15, 16A, 20B, and 24 have been identified as potential by-right sites as requested by HCD. The IS/ND has been revised to reflect the latest HEU as amended since public review of the IS/ND.</p>
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updated Housing Element unlawfully piecemeals the environmental analysis for this Project.

CEQA provides that a public agency may not divide a single project into smaller individual subprojects to avoid responsibility for considering the environmental impact of the project as a whole. *Orinda Ass'n v Board of Supervisors* (1986) 182 Cal. App. 3d 1145, 1171. CEQA “cannot be avoided by chopping up proposed projects into bite-sized pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.” *Tuolumne County Citizens for Responsible Growth, Inc. v City of Sonora* (2007) 155 Cal App. 4th 1214; *Association for a Cleaner Env't v Yosemite Community College Dist.* (2004) 116 Cal. App. 4th 629, 638; *Plan for Arcadia, Inc. v City Council* (1974) 42 Cal. App. 3d 712, 726.

By specifically omitting the rezoning and upzoning for higher density residential uses required by the updated Housing Element, the City is violating CEQA by unlawfully limiting the scope of environmental analysis the IS / MND.

b. The IS / ND unlawfully omits information

A-9 Finally, the IS / ND unlawfully omits information by excluding any discussion of the potentially significant impacts of the rezoning and upzoning for higher density residential uses required by the updated Housing Element.

A-10 CEQA requires that an environmental document identify and discuss the significant effects of a Project, alternatives and how those significant effects can be mitigated or avoided. CEQA Guidelines § 15126.2; PRC §§ 21100(b)(1), 21002.1(a). An environmental documents discussion of potentially significant effects must “provide an adequate analysis to inform the public how its bare numbers translate to create potential adverse impacts or it must adequately explain what the agency does know and why, given existing scientific constraints, it cannot translate potential health impacts further.” *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 521; *see also citing Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 405; *see also* PRC §§ 21002.1(e), 21003(b).

The Court may determine whether a CEQA environmental document sufficiently discloses information required by CEQA *de novo* as “noncompliance with the information disclosure provisions” of CEQA is a failure to proceed in a manner required by law. PRC § 21005(a); *see also Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 515; CEQA Guidelines.

A-8 (cont.)

While the requirements for accommodating the City’s RHNA have been set, the final identification of sites to be included in the future rezone remains in flux. Additional modifications to the Sites Inventory are possible as information is obtained on the availability of the individual candidate sites. Therefore, a full analysis of subject areas including, but not limited to, VMT, air quality, noise, and aesthetics would be speculative at this time. These subject areas are site-specific and dependent on surrounding land uses and mobility facilities serving the sites and neighborhoods. As stated above, the final future rezone sites would be subject to separate environmental review, as required under CEQA, when sufficient information is available to conduct such review. At this time, due to the fluctuation of site identification, such an analysis would be speculative and inconsistent with CEQA.

A-9 See response to comment A-7.

A-10 The commenter provides legal background that does not raise any questions relating to the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required.

A-11 ii. *The IS / ND fails to include a water supply assessment and findings backed by substantial evidence.*

Under SB 610, specific projections about water availability must be developed before certain large development projects to be served by a public water system may be approved. Water Code §§10910–10915; CEQA Guidelines§15155; *Gray v. County of Madera* (2008) 167 Cal. App. 4th 1099, 1131 (SB 610 applies to projects to be served by public water systems, not private systems). The public water system identified as the water provider for a proposed project must prepare a water supply assessment that is then to be included in the EIR or negative declaration prepared for a project. *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal. App. 4th 48, 96, overruled on other grounds in *Neighbors for Smart Rail v. Exposition Metro Line Constr. Auth.* (2013) 57 Cal. App. 4th 439. Senate Bill 610 applies when a city or county determines that a "project" subject to CEQA would result in the construction of 500 or more dwelling units. Water Code §10912 and CEQA Guidelines §15155(a)(1).

Here, the IS / ND does include any analysis of water supply that would meet future population growth associated with development of 1,219 additional housing units for the 2021-2029 RHNA period. The City must prepare a water supply assessment for the Project that meets the requirements of SB 610. Water Code §§ 10910–10915; CEQA Guidelines§ 15155; *Gray v. County of Madera* (2008) 167 Cal. App. 4th 1099, 1131 (SB 610 applies to projects to be served by public water systems, not private systems).

A-12 III. **THE PROJECT VIOLATES THE STATE PLANNING AND ZONING LAW AS WELL AS THE CITY’S GENERAL PLAN**

A. Background Regarding the State Planning and Zoning Law

Each California city and county must adopt a comprehensive, long-term general plan governing development. *Napa Citizens for Honest Gov. v. Napa County Bd. of Supervisors* (2001) 91 Cal. App. 4th 342, 352, citing Gov. Code §§ 65030, 65300. The general plan sits at the top of the land use planning hierarchy (See *DeVita v. County of Napa* (1995) 9 Cal. App. 4th 763, 773), and serves as a “constitution” or “charter” for all future development. *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal. App. 3d 531, 540.

General plan consistency is “the linchpin of California’s land use and development laws; it is the principle which infused the concept of planned growth with the force

A-11 SB 610, passed in 2002, amended the California Water Code to require detailed analysis of water supply availability for certain types of development projects. SB 610 requires that a project be supported by a Water Supply Assessment (WSA) if the project is subject to CEQA, and would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project. The need to prepare a WSA is triggered when a lead agency considers approving a specific type of “project” defined by Water Code Section 10912 or “subdivision” defined by Government Code Section 66473.7. These definitions do not include general plan amendments or zone changes that merely set the stage for later project-specific proposals. As the HEU is a policy document that does not change any planned land use, a WSA is not required. Following approval of the IS/ND, implementation of Program 9 (see page 7 of the IS/ND) requires subsequent action from the City in the form of a citywide rezone, the impacts of which will be evaluated when that action is brought forward. At that time, the City will prepare an assessment of potential impacts relating to population growth, including a discussion of water supply, and will look to the applicable Urban Water Management Plan. Where appropriate, future projects that meet the SB 610 threshold would be required to prepare a WSA to ensure the adequacy of available water supply as required by SB 610.

A-12 The commenter provides background information relating to project consistency with state General Plan and zoning law requirements. The comment does not raise any question relating to the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required.

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of law.” See *Debottari v. Norvo City Council* (1985) 171 Cal. App. 3d 1204, 1213.

State law mandates two levels of consistency. First, a general plan must be internally or “horizontally” consistent: its elements must “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” (See Gov. Code § 65300.5; *Sierra Club v. Bd. of Supervisors* (1981) 126 Cal. App. 3d 698, 704.) A general plan amendment thus may not be internally inconsistent, nor may it cause the general plan as a whole to become internally inconsistent. See *DeVita*, 9 Cal. App. 4th at 796 fn. 12.

Second, state law requires “vertical” consistency, meaning that zoning ordinances and other land use decisions also must be consistent with the general plan. (See Gov. Code § 65860(a)(2) [land uses authorized by zoning ordinance must be “compatible with the objectives, policies, general land uses, and programs specified in the [general] plan.”]; see also *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal. App. 3d 1176, 1184.) A zoning ordinance that conflicts with the general plan or impedes achievement of its policies is invalid and cannot be given effect. See *Lesher*, 52 Cal. App. 3d at 544.

State law requires that all subordinate land use decisions, including conditional use permits, be consistent with the general plan. See Gov. Code § 65860(a)(2); *Neighborhood Action Group*, 156 Cal. App. 3d at 1184.

A project cannot be found consistent with a general plan if it conflicts with a general plan policy that is “fundamental, mandatory, and clear,” regardless of whether it is consistent with other general plan policies. See *Endangered Habitats League v. County of Orange* (2005) 131 Cal. App. 4th 777, 782-83; *Families Unafraid to Uphold Rural El Dorado County v. Bd. of Supervisors* (1998) 62 Cal. App. 4th 1332, 1341-42 (“FUTURE”).

Moreover, even in the absence of such a direct conflict, an ordinance or development project may not be approved if it interferes with or frustrates the general plan’s policies and objectives. See *Napa Citizens*, 91 Cal. App. 4th at 378-79; see also *Lesher*, 52 Cal. App. 3d at 544 (zoning ordinance restricting development conflicted with growth-oriented policies of general plan).

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A-13 B. The Proposed Housing Element Fails to Include an Adequate Program to Affirmatively Further Fair Housing

For housing elements updated after January 1, 2021, the program to affirmatively further fair housing must include *all* of the following pursuant to Gov. Code §65583(b)(10)(A)(i)-(v):

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity;
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- An assessment of the contributing factors for the fair housing issues identified under the foregoing analysis;
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in the foregoing assessment that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved; and
- Strategies and actions to implement those priorities and goals, which may include (but are not limited to) enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

For purposes of Gov. Code §65584(d)(5), "affirmatively furthering fair housing" means *taking meaningful actions*, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that

A-13 The commenter provides background information relating to fair housing law. The comment does not raise any question relating to the content or analysis of environmental effects within the IS/ND warranting further response under CEQA. With respect to the proposed HEU, the City is currently exploring programs that affirmatively further fair housing, including programs that address fair housing and discrimination. The City is conducting a complete assessment of fair housing issues, including evaluating trends and patterns at the City level for persons with disabilities, persons by familial status, and household by income. The Sixth Cycle Housing Element will be updated to include this assessment of fair housing in the City, and to implement the City's identified action steps. The City's revised Sixth Cycle Housing Element is expected to be presented to the City Council for approval.

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restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. Gov. Code §65584(e).

A-14 Here, the proposed Housing Element does not meet the above requirements. The HEU contains a section on “Affirmatively Furthering Fair Housing,” but the HEU fails to include all the necessary elements required by Gov. Code §65584—most notably failing to take any meaningful action to address fair housing and discrimination. The City has not adequately studied or characterized the problem *in Santee* and instead defers to the Regional Analysis of Impediments (AI) to Fair Housing Choice completed in July 2020 for the entire San Diego region. There is no specific study or analysis of fair housing and discrimination in Santee. Furthermore, the City has identified action steps for Santee, but does incorporate those steps into the HEU. Implementation of steps is required, not merely discussion of possible courses of action.

In any event, without specific local data or assessment required by §65583(b), it is unclear how the Santee will address Fair Housing issues in their jurisdiction.

The IS / ND needs to include a meaningful analysis of Fair Housing issues in the City and implement concrete steps which are included in the Housing Element to address Fair Housing as required by Gov. Code §65583(b)(10)(A)(i)-(v).

A-15 C. The IS / ND Fails to Demonstrate Consistency with the State Housing Law’s Regional Housing Needs Assessment Requirements and the City’s Obligations to Fulfill those Requirements in its Housing Element

State law requires that jurisdictions provide their fair share of regional housing needs and adopt a general plan for future growth (California Government Code Section 65300). The California Department of Housing and Community Development (HCD) is mandated to determine state-wide housing needs by income category for each Council of Governments (COG) throughout the state. The housing need is determined based on four broad household income categories: very low (households making less than 50 percent of median family income), low (50 to 80 percent of

A-14 See response to Comment A-13. The comment questions the HEU’s analysis of and consistency with Affirmatively Furthering Fair Housing requirements. The comment does not raise any question relating to the content or analysis of environmental effects within the IS/ND; however, it is noted that the City continues to work with HCD and the Final HEU will be updated to provide supplemental analysis based on guidance received by the state.

A-15 The commenter provides background information relating to the state’s RHNA requirements, which does not raise any issue relating to the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required under CEQA. The last part of this comment addresses the requirement that CEQA documents include an evaluation of project consistency with the General Plan, Specific Plan, or Regional Plan. The Housing Element is a component of the General Plan, which provides an overall policy direction for growth in the City. As disclosed in the IS/ND (page 7), implementation of Program 9 requires subsequent action from the City in the form of a citywide rezone. Adoption of the HEU would be consistent with the General Plan as it is a component of the General Plan, and it identifies future actions are needed to implement the HEU programs.

The City is proposing Housing Element Programs 10 and 11 to encourage the development of affordable housing. Program 10 would allow housing by-right in most high-density sites identified in the Sites Inventory as long as proposed residential developments set aside more than 20 percent of proposed units as affordable. Program 11 would encourage the development of accessory dwelling units by exploring additional incentives such as pre-approved plans, larger unit square footage allowances and reduced setback and lot coverage standards.

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median family income), moderate (80 to 120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

CEQA Guidelines section 15125(d) requires that an environmental impact report “discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans. *See also Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal. App. 5th 467, 543.

A-16 The City’s Regional Housing Needs Assessment Allocation (RHNA) is 1,219 units (203 extremely low income; 203 very low income; 200 low income; 188 moderate income; and 425 above moderate income) (IS/ND, 64). As of July 2020, the City had permitted more than its allocation of moderate and above moderate income housing units, but *none* are planned or permitted for below moderate income residents. (IS / ND, 65.) It is not sufficient that the City merely identify sites that could accommodate its RHNA allocation, it must implement specific goals and policies to ensure they will be met by the end of the Sixth Cycle in 2029. The City has not adopted any affordable housing requirements or ordinances and it is not clear how it will meet its RHNA allocation without doing so. The City should incorporate specific plans or policies to ensure below moderate income housing units will be constructed to ensure consistency with state housing law.

A-17 D. The IS / ND Fails to Demonstrate Internal Consistency with the General Plan

The legislature has expressed its intent that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” Gov. Code §65300.5. This statute requires the policies of a general plan to be consistent, but not necessarily with the objectives within the various elements of the general plan. *Cadiz Land Co. v. Rail Cycle, L.P.* (2000) 83 Cal. App. 4th 74, 115.

Here, the City is updating the General Plan Housing Element in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region and Cal. Gov. Code requirements. However, the City is not updating other General Plan elements to ensure that the General Plan is internally consistent.

A-16 See Response to A-15. The commenter provides background information relating to the state’s RHNA requirements, which does not raise any issue relating to the content or analysis of environmental effects within the IS/ND and, therefore, no further response is required under CEQA.

A-17 The Housing Element is a component of the General Plan, which provides an overall policy direction for growth in the City. The commenter misquotes the ND, which states,

The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SANDAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained (IS/ND page 3).

At this time, no policy inconsistencies have been identified between the HEU and other elements of the General Plan. As disclosed in the IS/ND (page 7), implementation of Program 9 requires subsequent action from the City in the form of a citywide rezone. Adoption of the HEU would be consistent with the General Plan as it is a component of the General Plan, and it identifies future actions are needed to implement the HEU programs.

The City would evaluate potential changes to the land use element following adoption of the Housing Element and complete any changes within 18 months of Housing Element adoption.

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The Housing Element merely states that “the [General] Plan will be reviewed [in the future] to ensure internal consistency is maintained.” (Attachment 1 to IS / ND, HEU, 3.) Gov. Code §65300.5 requires that the other General Plan elements affected by the HEU be concurrently updated to ensure internal GP consistency. Thus, if the City adopts the proposed HEU, the GP will not be internally consistent. And if it will be, the IS/ND has not analyzed that issue.

A-18 IV. CONCLUSION

Commenters request that the City prepare a Mitigated Negative Declaration or Environmental Impact Report for the Project that addresses all the aforementioned issues raised.

Please contact my Office if you have any questions or concerns.

Sincerely,


Mitchell M. Tsai

Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

A-18 Concluding comment is noted.

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EXHIBIT A

A-19



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March 8, 2021

Mitchell M. Tsai
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Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."¹ CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.²

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.³

¹ "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

² "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

³ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

A-19

The comment provides a discussion of how worker trips are calculated in CalEEMod. The comment also discusses how local hire requirements would reduce the construction worker trip length and project-level construction related GHG emissions. No development, and thus no construction, is proposed at this time. The comment does not raise an issue related to the adequacy of the GHG analysis contained within the Draft IS/ND.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled (“VMT”) associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.⁴

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$VMT_n = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$$

Where:

$$n = \text{Number of land uses being modeled.}^{5}$$

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{Emissions}_{\text{pollutant}} = VMT * EF_{\text{running,pollutant}}$$

Where:

Emissions_{pollutant} = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

EF_{running,pollutant} = emission factor for running emissions.⁶

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.⁷ In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence.⁸ The default number of construction-related worker trips is calculated by multiplying the

⁴ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.

⁵ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.

⁶ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

⁷ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

⁸ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.⁹ Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.¹⁰ Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.¹¹ The operational home-to-work vehicle trip lengths are:

“(B)ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).¹²

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).¹³

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	16.47	11.17
Minimum	10.80	10.80
Maximum	19.80	14.70
Range	9.00	3.90

⁹ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

¹⁰ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

¹¹ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.

¹² “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.

¹³ “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.¹³ In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,623
Amortized Construction GHG Emissions (MT CO ₂ e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,024
Amortized Construction GHG Emissions (MT CO ₂ e/year)	100.80
% Decrease in Construction-related GHG Emissions	17%

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

¹³ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

LETTER

RESPONSE

EXHIBIT B



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Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
 UCLA School of Public Health, 2007 to 2011; Lecturer (Assistant Researcher)
 UCLA School of Public Health, 2003 to 2006; Adjunct Professor
 UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
 UCLA Institute of the Environment, 2001-2002; Research Associate
 Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist
 National Groundwater Association, 2002-2004; Lecturer
 San Diego State University, 1999-2001; Adjunct Professor
 Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
 Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
 Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
 King County, Seattle, 1996 – 1999; Scientist
 James River Corp., Washington, 1995-96; Scientist
 Big Creek Lumber, Davenport, California, 1995; Scientist
 Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
 Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*, 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.** (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*, 27(3):321-342

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Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

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Rosenfeld, P.E., and C.L. Henry (2001). Characterization of odor emissions from three different biosolids. *Water, Soil and Air Pollution*, 127(1-4), 173-191.

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Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A.; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; Rosenfeld, P.E. (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; Rosenfeld, P.E. (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tucson, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States' Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tucson, AZ.

Wu, C.; Tam, L.; Clark, J.; Rosenfeld, P. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVI: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Mass Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community From Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DICLIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September, 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Rey, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology: A National Problem and Unquantified Liability. *National Groundwater Association, Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium, California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M. (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association, Southwest Focus Conference. Water Supply and Emerging Contaminants*. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002) Understanding Odor from Compost. *Wastewater and Industrial Processes: Sixth Annual Symposium On Off Flavors in the Aquatic Environment, International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment, International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington.

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld, P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

Rosenfeld, P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). *Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash*. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). *Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil*. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering. February 3, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program. Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington. Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon. \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993.

Deposition and/or Trial Testimony:

- In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et al. *Defendants*.
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition: 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido"
Defendant.
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition: 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles - Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition: 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles - Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition: 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition: 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosociences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 09-L-2295
Rosenfeld Deposition, 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles
Warm Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trial 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-IVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
 Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
 Case No.: No. 13-2-03987-5
 Rosenfeld Deposition, February 2017
 Trial, March 2017

In The Superior Court of the State of California, County of Alameda
 Charles Spain, Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
 Case No., RG14711115
 Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
 Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
 Case No., LALA002187
 Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
 Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
 Law No., LALA105144 - Division A
 Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
 Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants
 Law No., LALA105144 - Division A
 Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
 Robert Andrews, et al. v. Antero, et al.
 Civil Action NO. 14-C-30000
 Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
 Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward
 DeRuyter, Defendants
 Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
 Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
 Case No 4980
 Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
 Walter Hinton, et al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant
 Case Number CACB07030358 (26)
 Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
 Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City
 Landfill, et al. Defendants
 Case No. 5-12-ey-01152-C
 Rosenfeld Deposition: July 2014

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In the County Court of Dallas County Texas:

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

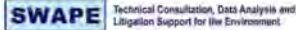
In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, *Defendants*
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

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EXHIBIT C



1640 5th St., Suite 204 Santa
 Santa Monica, California 90401
 Tel: (949) 887-9013
 Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
 Industrial Stormwater Compliance
 Investigation and Remediation Strategies
 Litigation Support and Testifying Expert
 CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
 B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
 California Certified Hydrogeologist
 Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 - present);
- Geology Instructor, Golden West College, 2010 - 2014;
- Senior Environmental Analyst, Komex H₂O Science, Inc. (2000 - 2005);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993–1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2005 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

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- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles; these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab) and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999. Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999. Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997. The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996. Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996. The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M.F., Fukunaga, G. L., 1996. Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

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Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

Letter B

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 11
 4050 TAYLOR STREET, MS-240
 SAN DIEGO, CA 92110
 (619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



April 7, 2021

11-SD-52
 PM 13.1 to 17.2
 11-SD-67
 PM 1.5 to 3.7
 City of Santee Housing Element Update
 ND/SCH #2021030332

Mr. Michael Coyne
 Associate Planner
 City of Santee
 Development Services Department
 10601 Magnolia Avenue
 Santee, CA 92071

Dear Mr. Coyne:

B-1 Thank you for including the California Department of Transportation (Caltrans) in the environmental review of Negative Declaration (ND), State Clearinghouse (SCH) #2021030332 for the City of Santee's Housing Element Update (Sixth Cycle: 2021-2029) located near State Routes 52 and 67 (SR-52 and SR-67) in the city of Santee. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with Caltrans' mission and state planning priorities.

Caltrans has the following comments:

B-2 Traffic Impact Study

- New developments resulting from the City's Housing Element update should provide a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

"Provide a safe and reliable transportation network that serves all people and respects the environment"

- B-1** The commenter provides introductory language regarding the content of this comment letter. This comment does not raise an issue related to the adequacy of the analysis contained within the Draft IS/ND and therefore no further response is necessary.
- B-2** The IS/ND analyzes the HEU, which is a policy document supporting the City's ability to meet its RHNA allocation. No development is proposed, and no environmental impacts would occur as a result of its approval. Future development within the proposed housing sites would be subject to environmental review as required under the California Environmental Quality Act, based on project-specific development applications and design features. At that time, transportation and VMT will be discussed relevant to the individually proposed project, as well as any safety/operational impacts.

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- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

B-3 Design

Caltrans and SANDAG, in partnership with the City of Santee and other local agencies, are preparing a Comprehensive Multimodal Corridor Plan (CMCP) for the SR-67 Corridor, which includes a portion of the City of Santee. The CMCP and the City's Housing Element efforts should be coordinated.

B-4 Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Santee is encouraged.

B-5 To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

B-6 Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local

"Provide a safe and reliable transportation network that serves all people and respects the environment"

B-3 This comment is acknowledged, and the City concurs with this request.

B-4 This comment is acknowledged, and the City concurs with this request.

B-5 This comment is acknowledged, and the City concurs with this request.

B-6 This comment is acknowledged, and the City concurs with this request.

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Mr. Michael Coyne, Associate Planner
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vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint or adjoining jurisdiction.

B-7 Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' Right-of-Way (R/W) through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the ND that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determinations or exemptions. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

B-8 Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

B-7 This comment is acknowledged. Upon implementation of future projects consistent with the HEU programs, the City will coordinate with Caltrans as required and welcome comments.

B-8 See response to comment B-7.

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B-9 Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Mark McCumsey at (619) 985-4957 or by email at mark.mccumsey@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development and Intergovernmental Review

B-9 Concluding comment is noted.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ADOPTING THE SIXTH CYCLE HOUSING ELEMENT (GENERAL PLAN
AMENDMENT NO. 2019-2) AND NEGATIVE DECLARATION UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (AEIS2019-6)**

WHEREAS, pursuant to California Government Code Section 65302 the City must prepare a Housing Element as a mandatory component of the City's General Plan; and

WHEREAS, pursuant to California Government Code Section 65583, the Housing Element consists of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing; and

WHEREAS, pursuant to California Government Code Section 65583 subsection (a)(3) the Housing Element includes a Sites Inventory (Appendix C) of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites; and

WHEREAS, the Sites Inventory represents a list of candidate properties that will be further evaluated and environmentally assessed to determine their ultimate suitability for housing production; and

WHEREAS, the Housing Element includes a section on Affirmatively Furthering Fair Housing (Appendix E), in accordance with Government Code Section 8899.50 which mandates that all jurisdictions affirmatively further fair housing through their respective Housing Elements and housing programs; and

WHEREAS, pursuant to California Government Code Section 65588, the City must update its Housing Element every eight years to coincide with the Regional Housing Needs Allocation from San Diego Association of Governments; and

WHEREAS, the Sixth Cycle Housing Element covers the eight-year planning period from April 15, 2021 to April 15, 2029, superseding the Fifth Cycle Housing Element which covers the planning period from April 30, 2013 to April 30, 2021; and

WHEREAS, pursuant to California Government Code Section 65585, the City made a copy of the draft Housing Element available for a 60-day public review and comment period from January 22, 2021 through March 23, 2021 and received one comment letter; and

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WHEREAS, on January 27, 2021 the City Council authorized submittal of the draft Housing Element to the California Department of Housing and Community Development (HCD) and on January 28, 2021 the draft Housing Element was submitted to HCD for review and comment; and

WHEREAS, the draft Housing Element was revised in accordance with the requests and suggestions from HCD and said revisions were presented to the City Council on April 14, 2021; and

WHEREAS, in a letter to the City dated March 29, 2021, HCD requested more information and meaningful actions that support Affirmatively Furthering Fair Housing programs. The draft Housing Element was further revised to include a new section on Affirmatively Furthering Fair Housing (Appendix E); and

WHEREAS, a revised draft Housing Element was submitted to HCD on June 25, 2021 for a determination of consistency with State housing law; and

WHEREAS, pursuant to California Government Code Section 65588 the City must adopt the Housing Element prior to August 12, 2021 to remain on an eight-year planning cycle; and

WHEREAS, the Housing Element is a planning and policy document that does not approve, permit, or entitle any residential development project; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS 2019-6) was prepared for the draft Housing Element, which determined that the Housing Element would not result in a significant environmental effect; and

WHEREAS, a Notice of Intent to Adopt a Negative Declaration (State Clearinghouse Number 2021030332) with the Initial Study was prepared and advertised for public and agency review, which included postings at the San Diego County Clerk/Recorder's Office, on the website of the Office of Planning and Research and on the City's website from March 12, 2021 to April 12, 2021, during which time the City received two comment letters; and

WHEREAS, on July 14, 2021 the City Council held a duly advertised public hearing on the General Plan Amendment (GPA2019-1); and

WHEREAS, the City Council considered the Staff Report, considered all recommendations by staff and public testimony, and all other information available, and finds that the General Plan Amendment (GPA 2019-1) is in the best interest of the public because the updated Housing Element: 1) identifies adequate candidate sites that meet the City's Regional Housing Need Allocation; 2) plans for a variety of housing types for all income levels in high opportunity areas with suitable services and facilities; 3) assists in the development of adequate housing to meet the needs of lower- and

RESOLUTION NO. _____

moderate-income households; 4) removes governmental constraints to the maintenance, improvement and development of housing, where appropriate; 5) conserves and improves the condition of the existing affordable housing stock; 6) promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color; 7) affirmatively furthers fair housing by identifying meaningful measures to remove barriers to housing in high opportunity areas, and contains all of the components required under Government Code Section 65583; and

WHEREAS, as contained herein, the City Council has endeavored in good faith to set forth the basis for its decision on the Housing Element; and

WHEREAS, all the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the Initial Study/ Negative Declaration, which is sufficiently detailed so that any potential environmental effects of the Housing Element have been adequately evaluated; and

WHEREAS, all of the findings and conclusion made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Housing Element, which are incorporated herein by this reference, and not based solely on the information provided in this Resolution; and

WHEREAS, prior to taking action, the City Council had heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Initial Study/Negative Declaration; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/ Negative Declaration, comments on the Initial Study/Negative Declaration, all recommendations by staff, and public testimony; and

WHEREAS, no comments submitted during the public review period, or made at the public hearing conducted by the City Council, and no additional information submitted to the City has produced substantial new information requiring recirculation of the Initial Study/Negative Declaration or additional environmental review of the Housing Element under State CEQA Guidelines section 15073.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Santee, California, does resolve as follows:

SECTION 1: The City Council hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: The General Plan Amendment (GPA2019-2) to adopt the updated Housing Element is in the best interest of the public because it is consistent with the provisions

RESOLUTION NO. _____

of Government Code Section 65350 et seq. pertaining to amendments to mandatory elements of the Santee General Plan, it provides an assessment of both current and future housing needs, it identifies constraints and opportunities for meeting those needs, provides a comprehensive strategy that establishes goals, policies and programs to provide housing for all economic segments of the community, and contains all of the components required under Government Code Section 65583.

SECTION 3: The Amendment promotes the goals and objectives of the General Plan and leaves the General Plan a compatible, integrated, and internally consistent statement of policies for the following reasons:

- A. The Housing Element is consistent with the **Land Use Element** (LUE) because the project would ensure that the City continues to allow for the development of a wide range of housing types, including housing that could be affordable to lower-income households (LUE Objective 2.0 and HE Objective 1.0).
- B. The Housing Element is consistent with the **Conservation Element** (CE) because the Residential Sites Inventory does not include Hillside Limited zoned land, nor land zoned for Parks and Open Space, thereby minimizing the likelihood of encroachment into open space areas proposed for preservation in the City's draft Multiple Species Conservation Plan (CE Objective 7.0).
- C. The intended character and quality of multiple-family residential development is not changed through any Program contained in the Housing Element, and therefore remains consistent with the General Plan **Community Enhancement Element**. Multiple-family housing furthers Objective 2.0 which seeks to strengthen neighborhood identity and policies which promote changes in residential products/forms. (Policy 2.3)
- D. The Housing Element is integrated and compatible with the **Circulation Element** in that the all sites in the Residential Sites Inventory are accessible by roads depicted in the Circulation Element.
- E. The Housing Element is integrated and compatible with the **Noise Element** because the future noise contours of the Noise Element anticipate build-out of General Plan land uses.
- F. The Housing Element is integrated and compatible with the **Safety Element** in that development is required to be located outside of the 100-year floodway (Policy 1.8); Crime Prevention Through Environmental Design (CPTED) principles would be applied to development design (Policy 5.2); and projects would be evaluated for land use consistency with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego County Regional Airport Authority, integrating conditions to ensure compatibility on a project-by-project basis (Section 8.6).

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- G. The Housing Element is integrated and compatible with the **Recreation and Trails Elements** of the General Plan because all residential development will continue to be required to provide on-site recreational amenities, and off-site improvements in accordance with identified plans and standards for access, consistent with goals to provide alternative means of transportation (Trails Element Goal) and recreational facilities (Recreation Element Goal).

SECTION 4: As the decision-making body for the proposed Housing Element, the City Council has reviewed and considered the information contained in the Initial Study/Negative Declaration, the administrative record, and all other written and oral evidence presented to the City Council for the proposed Housing Element, and based on the City Council's independent review and analysis, the City Council finds that the Initial Study/Negative Declaration and administrative record contain a complete, objective, and accurate reporting of the environmental impacts associated with the proposed Housing Element, and that the Initial Study/Negative Declaration has been completed in compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City.

SECTION 5: Based on the whole record before it, the City Council finds and determines that evidence in the administrative record, including, without limitation, the analysis and conclusions set forth in the staff reports, responses to comments, testimony provided at the proposed Housing Element's public meetings, and the Initial Study/Negative Declaration, demonstrate that the proposed Housing Element will not have any potential significant environmental impact. The City Council has considered all comments and other information submitted to the City in connection with the Initial Study/Negative Declaration. The City Council further finds and determines that there is no substantial evidence in the administrative record supporting a fair argument that the proposed Housing Element may have a significant environmental impact.

SECTION 6: The City Council has determined that General Plan Amendment GPA2019-2 will not result in a significant adverse impact upon the environment and the Initial Study/Negative Declaration (AEIS2019-6) dated July 14, 2021 is hereby adopted.

SECTION 7: The Housing Element (Sixth Cycle: 2021-2029) is hereby adopted, attached hereto as Exhibit A. The Director of Development Services is authorized to transmit the adopted Housing Element to HCD for certification.

SECTION 8: The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Housing Element.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee CA 92071.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A - Housing Element (Sixth Cycle: 2021-2029)

MEETING DATE July 14, 2021

ITEM TITLE PUBLIC HEARING FOR THE FY 2021-22 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

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

SUMMARY

Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are included in the attached Engineer's Report.

Tonight's public hearing for the SLMD FY 2021-22 annual levy of assessments is the final step in the annual assessment process. On April 28, 2021, the City Council initiated proceedings and ordered the preparation of an Engineer's Report. On June 9, 2021 the City Council approved the Engineer's Report and set tonight's meeting as the time and place for the required public hearing for the FY 2021-22 SLMD levy of assessments. The Engineer's Report describes the legal and physical nature of the SLMD, its improvements, budget and the proposed spread of assessments. Included at the end of the Engineer's Report are detailed budgets of each assessed zone.

The attached Assessment Summary reflects SLMD assessments and costs for FY 2021-22. The assessment for Zone 1- El Nopal Estates reflects a 1.7% CPI increase from \$228.81 to \$232.70 per residential unit. All other zones will have the same assessments in FY 2021-22 as they had last fiscal year. Seven zones are at the maximum approved assessment amount allowed.

FINANCIAL STATEMENT *TKM*

A total of \$114,605.50 would be assessed on property owners within the ten assessed zones of SLMD in FY 2021-22 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

1. Conduct and close the Public Hearing; and
2. Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 SLMD annual levy of assessments

ATTACHMENTS

1. Assessment Summary
2. Resolution
3. Engineer's Report (w/Exhibits A - J)



**FY 2021-22 SANTEE LANDSCAPE MAINTENANCE DISTRICT
ASSESSMENT SUMMARY FOR ZONES PROPOSED TO BE ASSESSED**

ZONE	ZONE NAME	NUMBER OF UNITS	FY 2021-22 MAINTENANCE & ADMINISTRATION	RESERVES 7/1/21	FY 2021-22 TOTAL ASSESSMENT	FY 2021-22 ASSESSMENT RATE/UNIT	FY 2020-21 ASSESSMENT RATE/UNIT	MAXIMUM APPROVED ASSESSMENT
1	EL NOPAL ESTATES ⁽¹⁾	45	\$ 9,050.00	\$ 4,200.00	\$ 10,471.50	\$ 232.70	\$ 228.81	\$ 232.70
3	COUNTRY SCENES	14	\$ 2,720.00	\$ 3,467.00	\$ 2,067.00	\$ 147.64	\$ 147.64	\$ 147.64
4	CAMELOT HEIGHTS	10	\$ 1,610.00	\$ 1,616.00	\$ 1,385.00	\$ 138.50	\$ 138.50	\$ 138.50
8	SILVER COUNTRY ESTATES	153	\$ 69,580.00	\$ 94,017.00	\$ 75,735.00	\$ 495.00	\$ 495.00	\$ 495.00
9	MATTAZARO/ TIMBERLANE	34	\$ 1,370.00	\$ 2,149.00	\$ 1,529.00	\$ 44.98	\$ 44.98	\$ 44.98
12	THE HEIGHTS	60	\$ 8,920.00	\$ 23,586.00	\$ 8,757.00	\$ 145.95	\$ 145.95	\$ 375.00
13	PROSPECT HILLS	43	\$ 4,100.00	\$ 9,117.00	\$ 3,225.00	\$ 75.00	\$ 75.00	\$ 75.00
14	MITCHELL RANCH	16	\$ 3,140.00	\$ 6,796.00	\$ 2,690.00	\$ 168.14	\$ 168.14	\$ 168.14
17	DAKOTA RANCH ⁽²⁾	20	\$ 4,940.00	\$ 21,283.00	\$ 4,826.00	\$ 241.30	\$ 241.30	\$ 394.54
18	ALLOS ⁽²⁾	6	\$ 5,250.00	\$ 8,997.00	\$ 3,920.00	\$ 653.34	\$ 653.34	\$ 758.70

(1) Zone 1 - Each fiscal year, beginning Fiscal Year 2020/21, the Maximum Approved Assessment may be increased by the percentage increase calculated for the period between January of the previous calendar year and January of the current calendar year in the San Diego Consumer Price Index All Items for all Urban Consumers (CPI-U), not to exceed 3.5% per fiscal year.

(2) Zone 17 and Zone 18- reflect an allowable 2% increase in the maximum approved assessment for FY 2021-22.

SLMD-Attachment 1

TABLE 1

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 2021-22
SANTEE LANDSCAPE MAINTENANCE DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on April 28, 2021, pursuant to Resolution No. 022-2021, 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 LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

WHEREAS, on April 28, 2021 also pursuant to Resolution No. 022-2021, 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 June 9, 2021, pursuant to Resolution No. 037-2021, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2021-22 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 maintenance of improvements for Fiscal Year 2021-22 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 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 2021-22.

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 **SANTEE 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 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, 2021.

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 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR _____

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

**FY 2021-22 ENGINEER'S REPORT
FOR THE
SANTEE LANDSCAPE MAINTENANCE
DISTRICT
CITY OF SANTEE**



July 14, 2021

**EXECUTIVE SUMMARY:
SANTEE LANDSCAPE MAINTENANCE DISTRICT
FISCAL YEAR 2021-22**

This Engineer's Report summarizes staff's findings regarding the District, including: a description of the included facilities; a proposed budget for the Fiscal Year July 1, 2021 through June 30, 2022; a description of the parcels in the District; an explanation of the assessment methodology and assessment determination; and maps of each zone, called assessment diagrams.

The District is comprised of 18 separate zones of maintenance. For FY 2021-22 the District will have the following zones and assessments:

Zone	Zone Name	Tract/Map #	Units	Total FY 2021-22 Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$10,471.50	\$232.70
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0 ¹	\$0 ¹
6	Prospect Point	89-05	9	\$0 ¹	\$0 ¹
7	Treviso	03-01	186	\$0 ¹	\$0 ¹
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0 ¹	\$0 ¹
11	Padre Hills	89-04	35	\$0 ²	\$0 ²
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0 ¹	\$0 ¹
16	Prospect Glen	01-01	48	\$0 ¹	\$0 ¹
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0 ¹	\$0 ¹

Notes

1. Maintenance responsibilities assumed by homeowners' association or property owners.
2. Assessment not approved by property owners.

Ten of these existing zones - Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 – will be active, and will be assessed and their improvements maintained by City or contract forces. Zones 5, 6, 7, 10, 11, 15, 16 and 19 have been annexed to the District, but have no assessment because they are responsible for their own maintenance; if not maintained to City standards, the City will assume maintenance and levy assessments. Further details are provided in the body of this Engineer’s Report.

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**ENGINEER'S REPORT
CITY OF SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONES 1 THROUGH 19 FOR FISCAL YEAR 2021-2022**

INTRODUCTION

This is the Engineer's Report for Zones 1 through 19 of the City of Santee Landscape Maintenance District ("District"). It has been prepared in accordance with the Landscaping and Lighting Act of 1972 ("72 Act"), State Streets and Highways Code 22500 et seq. This Engineer's Report summarizes the City's findings regarding the subject District, and includes:

- 1) an introduction describing the District, its zones, and relevant legislation;
- 2) a description of the facilities to be maintained by the District;
- 3) a proposed budget for the Fiscal Year July 1, 2021 through June 30, 2022;
- 4) a description of the parcels included in the District;
- 5) an explanation of the assessment methodology and assessment determination made in conformance with the '72 Act, its amendments and related legislation (see page 7); and
- 6) an assessment diagram, or map, of each active zone.

ACTIVE ZONES In FY 2021-22, the Santee Landscape Maintenance District will be divided into 18 separate zones of benefit. The 18 zones are comprised of both active and inactive zones. "Active" means the zones will have maintenance activities during FY 2021-22. Maintenance activities are comprised of both contract and City forces. The ten active zones are:

Zone 1 - El Nopal Estates: Established in FY 1989-90, this was the first subdivision in the District and was originally comprised of two zones. Zone 2 was eliminated in FY 1997-98 because its maintenance was subsumed under Zone 1 to be consistent with current assessment district laws.

Zone 3 – Country Scenes: This 14-unit single family subdivision located near Conejo and Mast Blvd. was annexed in FY 1992-93.

Zone 4 – Camelot Heights: Annexed in FY 1993-94, this subdivision's ten single-family homes located off Princess Joanne Rd. share maintenance costs.

Zone 8 – Silver Country Estates: 153 single-family homes make up this subdivision at the north end of Cuyamaca St. The first unit was annexed in FY 1995-96, but the improvements were not accepted so there was no assessment. Once the project was completed, property owners cast ballots regarding assessments in FY 1998-99, and the affirmative vote set an initial assessment and maximum rate.

Zone 9 – Timberlane / Mattazaro: Due to their physical proximity, improvements for the 25-unit single-family home development called "Timberlane" and the nine-unit "Mattazaro" single-family home project were combined into one zone. Zone 9 had no assessment in its first year because the improvements were not accepted before the start of FY 1996-97. In FY 1997-98, improvements were accepted and an affirmative majority vote was made for the initial and maximum assessment rates.

Zone 12 - The Heights: Annexed in FY 1998-99, this 60-unit single-family project is at the

northwest end of Magnolia Ave. Maintenance was assumed by the City in FY 2002-03. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

Zone 13 - Prospect Hills: Also annexed in FY 1998-99, the 43 single-family homes off Prospect Ave. east of Holden Rd. share in the cost of landscaping fronting the project on Prospect Ave. The zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 14 – Mitchell Ranch: This 16-unit single-family subdivision is at the southwest corner of Magnolia Ave. and El Nopal. An affirmative assessment ballot proceeding setting initial and maximum assessment rates was undertaken prior to its FY 2000-01 annexation.

Zone 17 – Dakota Ranch: This 20 single-family home development located on Dakota Ranch Rd. off Princess Joann was annexed in FY 2004-05. This zone also had affirmative assessment ballot proceedings to establish initial and maximum assessment rates.

Zone 18 – Allos: Also annexed in FY 2004-05, the six single family homes are on Prospect Ct. adjacent to Prospect Ave. near Mesa Rd. Improvements were reduced from the originally approved plans to provide a reasonable assessment. The project had affirmative assessment ballot proceedings establishing initial and maximum assessment rates.

INACTIVE ZONES Eight of the 18 zones are “inactive,” i.e., there is no assessment and they are responsible for their own maintenance. These zones are:

Zone 5 - Mesa Heights: This zone was originally annexed in FY 1993-94. Due to rising costs, in FY 1997-98, the Mesa Heights HOA assumed maintenance responsibilities for their 44-unit single-family subdivision’s landscaped improvements.

Zone 6 – Prospect Point: Nine single-family homes comprise this zone located off Prospect Ave. This zone has had no assessments since FY 1996-97.

Zone 7 – Treviso: Formerly commercially-zoned, the 186-unit multifamily Treviso property carries out its own maintenance, so there is no assessment.

Zone 10 – Lakes West: The Navy-owned 78-unit condominium project is located on Mission Gorge Rd. at Simeon Dr. and Bushy Hill Dr. It is responsible for its own maintenance and has not been assessed since its FY 1996-97 annexation.

Zone 11 – Padre Hills: A 35 single-family home subdivision located off Prospect Ave., Padre Hills underwent an unsuccessful assessment ballot proceeding upon its FY 1997-98 annexation. Consequently, the subdivision is responsible for maintaining its landscaping and is not assessed.

Zone 15 – Vista Este: The 33 attached homes included in this zone are responsible for their own maintenance through a homeowners’ association, and was annexed in FY 2004-05. The subdivision is located off Fanita Dr. at Watson Pl.

Zone 16 – Prospect Glen: The development’s homeowners’ association takes care of the maintenance for the 48 single-family homes in this project, which was annexed in FY 2004-05. The project is located on the northwest corner of Prospect Ave. and Fanita Dr.

Zone 19 – Sky Ranch: The development’s homeowners’ association takes care of the maintenance for the 223 single-family and 148 multi-family homes ultimately to be in this project, which was annexed in FY 2007-08. The project is located off Graves Ave. and Sevilla St.

In FY 2021-22, the District will be comprised of the following zones with the following assessments:

Zone	Name	Tract/Map #	Units	Total Annual Assessment	Per Unit Assessment
1	El Nopal Estates	88-04	45	\$10,471.50	\$232.70
3	Country Scenes	89-01	14	\$2,067.00	\$147.64
4	Camelot Heights	89-02	10	\$1,385.00	\$138.50
5	Mesa Heights	88-08	44	\$0	\$0
6	Prospect Point	89-05	9	\$0	\$0
7	Treviso	03-01	186	\$0	\$0
8	Silver Country Estates	93-02	153	\$75,735.00	\$495.00
9	Mattazaro / Timberlane	88-07 / 92-03	34	\$1,529.00	\$44.98
10	Lakes West Condos	90-02	78	\$0	\$0
11	Padre Hills	89-04	35	\$0	\$0
12	The Heights	96-01	60	\$8,757.00	\$145.95
13	Prospect Hills	96-02	43	\$3,225.00	\$75.00
14	Mitchell Ranch	92-04	16	\$2,690.00	\$168.14
15	Vista Este	00-03	33	\$0	\$0
16	Prospect Glen	01-01	48	\$0	\$0
17	Dakota Ranch	01-02	20	\$4,826.00	\$241.30
18	Allos	98-02	6	\$3,920.00	\$653.34
19	Sky Ranch	04-08	371	\$0	\$0

EFFECTS OF PROPOSITION 218 LEGISLATION In November, 1996 Prop 218 - the “Right to Vote on Taxes Act” – added Article XIII D to the State Constitution. The amendment created new substantive and procedural requirements for ‘72 Act districts. Now, when a new or increased levy is proposed for a district or a zone therein the local agency must mail a notice and “ballot” to each property owner of record affected by the new or increased assessment. The ballot procedure enables property owners to approve or disapprove the proposed new or increased assessment. The vote is determined by the weighted proportional financial obligation of the ballots returned. A “majority protest” exists if ballots submitted in opposition exceed ballots in favor of the new or increased levy. If a majority protest exists for a new assessment, the local agency cannot levy the assessment. If a majority protest exists for an increase in an existing assessment, the increase

cannot be collected but, the base amount (the amount levied last fiscal year) can continue to be levied. The '72 Act enables the governing body to adjust assessment rates as it directs at the approval stage or the public hearings. Therefore, the rates shown herein are proposed but are not confirmed until approved by the City Council. Once the Engineer's Report has been approved by the City Council, the ballots tabulated (if applicable), and the public hearing(s) completed, final assessment information will be provided to the County of San Diego for inclusion on the appropriate property tax bills.

DESCRIPTION OF DISTRICT AND LANDSCAPED FACILITIES

NAME The District is entitled "City of Santee Landscape Maintenance District."

BOUNDARIES The District will be divided into 18 separate zones of benefit, as described below. Dimensions of each parcel are shown on Assessor's maps located in the County of San Diego Administration Building, 1600 Pacific Highway, San Diego, CA 92101. As provided in the '72 Act, the boundaries may be adjusted in the future by annexations to this District. Zones subject to assessments in FY 2021-22 are depicted on the Assessment Diagrams attached herein as Exhibits A through J.

Zone 1 – El Nopal Estates (TM88-04): Assessor's Parcel Numbers (APNs) 381-221-10 through 381-221-42, inclusive, and 381-221-44, -45, -46, and -47, and 381-221-58 through -65, inclusive.

Zone 3 – Country Scenes (TM89-01): APNs 381-260-49 through 381-260-62, inclusive.

Zone 4 – Camelot Heights (TM89-02): APNs 378-420-46 through 378-420-55, inclusive.

Zone 5 – Mesa Heights (TM88-08): APNs 386-670-01 through 386-670-44, inclusive.

Zone 6 – Prospect Point (TM89-05): APNs 386-250-07, -11, -12, -13, -14, -17, -19, -22, and -24.

Zone 7- Treviso (TM03-01): APNs 383-061-07-01 through -28, inclusive, 383-061-08-01 through -36, inclusive, 383-061-09-01 through -32, inclusive, 383-061-10-01 through -32, inclusive, 383-061-11-01 through -30, inclusive, and 383-061-12-01 through -28, inclusive.

Zone 8 – Silver Country Estates (TM93-02): APNs 378-440-01 through -29, inclusive, 378-441-01 through -26, inclusive, 378-441-29 through -41, inclusive, 378-441-44 and -45, 378-450-01 through -20, inclusive, 378-450-22 through -53, inclusive, 378-450-55, and 381-710-01 through -30, inclusive.

Zone 9 – Mattazaro/Timberlane (TM88-07/TM92-03) is APNs 381-690-02 through -12, inclusive, 381-690-15 through -26, inclusive, 381-690-34 through -40, inclusive, 381-690-47 through -49, inclusive, and 381-690-51.

Zone 10 – Lakes West (TM90-02): APN 386-300-58.

Zone 11 – Padre Hills (TM89-04): APNs 386-270-53 through -63, inclusive, and 386-270-70 through -93, inclusive.

Zone 12 – The Heights (TM96-01): APNs 378-460-01 through -06, inclusive, 378-460-09 through -40, inclusive, 378-460-43 and -44, and 378-461-01 through -06, inclusive, 378-461-09 through -20, inclusive, and 378-460-021 and -22.

Zone 13 – Prospect Hills (TM96-02): APNs 386-680-01 through -20, inclusive.

Zone 14 – Mitchell Ranch (TM92-04): APNs 381-720-01 through -16, inclusive.

Zone 15 – Vista Este (TM00-03): APNs 386-690-01 through -33, inclusive.

Zone 16 – Prospect Glen (TM01-01): APNs 383-490-01 through -48, inclusive.

Zone 17 – Dakota Ranch (TM01-02): APNs 378-420-56 through -75, inclusive.

Zone 18 – Allos (TM98-02): APNs 386-280-50 through -55, inclusive.

Zone 19 – Sky Ranch (TM04-08): APNs 385-430-01 through -22, inclusive, 385-431-01 through -08, inclusive, and 385-432-01 through 03, inclusive.

FACILITIES AND/OR IMPROVEMENTS TO BE MAINTAINED Facilities or improvements include landscaping within public streets, rights-of-way and easements, their appurtenances and the costs of installing, operating and maintaining them. Improvements to be maintained generally comprise frontage landscaping and hardscaping. Maintenance includes, but is not limited to, weeding, fertilizing, trimming, cleaning, energy, water, materials, personnel/equipment costs, contract services and other items needed to deliver these services. Zones responsible for their own maintenance are not included in the following section. The following describes zones that will be assessed and/or maintained by the District in FY 2021-22:

- Zone 1** Landscaping, walks and retaining wall faces on El Nopal St. and Julio Pl.
- Zone 3** Landscaping, walks and entry monument faces on Conejo Rd and Country Scenes Ct.
- Zone 4** Landscaping and retaining wall face on Princess Joann Rd. adjacent to the subdivision.
- Zone 8** Landscaping and faces of retaining walls along Cuyamaca St., El Nopal, Woodglen Vista Dr. and Cardoza Dr. adjacent to the site.
- Zone 9** Landscaping and faces of block retaining walls along Bilter Dr. and Theresa Ln adjacent to the subdivision.
- Zone 12** Landscaping along Magnolia Avenue and along the pedestrian trail adjacent to the site.
- Zone 13** Landscaping and faces of privacy wall along Prospect Ave. and on Holden Rd. adjacent to the subdivision.
- Zone 14** Landscaping and faces of block retaining walls on El Nopal and Magnolia Ave. adjacent to the site.
- Zone 17** Landscaping on Princess Joann Rd. and Dakota Ranch Rd. adjacent to the site and entrance to the Dakota Ranch project.

Zone 18 Parkway and slope landscaping between Prospect Ave. and Lot #1 of Allos; ten foot wide landscaped strip along the west side of Prospect Ct.

PROPOSED DISTRICT BUDGET

GENERAL The ‘72 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and hardscaping facilities can be recovered by the District. Maintenance may include the repair and/or replacement of existing facilities. Servicing may include electrical, water, and public utility costs. Incidental expenses, including administration of the District, data processing fees, annual Engineer's Report, engineering fees, legal fees, printing, posting, mailing of notices, and all other costs associated with the maintenance of the District may also be included.

BUDGET Estimated FY 2021-22 expenditures are shown in Table 1. Budgets for Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18 are covered. There are no budgets for Zones 5, 6, 7, 10, 11, 15, 16 and 19 because the respective property owners are directly responsible for maintenance.

BASIC DATA AND FINDINGS

BASIC DATA Data has been compiled from the County Assessor's maps, Development Services Department records, and a field review by Community Services Department staff.

FINDINGS Individual parcels within a district receive benefits based on land use, size and location of landscaping improvements to be installed or maintained. In the Santee Landscape Maintenance District, all parcels are zoned for residential uses.

Zone	Name	Tract/Map #	Total Assessable Parcels	Zoning
1	El Nopal Estates	88-04	45	Residential
3	Country Scenes	89-01	14	Residential
4	Camelot Heights	89-02	10	Residential
5	Mesa Heights	88-08	44	Residential
6	Prospect Point	89-05	9	Residential
7	Treviso	03-01	186	Residential
8	Silver Country Estates	93-02	153	Residential
9	Mattazaro / Timberlane	88-07 / 92-03	34	Residential
10	Lakes West Condos	90-02	1 (78 condo parcels)	Residential
11	Padre Hills	89-04	35	Residential
12	The Heights	96-01	60	Residential
13	Prospect Hills	96-02	43	Residential
14	Mitchell Ranch	92-04	16	Residential
15	Vista Este	00-03	33	Residential

16	Prospect Glen	01-01	48	Residential
17	Dakota Ranch	01-02	20	Residential
18	Allos	98-02	6	Residential
19	Sky Ranch	04-08	371	Residential

ASSESSMENT METHODOLOGY

GENERAL The '72 Act permits the establishment of assessment districts by cities for the purpose of providing and maintaining certain public improvements. The '72 Act requires that assessments be levied according to the benefit received rather than assessed value. Section 22573 states:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots of parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements.”

The '72 Act also permits the designation of zones of benefit within any individual assessment district if “by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement.” (Section 22574) Thus, the '72 Act requires the levy of a true “assessment” rather than a “special tax.” Excepted from the assessment are the areas of all public streets, avenues, lanes, roads, drives, courts, and alleys; public parks, greenbelts and parkways; and public-school property, other public property and zoned agricultural open space.

Article XIII D of the State Constitution also requires that the Engineer’s Report identify all parcels receiving a special benefit, and identify the extent of the special benefit conferred. It defines “special benefit” as: “. . . a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’ ” Article XIII D then states:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of . . . the maintenance and operation expenses of a public improvement. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

Article XIII D requirements for assessments are similar to those of traditional assessment district law, including the '72 Act. The purpose of the above cited section is to allow assessments to be used, again, as a legitimate financing mechanism and not as a means to impose a “flat rate parcel tax.” Thus, while a benefit determination is still made, the Engineer’s Report is now required to draw a stronger relationship, or nexus, between the property, the benefit received and the subsequent assessment.

METHODOLOGY One of Article XIII D’s most significant changes is the “calculation requirement.” Local agencies must now determine whether or not property owners would receive a “special benefit” from services financed by the assessment. An Engineer’s Report is required to estimate the special benefit and general benefit property owners would receive. This step is needed because Article XIII D allows only the recoupment of the proportionate share of costs of the special

benefit. Individual levies must be set so that no property owner pays over the proportional share of the total cost. The Jarvis-Gann Group, in Prop 218's "Statement of Drafter's Intent," notes that:

"What constitutes a special benefit will depend on the nature of the . . . service being provided. It must be more than a mere increase in the value of the property because, arguably, the availability of any public service could provide additional value. It must be a direct and special benefit conferred on the property that exceeds the benefit conferred on the public at large or even to other similar properties."

Clearly an additional level of analysis is required; however, this additional analysis parallels the analyses presented in prior Engineer's Reports which were prepared in compliance with the '72 Act. It differs only in the determination of special vs. general benefit. This requires establishing the facts surrounding each subdivision included or proposed to be included in a district, and requires that these facts support the conferral of the special benefit.

All residential subdivisions included in the Santee Landscape Maintenance District have improvements directly associated with the exterior entrances and internal circulation elements of each particular subdivision. These improvements are features of each subdivision's overall design, are consistent with the City of Santee General Plan Development Standards and Subdivision Ordinance, and were included as a component of each project's Tentative Map approval.

No improvements included within each zone's maintenance responsibility are located outside the boundaries of each subdivision's Tentative Map, or outside the limits of the improvements that fulfill the requirements of project approval. Improvements were installed as part of subdivision construction. If each subdivision had not been built, the improvements associated with each subdivision would not have been installed nor provided later. Thus, the existence of the improvements is a direct function of the construction of each subdivision, and the special benefit of the associated improvements therefore inures to each subdivision. No general benefit is assigned because the improvements would not have been installed without the subdivision.

The approval of each subdivision's landscaping plan is part of the approval of each subdivision's Tentative Map. Thus, construction could not have proceeded without an approved Tentative Map, of which the landscaping plan is an integral part. Similarly, occupancy would not have occurred without fulfilling the conditions of development approval, which includes the installation of the improvements. Therefore, the special benefits of the improvements accrue directly to each home in each subdivision.

The method of assessment spread remains unchanged from prior fiscal years. Assessment spreads are based upon a single-family home being equal to one benefit unit. Total assessment costs are divided by the total benefit units to determine a per benefit unit cost. The portion of the District addressed by this Engineer's Report is split into zones representing different levels of benefit. Developments with no assessment determination are not described in the "Assessment Determination" section.

ANNUAL ASSESSMENT RATE INCREASES Per Article XIII D, the levy of maximum rates is contingent on obtaining a majority approval of property owners. The maximum assessment rate per unit for Zone 1 may be increased annually by the percentage increase in the San Diego Consumer Price Index for All Urban Consumers (CPI-U), in an amount not to exceed 3.5%. Based on an analysis of maintenance costs and the repayment of capital costs for a recent renovation, the CPI adjustment was applied and the rate per unit increased to \$232.70. The maximum assessment rates per unit in Zones 17 and 18 may be increased by up to 2% annually by City Council action. Based on an analysis of the projected maintenance costs associated with existing public improvements, the maximum cap per unit have been established as \$394.54 in Zone 17, \$758.70 in Zone 18. Please note that all proposed assessments for FY 2021-22 are at or below the approved maximum, fulfilling Article XIII D requirements.

ASSESSMENT DETERMINATION

ASSESSMENT Proposed FY 2021-22 assessments are based on the previous methodology and use data available from subdivisions' plans and Assessor's information. Maintenance costs are developed by the Community Services Department. The Finance Department believes the data to be accurate. Final assessments will be based upon these preliminary assessments and any changes made due to Council action and/or input received during the public hearings.

ZONE 1 - EL NOPAL ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$10,471.50
 Assessment Formula: [45 parcels (1 unit/parcel)]; \$10,471.50/45 Units = \$232.70 per Unit
Zone 1 - El Nopal Estates Single-Family Parcel Cost Per Year: \$232.70

ZONE 3 - COUNTRY SCENES

Operations, Maintenance, Administration and Engineering, net of total available: \$2,067.00
 Assessment Formula: [14 parcels (1 unit/parcel)]; \$2,067.00/14 Units= \$147.64 Per Unit
Zone 3 – Country Scenes Single-Family Parcel Cost Per Year: \$147.64

ZONE 4 - CAMELOT HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$1,385.00
 Assessment Formula: [10 parcels (1 unit/parcel)]; \$1,385.00/10 Units = \$138.50 Per Unit
Zone 4 – Camelot Heights Single-Family Parcel Cost Per Year: \$138.50

ZONE 8 - SILVER COUNTRY ESTATES

Operations, Maintenance, Administration and Engineering, net of total available: \$75,735.00
 Assessment Formula: [153 parcels (1 unit/parcel)]; \$75,735.00/153 Units = \$495.00 Per Unit
Zone 8 – Silver Country Estates Single-Family Parcel Cost Per Year: \$495.00

ZONE 9 - MATTAZARO/TIMBERLANE

Operations, Maintenance, Administration and Engineering, net of total available: \$1,529.00
 Assessment Formula: [34 parcels (1 unit/parcel)], \$1,529.00/34 Units = \$44.98 Per Unit
Zone 9 – Mattazaro/Timberlane Single-Family Parcel Cost Per Year: \$44.98

ZONE 12 – THE HEIGHTS

Operations, Maintenance, Administration and Engineering, net of total available: \$8,757.00

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

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

ZONE 13 – PROSPECT HILLS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,225.00

Assessment Formula: [43 parcels (1 unit/parcel)]; \$3,225.00/43 Units = \$75.00 Per Unit

Zone 13 – Prospect Hills Single-Family Parcel Cost Per Year: \$75.00

ZONE 14 – MITCHELL RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$2,690.00

Assessment Formula: [16 parcels (1 unit/parcel)]; \$2,690.00/16 Units = \$168.14 Per Unit

Zone 14 – Mitchell Ranch Single-Family Parcel Cost Per Year: \$168.14

ZONE 17 – DAKOTA RANCH

Operations, Maintenance, Administration and Engineering, net of total available: \$4,826.00

Assessment Formula: [20 parcels (1 unit/parcel)]; \$4,826.00/20 Units = \$241.30 Per Unit

Zone 17 – Dakota Ranch Single-Family Parcel Cost Per Year: \$241.30

ZONE 18 – ALLOS

Operations, Maintenance, Administration and Engineering, net of total available: \$3,920.00

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

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

ASSESSMENT DIAGRAM STATEMENT

The assessment diagrams showing the boundaries of the District and the active zones addressed by this Engineer’s Report and which will be assessed in FY 2021-22 are on file in the offices of the City Clerk and the Director of Finance. Copies of each diagram are included in this report as Exhibit A through Exhibit J (Zones 1, 3, 4, 8, 9, 12, 13, 14, 17 and 18). For exact details of parcels and dimensions, please refer to the Assessor’s maps located in the office of the San Diego County Recorder.

Submitted by:

Scott A. Johnson

Scott A. Johnson, P.E.

License No.: C53347

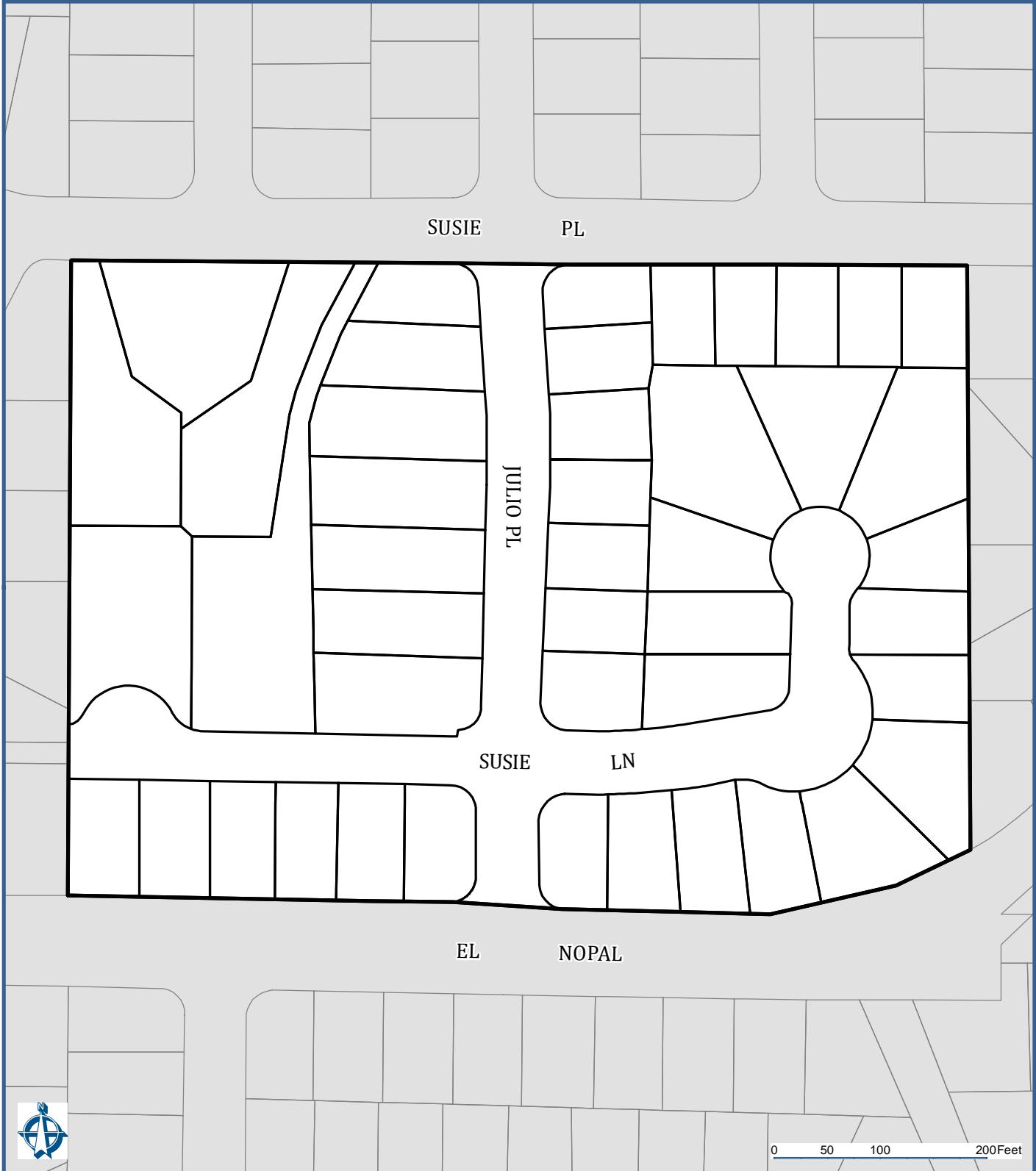
License Expiration Date: June 30, 2021

Principal Civil Engineer, City of Santee



**Santee Landscape Maintenance District Budgets
Line Item Budget Detail
Fiscal Year 2021-22**

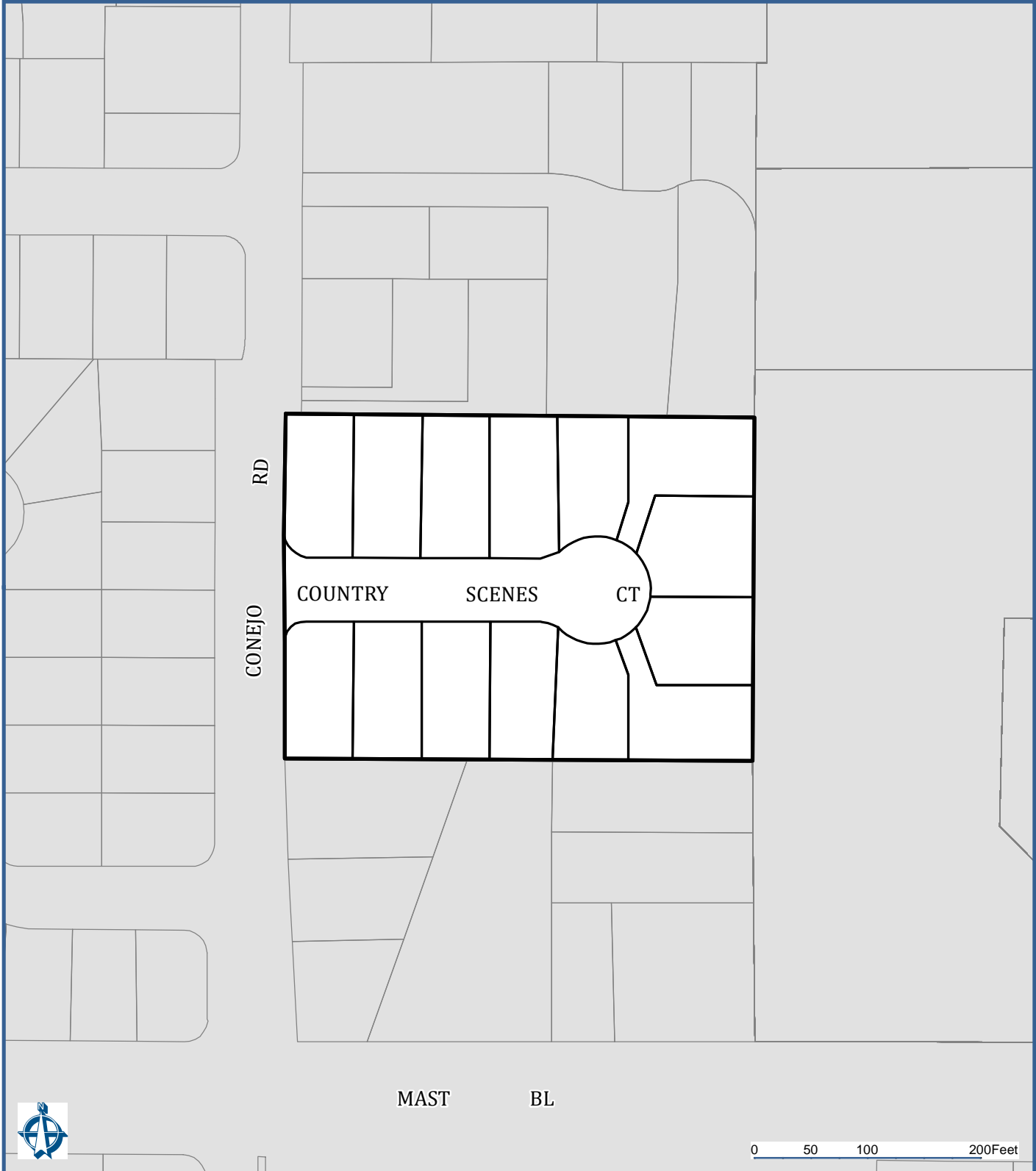
Description	Zone 1 El Nopal Estates	Zone 3 Country Scenes	Zone 4 Camelot Heights	Zone 8 Silver Country	Zone 9 Timberlane	Zone 12 The Heights	Zone 13 Prospect Hills	Zone 14 Mitchell Ranch	Zone 17 Dakota Ranch	Zone 18 Allos
Fund Balance, beginning	\$ 4,200	\$ 3,467	\$ 1,616	\$ 94,017	\$ 2,149	\$ 23,586	\$ 9,117	\$ 6,796	\$ 21,283	\$ 8,997
Estimated Revenues:										
Assessments	10,480	2,070	1,390	75,740	1,530	8,760	3,230	2,690	4,830	3,920
Interest	60	20	10	540	10	180	60	60	120	60
Total Estimated Revenues	10,540	2,090	1,400	76,280	1,540	8,940	3,290	2,750	4,950	3,980
Expenditures										
Administration	170	50	40	580	130	230	160	60	90	20
Advertising	40	10	10	310	10	40	10	10	20	20
Electricity & Gas - Grounds	150	190	170	1,390	-	-	-	-	150	140
Water & Sewer - Grounds	1,400	1,500	300	20,000	500	4,500	1,400	1,400	1,000	1,200
Repair/Maintenance - Grounds	4,120	910	1,090	45,800	660	3,540	2,070	1,170	2,920	3,670
Internal Service Charges	400	60	-	1,500	70	610	460	500	760	200
General Fund Repayment	2,770	-	-	-	-	-	-	-	-	-
Total Budget	9,050	2,720	1,610	69,580	1,370	8,920	4,100	3,140	4,940	5,250
Fund Balance, ending	\$ 5,690	\$ 2,837	\$ 1,406	\$ 100,717	\$ 2,319	\$ 23,606	\$ 8,307	\$ 6,406	\$ 21,293	\$ 7,727



CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT
 ZONE 1
 (EL NOPAL ESTATES)
 EXHIBIT A

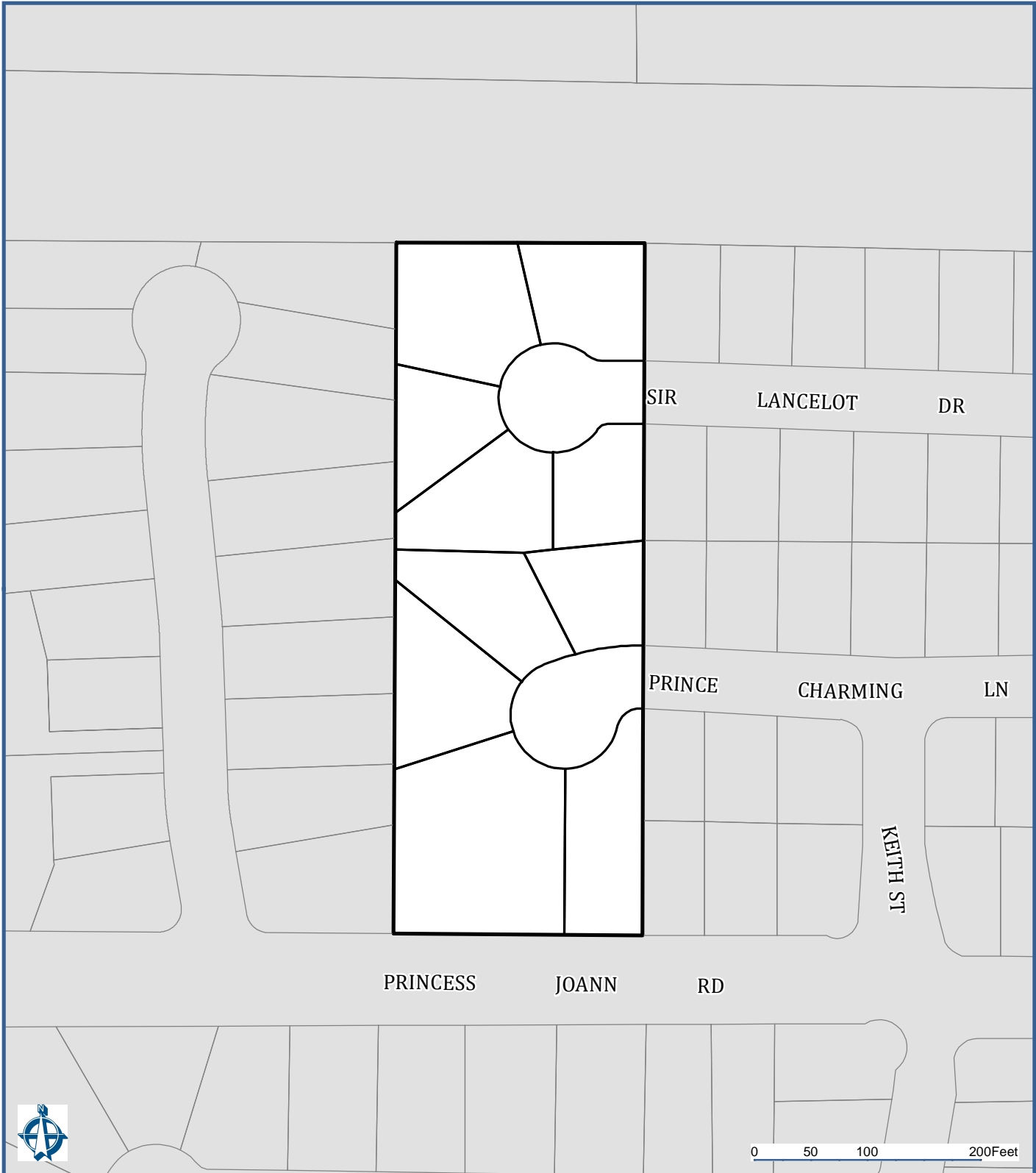




CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT
 ZONE 3
 (COUNTRY SCENES)
 EXHIBIT B

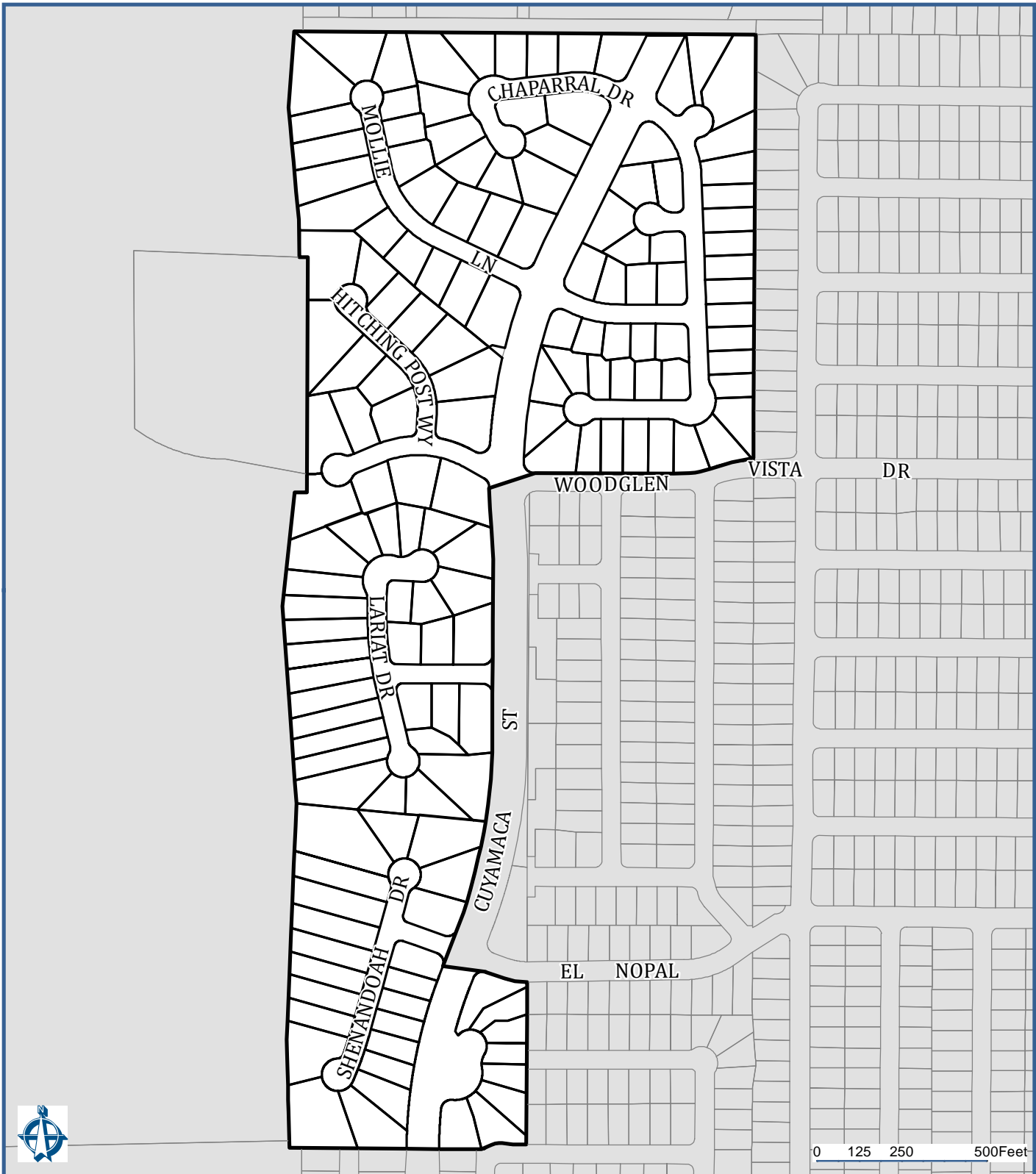




CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT
ZONE 4
(CAMELOT HEIGHTS)
 EXHIBIT C





CITY OF SANTEE ASSESSMENT DIAGRAM

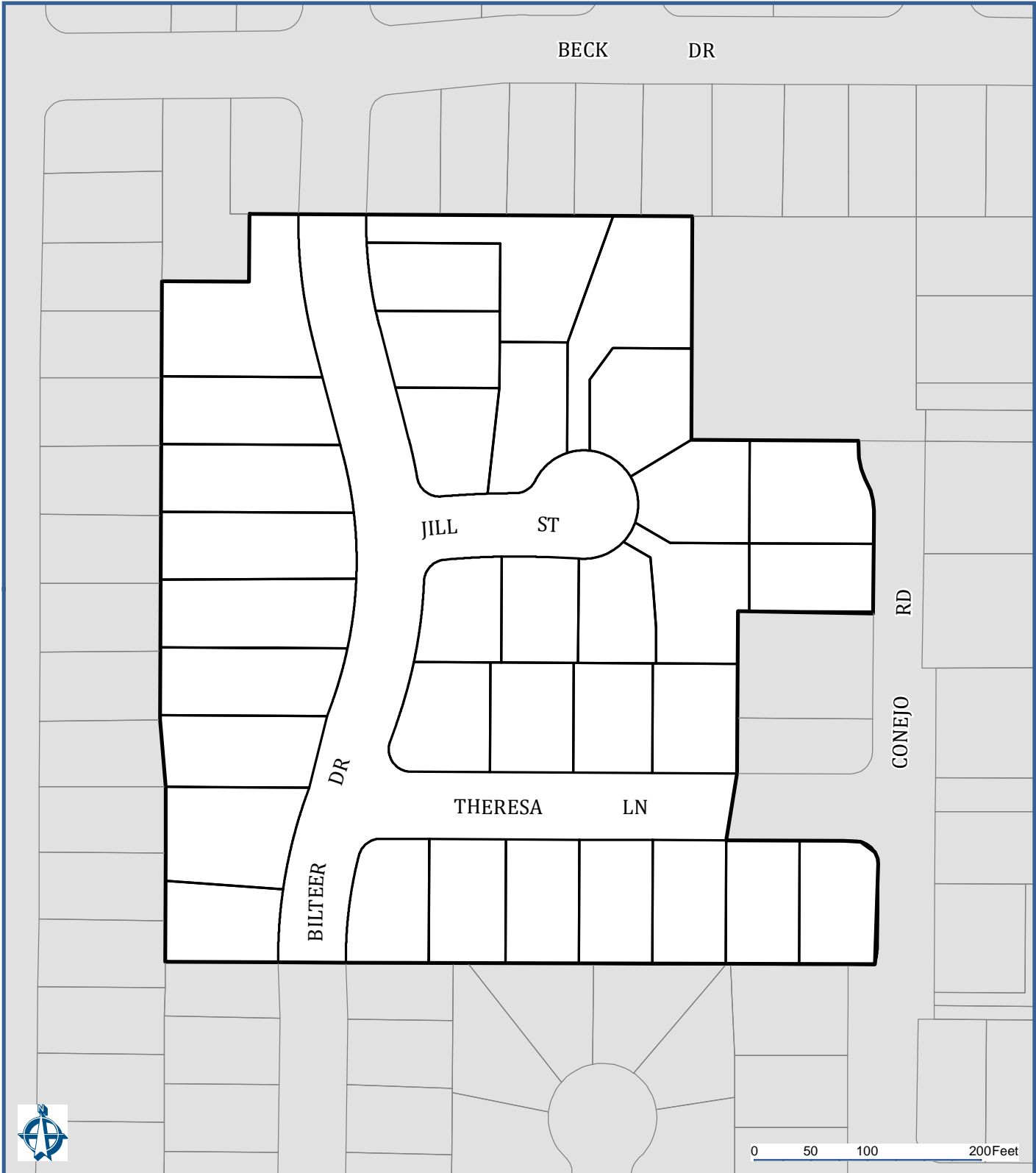
SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 8

(SILVER COUNTRY ESTATES)

EXHIBIT D





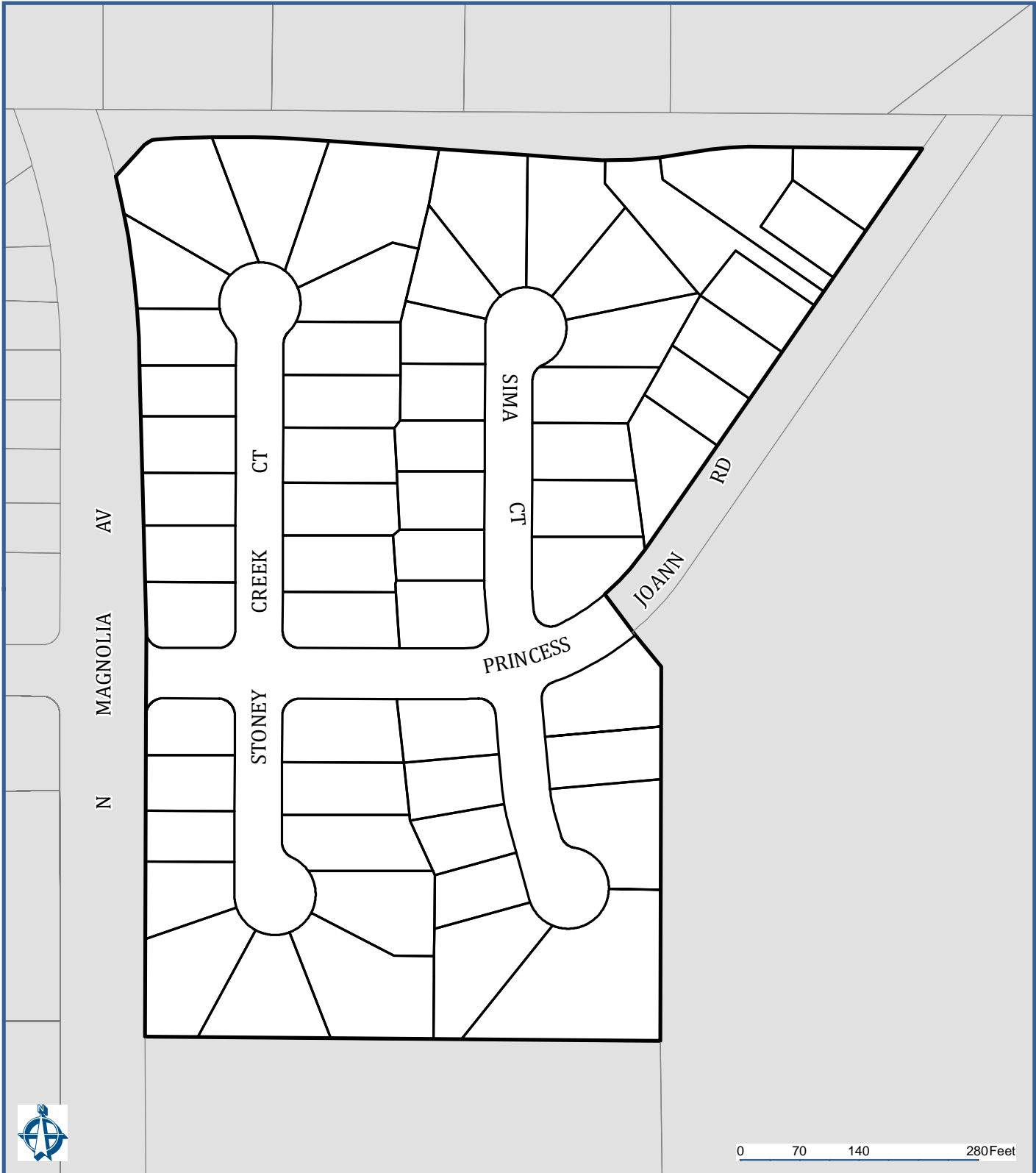
CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT
 ZONE 9
 (TIMBERLANE/MATTAZARO)
 EXHIBIT E



0 50 100 200Feet





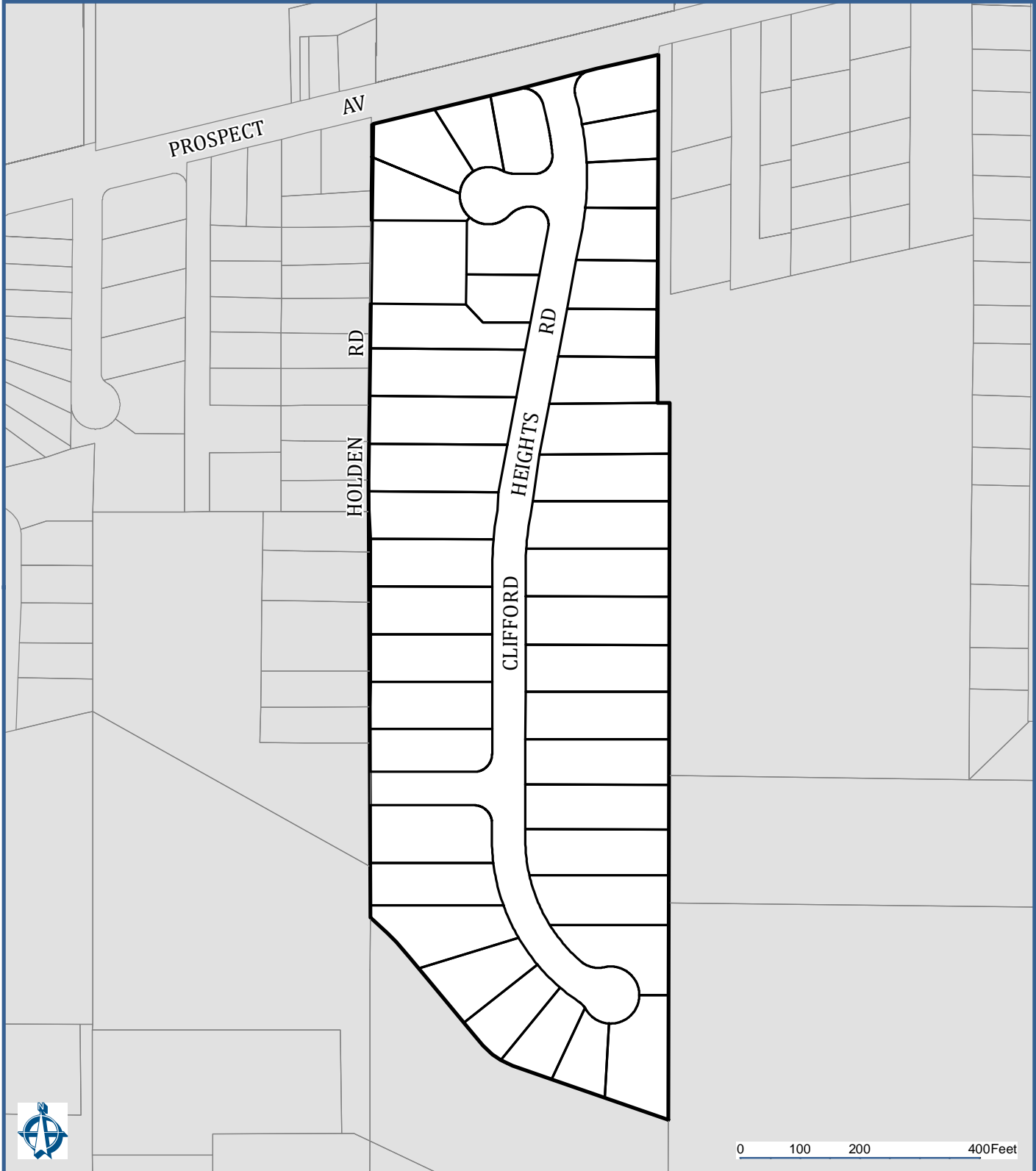
CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 12
(THE HEIGHTS)

EXHIBIT F





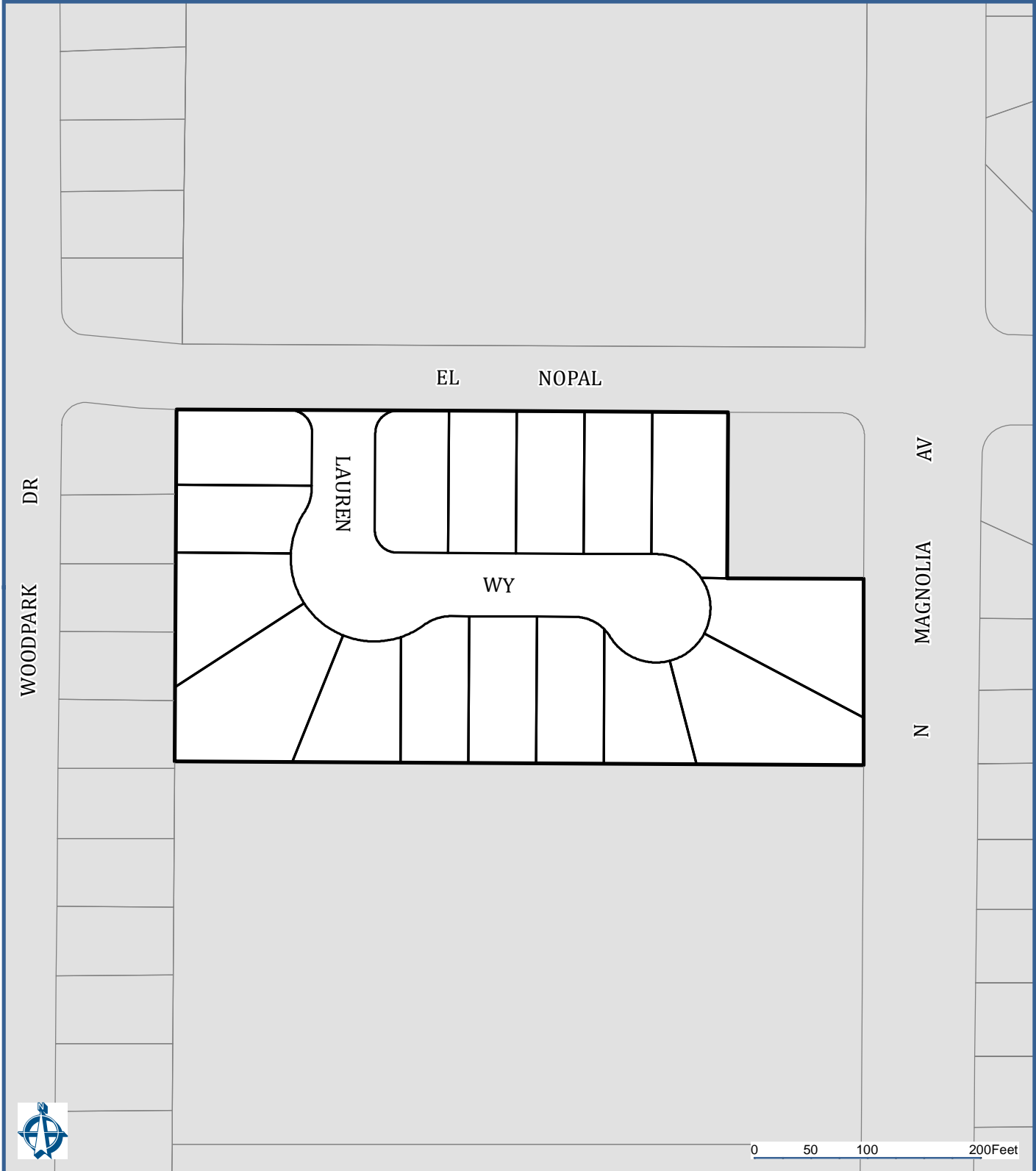
CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 13
(PROSPECT HILLS)

EXHIBIT G

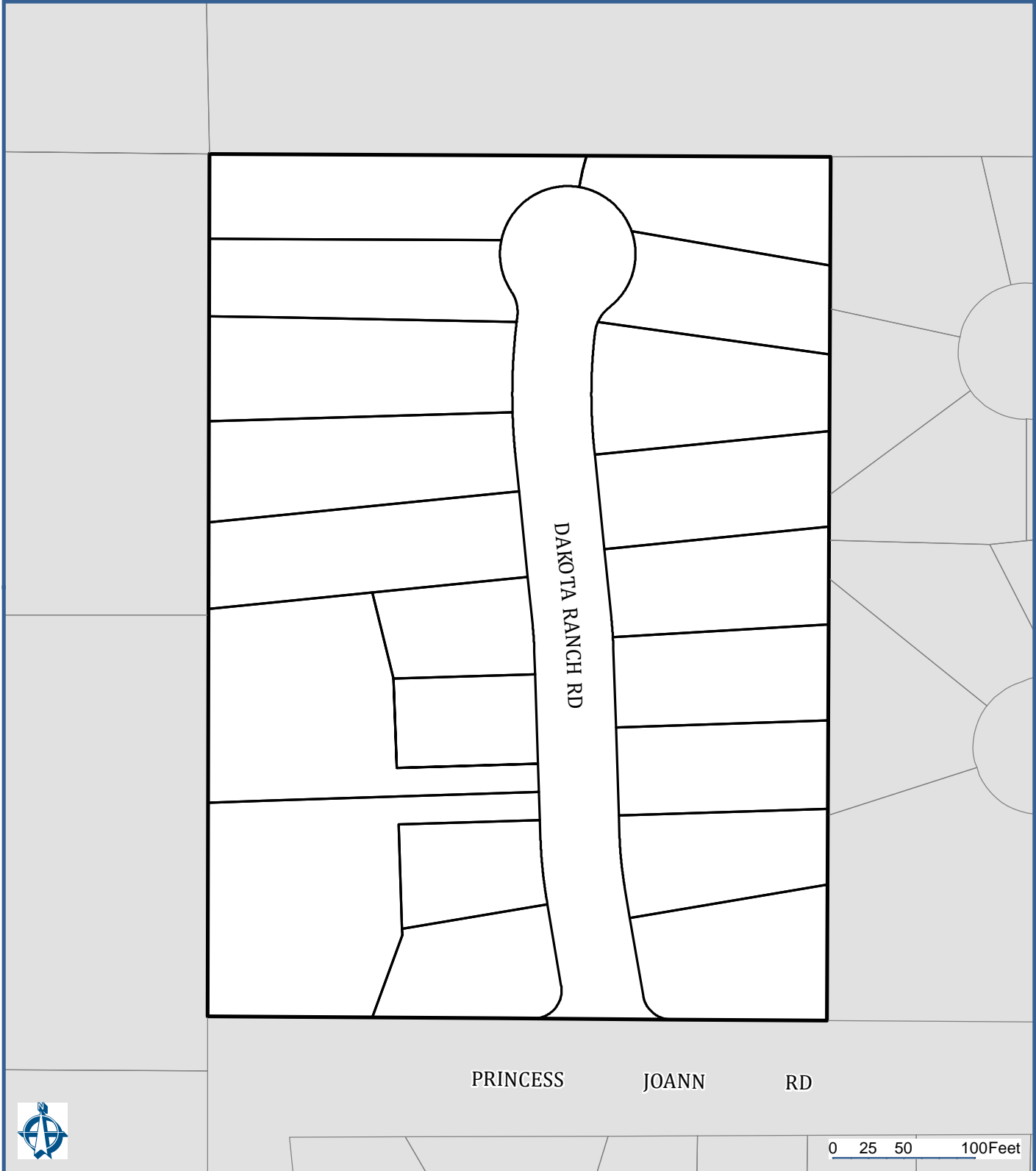




CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT
 ZONE 14
 (MITCHELL RANCH)
 EXHIBIT H





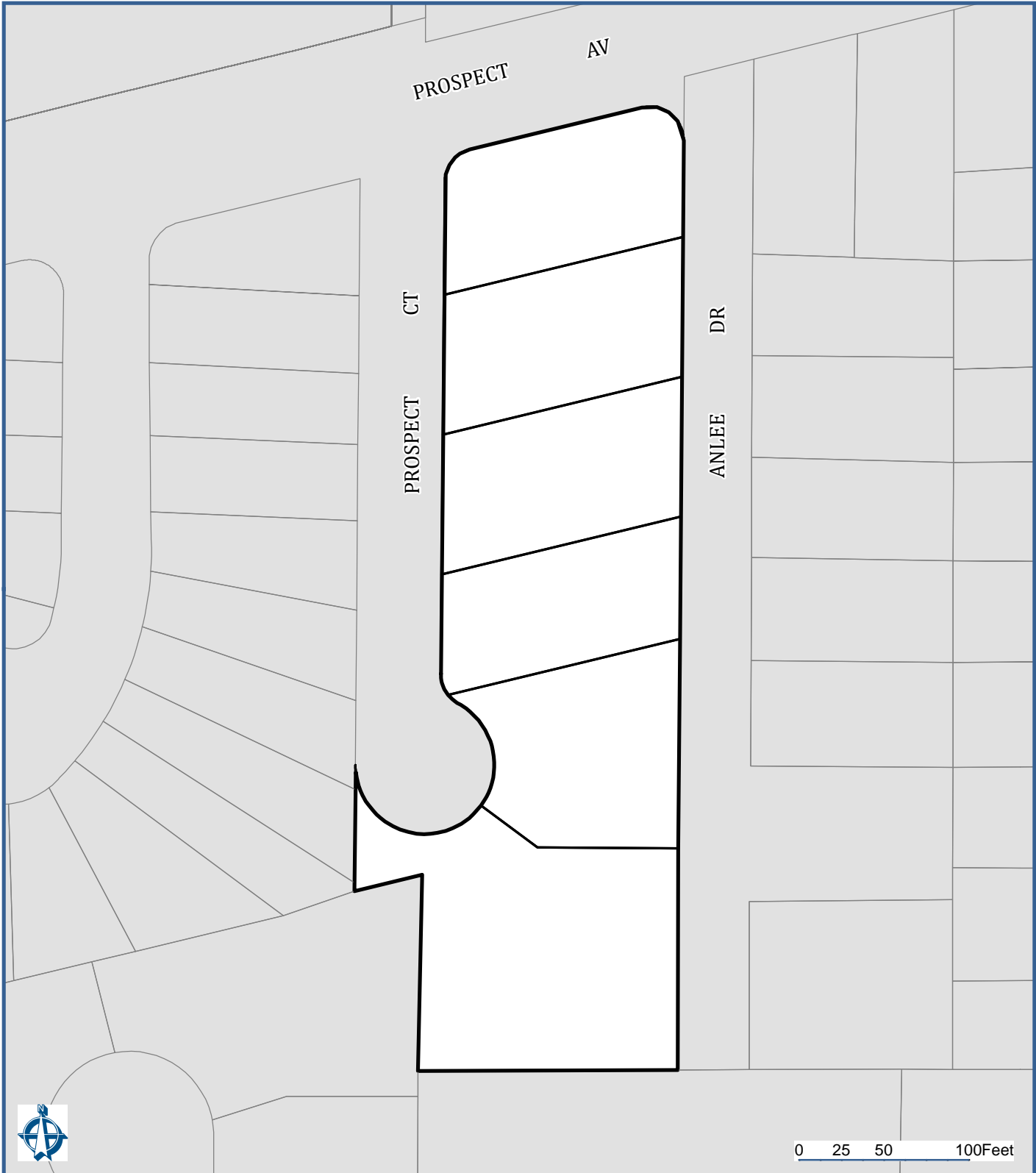
CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 17
(DAKOTA RANCH)

EXHIBIT I





CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 18
(ALLOS)
EXHIBIT J



MEETING DATE July 14, 2021

ITEM TITLE PUBLIC HEARING FOR THE FY 2021-22 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

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

SUMMARY

Town Center Landscape Maintenance District (“TCLMD”) was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: Zone A – “Town Center Parkway,” Zone B – “The Lakes,” Zone C – “San Remo,” and Zone D – the mixed use development known as “Mission Creek.” Contractors and City staff provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

Tonight’s public hearing for the TCLMD FY 2021-22 annual levy of assessments is the final step in the annual assessment process. On April 28, 2021, the City Council initiated proceedings and ordered the preparation of an Engineer’s Report. On June 9, 2021, the City Council approved the Engineer’s Report and set tonight’s meeting as the time and place for the required public hearing for the FY 2021-22 TCLMD’s annual levy of assessments. The Engineer’s Report describes the legal and physical nature of the TCLMD, its improvements, budget and the proposed spread of assessments.

The attached Assessment Summary reflects TCLMD assessments, costs and available balances for FY 2021-22. There will be no change in the assessment for Zones A, B, C and D, as they are at the maximum assessment.

FINANCIAL STATEMENT *tm*

A total of \$321,772.54 is proposed to be assessed on property owners within Zones A through D of the TCLMD in FY 2021-22 for the cost of maintenance and administration.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

1. Conduct and close the Public Hearing
2. Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 TCLMD annual levy of assessments

ATTACHMENTS

1. Assessment Summary
2. Resolution
3. Engineer’s Report (w/Appendix A and B)



**ASSESSMENT SUMMARY FOR
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT**

**FY 2021-22 ASSESSMENTS VS. FY 2020-21 ASSESSMENTS
AND APPROVED MAXIMUM ASSESSMENT**

Zone	Title	Benefit Unit Used	FY 2021-22 Maintenance & Administration	Reserves 7/1/2021	FY 20-21 Levy Per Benefit Unit	FY 21-22 Levy Per Benefit Unit	FY 21-22 Total Levy	Maximum Total Levy
A	Town Center Parkway	Acre	\$152,790.00	\$196,569.00	\$1,627.00/ \$2,973.00 (1)	\$1,627.00/ \$2,973.00 (1)	\$141,816.82	\$141,816.82
B	The Lakes	SFH (2)	\$11,750.00	\$30,941.00	\$84.48	\$84.48	\$7,518.72	\$7,518.72
C	San Remo	SFH (2)	\$8,860.00	\$32,156.00	\$218.22	\$218.22	\$7,855.92	\$7,855.92
D	Mission Creek - Commercial	Acre	N/A	N/A	\$5,481.35	\$5,481.35	\$46,749.08	\$46,749.08
	Mission Creek - Residential	SFH (2)	N/A	N/A	\$286.00	\$286.00	\$117,832.00	\$117,832.00
	Mission Creek - All Uses	N/A	\$161,410.00	\$121,597.00	N/A	N/A	\$164,581.08	\$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 2021-22
TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on April 28, 2021, pursuant to Resolution No. 023-2021, 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 28, 2021, also pursuant to Resolution No. 023-2021, 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 June 9, 2021, pursuant to Resolution No. 039-2021, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2021-22 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 2021-22 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 2021-22.

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, 2021.

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 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITY OF SANTEE

Santee Town Center Landscape Maintenance District



FISCAL YEAR 2021-22

FINAL ENGINEER'S REPORT



SPICER CONSULTING
GROUP

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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. 023-2021 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, 2021, to June 30, 2022. Please note that Spicer Consulting Group, LLC provides engineering advice and related consulting engineering services.

- 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** A **METHOD OF APPORTIONMENT OF ASSESSMENT** calculates the receipt of special benefit and the general benefit derived from the installation and maintenance and servicing of the respective improvements located throughout the District, and the methodology used to apportion the total assessment to the properties within the District.
- Section 4** **ASSESSMENT ROLLS** 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 boundaries as shown on the below-referenced Diagram. The Assessment Rolls can be found in Appendix A.
- Section 5** The **ASSESSMENT DIAGRAMS** of the District. Said Diagrams shall show the boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies. The Assessment Diagrams can be found in Appendix B.

Description of the Boundaries and Improvement Services of Santee Town Center Maintenance District

Landscaping facilities or improvements are defined as landscaping within public streets and public right-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.

Benefit Zone A – Town Center

- ◆ 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.
- ◆ 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.

Benefit Zone B – The Lakes

- ◆ 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.
- ◆ 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.

Benefit Zone C – San Remo

- ◆ San Remo is located south of Mast Boulevard with parcels along both sides of San Remo Court and Bilter Court within the incorporated territory of the City of Santee. The zone consists of 36 residential units.
- ◆ 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.

Benefit Zone D – Mission Creek

- ◆ 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.
- ◆ 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.

Benefit Zone E – Trolley Square

- ◆ 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.
- ◆ 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.

Benefit Zone F – Hartford Property

- ◆ 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.
- ◆ 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.

Benefit Zone G – Riverwalk

- ◆ 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.
- ◆ 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).

Benefit Zone H – Riverview

- ◆ 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.
- ◆ 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.

The 1972 Act provides that the total cost of installation, construction, maintenance and servicing of the public landscaping and park facilities that 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 2021-22 under consideration for this report have been provided by the City and are as follows for each zone.

*Table 2-1
Benefit Zone A – Town Center*

Description	Fiscal Year 2021-22 Estimated Through June 30, 2022
Revenues	
Assessments	\$141,820
Interest	\$1,140
City of Santee Contribution	\$22,920
Reserve Fund Contribution/(Collection)	(\$13,090)
Total Revenues	\$152,790
Expenditures	
Administration	\$2,700
Advertising	\$210
Electricity & Gas - Grounds	\$25,000
Water & Sewer - Grounds	\$34,000
Repair/Maintenance - Grounds	\$74,880
Irrigation Materials	\$1,000
Internal Service Charges	\$15,000
Total Expenditures/Proposed Budget	\$152,790

*Table 2-2
Benefit Zone B – The Lakes*

Description	Fiscal Year 2021-22 Estimated Through June 30, 2022
Revenues	
Assessments	\$7,520
Interest	\$180
Reserve Fund Contribution/(Collection)	\$4,050
Total Revenues	\$11,750
Expenditures	
Administration	\$140
Advertising	\$10
Water & Sewer - Grounds	\$4,300
Repair/Maintenance - Grounds	\$6,700
Internal Service Charges	\$600
Total Expenditures/Proposed Budget	\$11,750

*Table 2-3
Benefit Zone C – San Remo*

Description	Fiscal Year 2021-22 Estimated Through June 30, 2022
Revenues	
Assessments	\$7,860
Interest	\$180
Reserve Fund Contribution/(Collection)	\$820
Total Revenues	\$8,860
Expenditures	
Administration	\$150
Advertising	\$10
Water & Sewer - Grounds	\$3,000
Repair/Maintenance - Grounds	\$5,470
Internal Service Charges	\$230
Total Expenditures/Proposed Budget	\$8,860

*Table 2-4
Benefit Zone D – Mission Creek*

Description	Fiscal Year 2021-22 Estimated Through June 30, 2022
Revenues	
Assessments	\$164,580
Interest	\$540
Reserve Fund Contribution/(Collection)	(\$3,710)
Total Revenues	\$161,410
Expenditures	
Administration	\$3,130
Advertising	\$240
Electricity & Gas - Grounds	\$30,000
Water & Sewer - Grounds	\$60,000
Repair/Maintenance - Grounds	\$43,540
Irrigation Materials	\$500
Internal Service Charges	\$24,000
Total Expenditures/Proposed Budget	\$161,410

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 2021-22 as the property owners' association has maintained the improvements to a level satisfactory to the City.

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.

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 2021-22 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.

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 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 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 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 2021-22 will be \$5,623.85 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 2021-22 will be \$3,999.82 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 2021-22 will be \$157.59

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 2021-22 will be \$9,382.01 per acre for Commercial property and \$505.45 per unit for Residential property.

Annual Assessment Rate Increases

Zone A – Town Center

Cost x Percentage of Square Footage / Parcel	
Costco Portion	\$1,627 per Acre
Remaining Portion	\$2,973 per Acre
Proposed Levy Amount	\$141,817

Zone B – The Lakes

Calculated Fiscal Year 2021-22 Assessment per Parcel	\$84.48
Total Assessable Parcels	89
Proposed Levy Amount	\$7,519

Zone C – San Remo

Calculated Fiscal Year 2021-22 Assessment per Parcel	\$218.22
Total Assessable Parcels	36
Proposed Levy Amount	\$7,856

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/Total 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/Total 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 2021-22 will be increased by 2% to \$5,623.85/adjusted acre. No assessment will be levied for the Fiscal Year 2021-22 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 2021-22 will be increased by 2% to \$3,999.82/acre. No assessment will be levied for the Fiscal Year 2021-22 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 2021-22 will be increased by 2% to \$157.59 per EDU. No assessment will be levied for the Fiscal Year 2021-22 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 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 2021-22 will be increased by 2% (which represents the greater of the increase in the Consumer Price Index - all Urban Consumers for the San Diego Area or 2%) to \$9,382.01 per acre for Commercial property and \$505.45 per unit for Residential property. No assessment will be levied for the Fiscal Year 2021-22 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.

Whereas, on April 28, 2021, 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 2021-22 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 Spicer Consulting Group, 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 June 9, 2021, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, plans to adopt 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

Table 3-1
Summary of Assessments

Description	Budgeted for FY 2021-22 ¹
Zone A - Town Center	
Total Assessment for FY 2021-22	\$141,820
Interest	\$1,140
City of Santee Contribution	\$22,920
Reserve Fund Contribution/(Collection)	(\$13,090)
Total Expenditures/Proposed Budget	\$152,790
Zone B - The Lakes	
Total Assessment for FY 2021-22	\$7,520
Interest	\$180
Reserve Fund Contribution/(Collection)	\$4,050
Total Expenditures/Proposed Budget	\$11,750
Zone C - San Remo	
Total Assessment for FY 2021-22	\$7,860
Interest	\$180
Reserve Fund Contribution/(Collection)	\$820
Total Expenditures/Proposed Budget	\$8,860
Zone D - Mission Creek	
Total Assessment for FY 2021-22	\$164,580
Interest	\$540
Reserve Fund Contribution/(Collection)	(\$3,710)
Total Expenditures/Proposed Budget	\$161,410
Total Proposed Budget for Fiscal Year 2021-22	\$334,810

¹ No Assessment for Zones E – H will be levied for Fiscal Year 2021-22 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.

Executed this 14th day of July 2021.



FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2021, by adoption of Resolution No. ____-2021 by City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santee, California on the _____ day of _____, 2021.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

The actual assessment and the amount of the assessment for the Fiscal Year 2021-22 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.

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.

APPENDIX A

Assessment Rolls



SPICER CONSULTING
G R O U P

Assessment Roll

60-9114 - TCLMD - Zone A

Fiscal Year 2021-22



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

Assessment Roll

60-9115 - TCLMD - Zone B

Fiscal Year 2021-22



APN	Levy	APN	Levy	APN	Levy
3810321301	\$84.48	3810321331	\$84.48	3810321361	\$84.48
3810321302	\$84.48	3810321332	\$84.48	3810321362	\$84.48
3810321303	\$84.48	3810321333	\$84.48	3810321363	\$84.48
3810321304	\$84.48	3810321334	\$84.48	3810321364	\$84.48
3810321305	\$84.48	3810321335	\$84.48	3810321365	\$84.48
3810321306	\$84.48	3810321336	\$84.48	3810321366	\$84.48
3810321307	\$84.48	3810321337	\$84.48	3810321367	\$84.48
3810321308	\$84.48	3810321338	\$84.48	3810321368	\$84.48
3810321309	\$84.48	3810321339	\$84.48	3810321369	\$84.48
3810321310	\$84.48	3810321340	\$84.48	3810321370	\$84.48
3810321311	\$84.48	3810321341	\$84.48	3810321371	\$84.48
3810321312	\$84.48	3810321342	\$84.48	3810321372	\$84.48
3810321313	\$84.48	3810321343	\$84.48	3810321373	\$84.48
3810321314	\$84.48	3810321344	\$84.48	3810321374	\$84.48
3810321315	\$84.48	3810321345	\$84.48	3810321375	\$84.48
3810321316	\$84.48	3810321346	\$84.48	3810321376	\$84.48
3810321317	\$84.48	3810321347	\$84.48	3810321377	\$84.48
3810321318	\$84.48	3810321348	\$84.48	3810321378	\$84.48
3810321319	\$84.48	3810321349	\$84.48	3810321379	\$84.48
3810321320	\$84.48	3810321350	\$84.48	3810321380	\$84.48
3810321321	\$84.48	3810321351	\$84.48	3810321381	\$84.48
3810321322	\$84.48	3810321352	\$84.48	3810321382	\$84.48
3810321323	\$84.48	3810321353	\$84.48	3810321383	\$84.48
3810321324	\$84.48	3810321354	\$84.48	3810321384	\$84.48
3810321325	\$84.48	3810321355	\$84.48	3810321385	\$84.48
3810321326	\$84.48	3810321356	\$84.48	3810321386	\$84.48
3810321327	\$84.48	3810321357	\$84.48	3810321387	\$84.48
3810321328	\$84.48	3810321358	\$84.48	3810321388	\$84.48
3810321329	\$84.48	3810321359	\$84.48	3810321389	\$84.48
3810321330	\$84.48	3810321360	\$84.48		
Totals		Parcels 89		Levy \$7,518.72	

Assessment Roll

60-9122 - TCLMD - Zone C

Fiscal Year 2021-22



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

Assessment Roll

60-9123 - TCLMD - Zone D

Fiscal Year 2021-22



APN	Levy	APN	Levy	APN	Levy
3816811301	\$286.00	3816811344	\$286.00	3816811387	\$286.00
3816811302	\$286.00	3816811345	\$286.00	3816811388	\$286.00
3816811303	\$286.00	3816811346	\$286.00	3816811389	\$286.00
3816811304	\$286.00	3816811347	\$286.00	3816811390	\$286.00
3816811305	\$286.00	3816811348	\$286.00	3816811701	\$286.00
3816811306	\$286.00	3816811349	\$286.00	3816811702	\$286.00
3816811307	\$286.00	3816811350	\$286.00	3816811703	\$286.00
3816811308	\$286.00	3816811351	\$286.00	3816811704	\$286.00
3816811309	\$286.00	3816811352	\$286.00	3816811705	\$286.00
3816811310	\$286.00	3816811353	\$286.00	3816811706	\$286.00
3816811311	\$286.00	3816811354	\$286.00	3816811707	\$286.00
3816811312	\$286.00	3816811355	\$286.00	3816811708	\$286.00
3816811313	\$286.00	3816811356	\$286.00	3816811709	\$286.00
3816811314	\$286.00	3816811357	\$286.00	3816811710	\$286.00
3816811315	\$286.00	3816811358	\$286.00	3816811711	\$286.00
3816811316	\$286.00	3816811359	\$286.00	3816811712	\$286.00
3816811317	\$286.00	3816811360	\$286.00	3816811713	\$286.00
3816811318	\$286.00	3816811361	\$286.00	3816811714	\$286.00
3816811319	\$286.00	3816811362	\$286.00	3816811715	\$286.00
3816811320	\$286.00	3816811363	\$286.00	3816811716	\$286.00
3816811321	\$286.00	3816811364	\$286.00	3816811717	\$286.00
3816811322	\$286.00	3816811365	\$286.00	3816811718	\$286.00
3816811323	\$286.00	3816811366	\$286.00	3816811719	\$286.00
3816811324	\$286.00	3816811367	\$286.00	3816811720	\$286.00
3816811325	\$286.00	3816811368	\$286.00	3816811721	\$286.00
3816811326	\$286.00	3816811369	\$286.00	3816811722	\$286.00
3816811327	\$286.00	3816811370	\$286.00	3816811723	\$286.00
3816811328	\$286.00	3816811371	\$286.00	3816811724	\$286.00
3816811329	\$286.00	3816811372	\$286.00	3816811725	\$286.00
3816811330	\$286.00	3816811373	\$286.00	3816811726	\$286.00
3816811331	\$286.00	3816811374	\$286.00	3816811727	\$286.00
3816811332	\$286.00	3816811375	\$286.00	3816811728	\$286.00
3816811333	\$286.00	3816811376	\$286.00	3816811729	\$286.00
3816811334	\$286.00	3816811377	\$286.00	3816811730	\$286.00
3816811335	\$286.00	3816811378	\$286.00	3816811731	\$286.00
3816811336	\$286.00	3816811379	\$286.00	3816811732	\$286.00
3816811337	\$286.00	3816811380	\$286.00	3816811733	\$286.00
3816811338	\$286.00	3816811381	\$286.00	3816811734	\$286.00
3816811339	\$286.00	3816811382	\$286.00	3816811735	\$286.00
3816811340	\$286.00	3816811383	\$286.00	3816811736	\$286.00
3816811341	\$286.00	3816811384	\$286.00	3816811737	\$286.00
3816811342	\$286.00	3816811385	\$286.00	3816811738	\$286.00
3816811343	\$286.00	3816811386	\$286.00	3816811739	\$286.00
3816811740	\$286.00	3816811928	\$286.00	3816812018	\$286.00
3816811741	\$286.00	3816811929	\$286.00	3816812019	\$286.00
3816811742	\$286.00	3816811930	\$286.00	3816812020	\$286.00
3816811743	\$286.00	3816811931	\$286.00	3816812021	\$286.00
3816811744	\$286.00	3816811932	\$286.00	3816812022	\$286.00

Assessment Roll

60-9123 - TCLMD - Zone D

Fiscal Year 2021-22



APN	Levy	APN	Levy	APN	Levy
3816811745	\$286.00	3816811933	\$286.00	3816812023	\$286.00
3816811746	\$286.00	3816811934	\$286.00	3816812024	\$286.00
3816811747	\$286.00	3816811935	\$286.00	3816812025	\$286.00
3816811748	\$286.00	3816811936	\$286.00	3816812026	\$286.00
3816811749	\$286.00	3816811937	\$286.00	3816812027	\$286.00
3816811750	\$286.00	3816811938	\$286.00	3816812028	\$286.00
3816811751	\$286.00	3816811939	\$286.00	3816812029	\$286.00
3816811752	\$286.00	3816811940	\$286.00	3816812030	\$286.00
3816811753	\$286.00	3816811941	\$286.00	3816812031	\$286.00
3816811754	\$286.00	3816811942	\$286.00	3816812032	\$286.00
3816811755	\$286.00	3816811943	\$286.00	3816812033	\$286.00
3816811901	\$286.00	3816811944	\$286.00	3816822100	\$30,688.00
3816811902	\$286.00	3816811945	\$286.00	3816822201	\$573.16
3816811903	\$286.00	3816811946	\$286.00	3816822202	\$573.16
3816811904	\$286.00	3816811947	\$286.00	3816822203	\$573.16
3816811905	\$286.00	3816811948	\$286.00	3816822204	\$573.16
3816811906	\$286.00	3816811949	\$286.00	3816822205	\$573.16
3816811907	\$286.00	3816811950	\$286.00	3816822206	\$573.16
3816811908	\$286.00	3816811951	\$286.00	3816822207	\$573.16
3816811909	\$286.00	3816811952	\$286.00	3816822208	\$573.16
3816811910	\$286.00	3816811953	\$286.00	3816822209	\$573.16
3816811911	\$286.00	3816812001	\$286.00	3816822210	\$573.16
3816811912	\$286.00	3816812002	\$286.00	3816822211	\$573.16
3816811913	\$286.00	3816812003	\$286.00	3816822212	\$573.16
3816811914	\$286.00	3816812004	\$286.00	3816822213	\$573.16
3816811915	\$286.00	3816812005	\$286.00	3816822214	\$573.16
3816811916	\$286.00	3816812006	\$286.00	3816822215	\$573.16
3816811917	\$286.00	3816812007	\$286.00	3816822300	\$4,383.98
3816811918	\$286.00	3816812008	\$286.00	3816822400	\$394.52
3816811919	\$286.00	3816812009	\$286.00	3816822500	\$2,685.18
3816811920	\$286.00	3816812010	\$286.00	3817000100	\$286.00
3816811921	\$286.00	3816812011	\$286.00	3817000200	\$286.00
3816811922	\$286.00	3816812012	\$286.00	3817000300	\$286.00
3816811923	\$286.00	3816812013	\$286.00	3817000400	\$286.00
3816811924	\$286.00	3816812014	\$286.00	3817000500	\$286.00
3816811925	\$286.00	3816812015	\$286.00	3817000600	\$286.00
3816811926	\$286.00	3816812016	\$286.00	3817000700	\$286.00
3816811927	\$286.00	3816812017	\$286.00	3817000800	\$286.00
3817000900	\$286.00	3817010500	\$286.00	3817014800	\$286.00
3817001000	\$286.00	3817010600	\$286.00	3817014900	\$286.00
3817001100	\$286.00	3817010700	\$286.00	3817015000	\$286.00
3817001200	\$286.00	3817010800	\$286.00	3817015100	\$286.00
3817001300	\$286.00	3817010900	\$286.00	3817015200	\$286.00
3817001400	\$286.00	3817011000	\$286.00	3817015300	\$286.00
3817001500	\$286.00	3817011100	\$286.00	3817015400	\$286.00
3817001600	\$286.00	3817011200	\$286.00	3817015500	\$286.00

Assessment Roll

60-9123 - TCLMD - Zone D

Fiscal Year 2021-22



APN	Levy	APN	Levy	APN	Levy
3817001700	\$286.00	3817011300	\$286.00	3817015600	\$286.00
3817001800	\$286.00	3817011400	\$286.00	3817015700	\$286.00
3817001900	\$286.00	3817011500	\$286.00	3817015800	\$286.00
3817002000	\$286.00	3817011600	\$286.00	3817015900	\$286.00
3817002100	\$286.00	3817011700	\$286.00	3817020100	\$286.00
3817002200	\$286.00	3817011800	\$286.00	3817020200	\$286.00
3817002300	\$286.00	3817011900	\$286.00	3817020300	\$286.00
3817002400	\$286.00	3817012000	\$286.00	3817020400	\$286.00
3817002500	\$286.00	3817012100	\$286.00	3817020500	\$286.00
3817002600	\$286.00	3817012200	\$286.00	3817020600	\$286.00
3817002700	\$286.00	3817012300	\$286.00	3817020700	\$286.00
3817002800	\$286.00	3817012400	\$286.00	3817020800	\$286.00
3817002900	\$286.00	3817012500	\$286.00	3817020900	\$286.00
3817003000	\$286.00	3817012600	\$286.00	3817021000	\$286.00
3817003100	\$286.00	3817012700	\$286.00	3817021100	\$286.00
3817003200	\$286.00	3817012800	\$286.00	3817021200	\$286.00
3817003300	\$286.00	3817012900	\$286.00	3817021300	\$286.00
3817003400	\$286.00	3817013000	\$286.00	3817021400	\$286.00
3817003500	\$286.00	3817013100	\$286.00	3817021500	\$286.00
3817003600	\$286.00	3817013200	\$286.00	3817021600	\$286.00
3817003700	\$286.00	3817013300	\$286.00	3817021700	\$286.00
3817003800	\$286.00	3817013400	\$286.00	3817021800	\$286.00
3817003900	\$286.00	3817013500	\$286.00	3817021900	\$286.00
3817004000	\$286.00	3817013600	\$286.00	3817022000	\$286.00
3817004100	\$286.00	3817013700	\$286.00	3817022100	\$286.00
3817004200	\$286.00	3817013800	\$286.00	3817022200	\$286.00
3817004300	\$286.00	3817013900	\$286.00	3817022300	\$286.00
3817004400	\$286.00	3817014000	\$286.00	3817022400	\$286.00
3817004500	\$286.00	3817014100	\$286.00	3817022500	\$286.00
3817004600	\$286.00	3817014200	\$286.00	3817022600	\$286.00
3817004700	\$286.00	3817014300	\$286.00	3817022700	\$286.00
3817010100	\$286.00	3817014400	\$286.00	3817022800	\$286.00
3817010200	\$286.00	3817014500	\$286.00	3817022900	\$286.00
3817010300	\$286.00	3817014600	\$286.00	3817023000	\$286.00
3817010400	\$286.00	3817014700	\$286.00	3817023100	\$286.00
3817023200	\$286.00	3817024700	\$286.00	3817026200	\$286.00
3817023300	\$286.00	3817024800	\$286.00	3817026300	\$286.00
3817023400	\$286.00	3817024900	\$286.00	3817026400	\$286.00
3817023500	\$286.00	3817025000	\$286.00	3817026500	\$286.00
3817023600	\$286.00	3817025100	\$286.00	3817026600	\$286.00
3817023700	\$286.00	3817025200	\$286.00	3817026700	\$286.00
3817023800	\$286.00	3817025300	\$286.00	3817027300	\$286.00
3817023900	\$286.00	3817025400	\$286.00	3817027400	\$286.00
3817024000	\$286.00	3817025500	\$286.00	3817027500	\$286.00
3817024100	\$286.00	3817025600	\$286.00	3817027600	\$286.00
3817024200	\$286.00	3817025700	\$286.00	3817027700	\$286.00

Assessment Roll

60-9123 - TCLMD - Zone D

Fiscal Year 2021-22



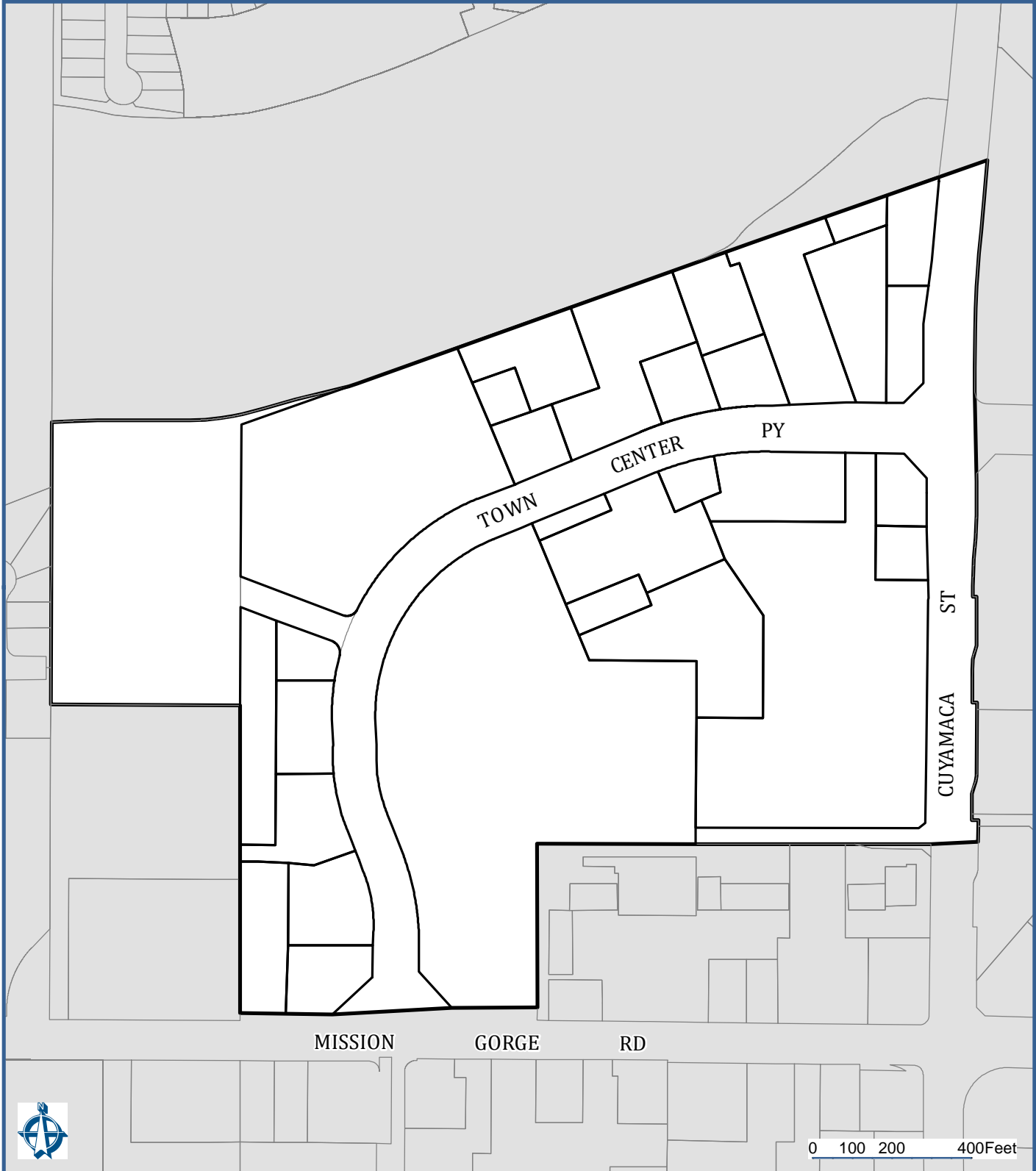
APN	Levy	APN	Levy	APN	Levy
3817024300	\$286.00	3817025800	\$286.00	3817027800	\$286.00
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3817024500	\$286.00	3817026000	\$286.00	3817028000	\$286.00
3817024600	\$286.00	3817026100	\$286.00		
Totals		Parcels 431	Levy \$164,581.08		

APPENDIX B

Assessment Diagrams



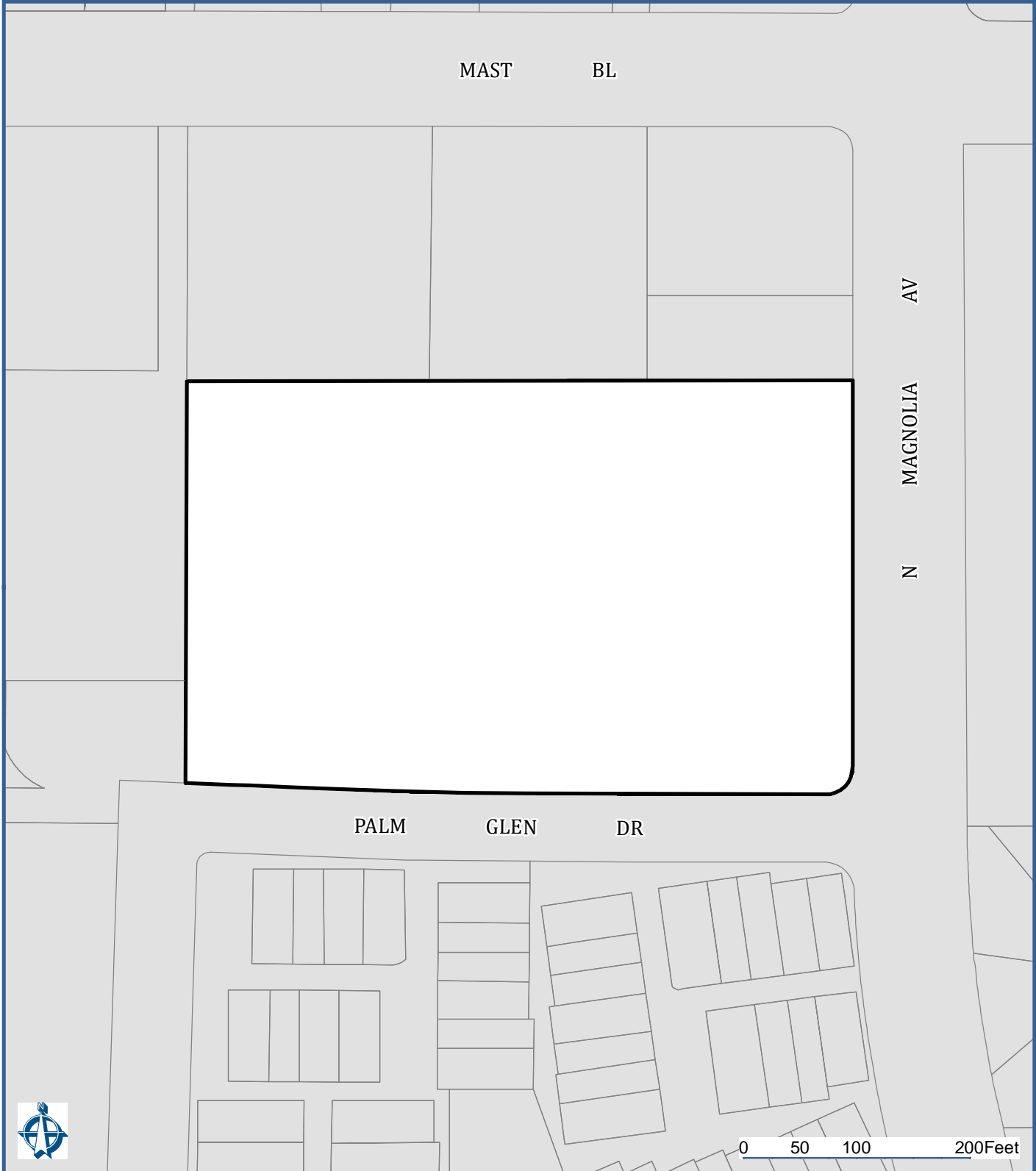
SPIKER CONSULTING
G R O U P



CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE A
(TOWN CENTER)

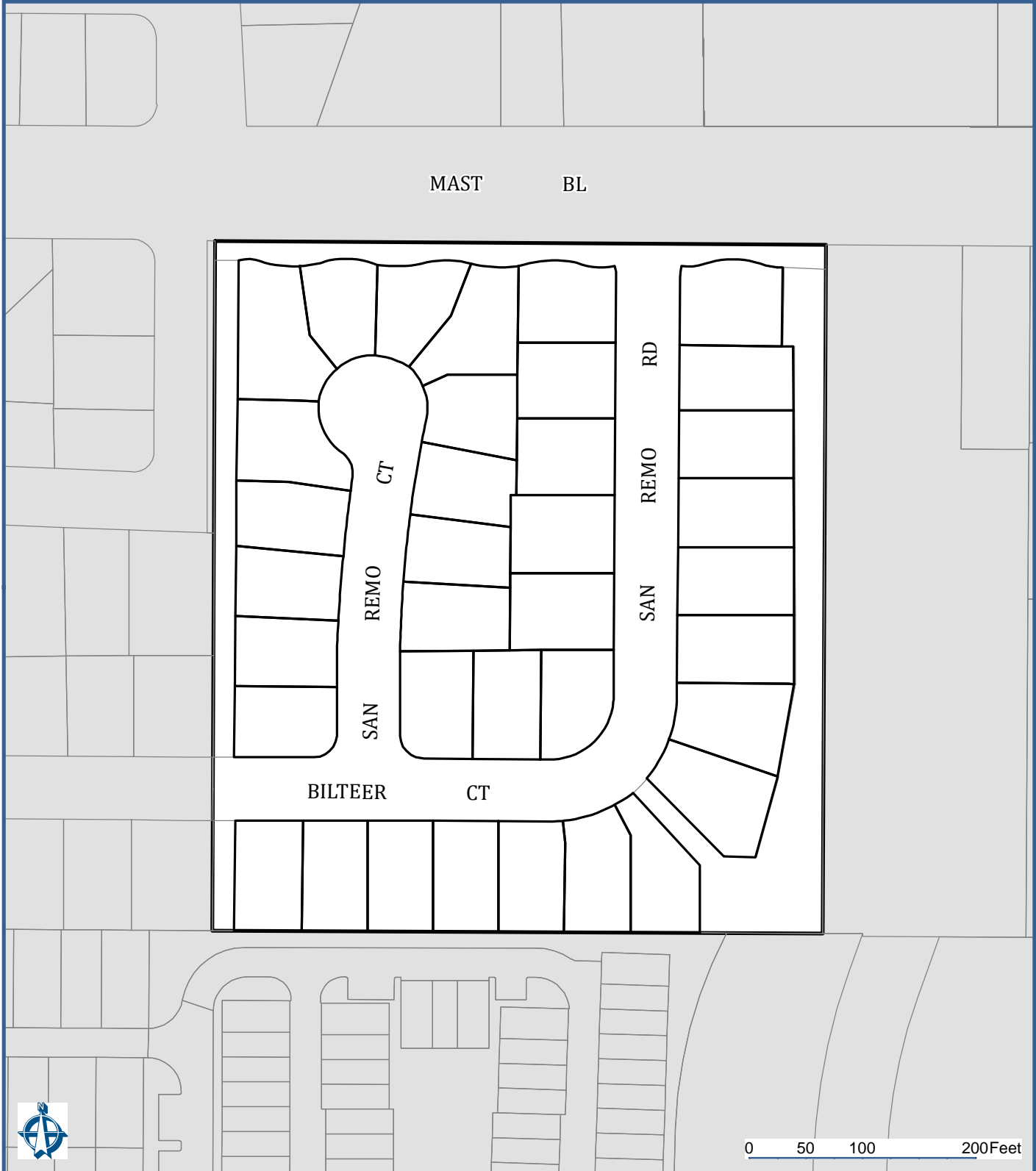




CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE B
(THE LAKES)





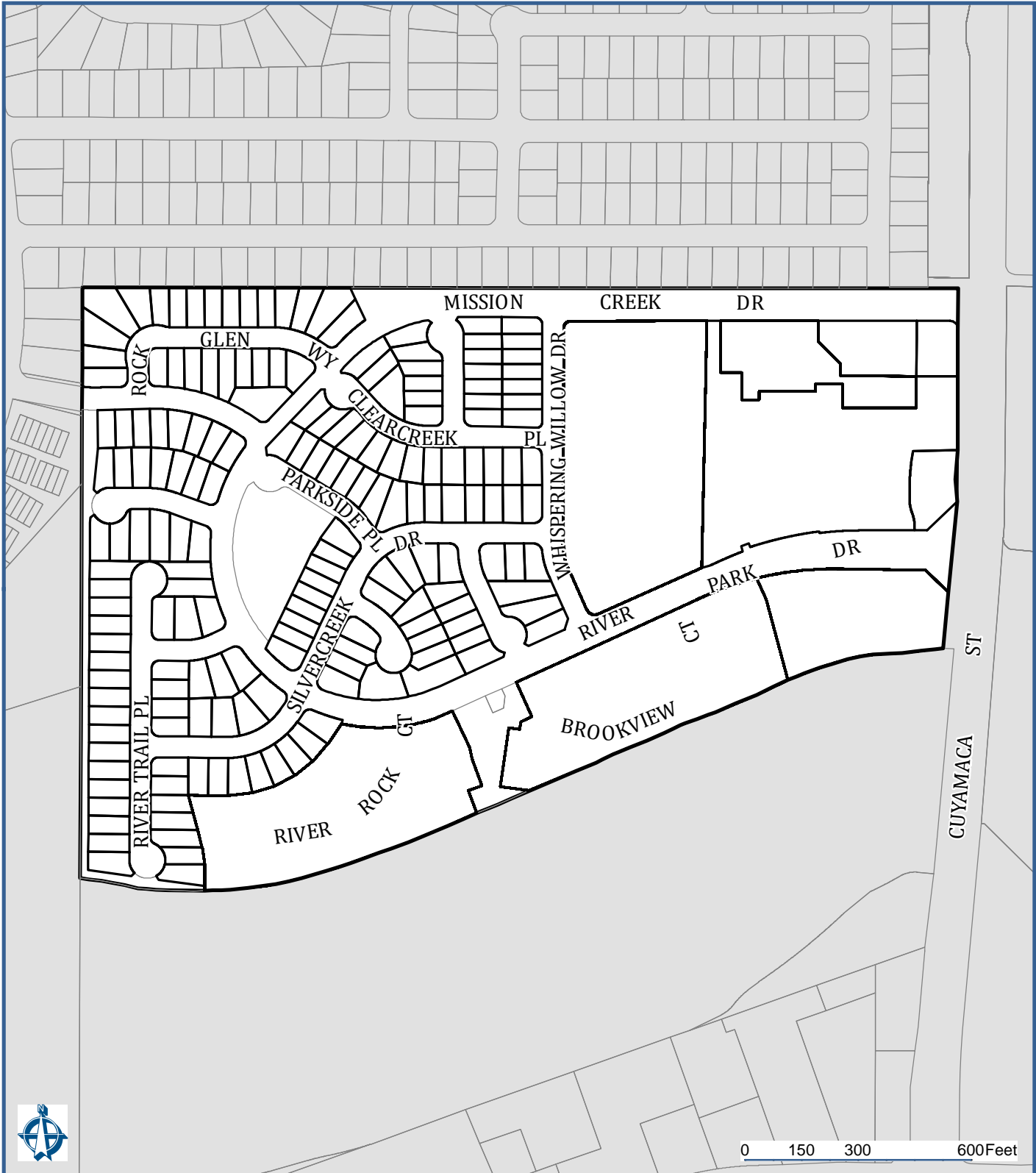
CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE C
(SAN REMO)



0 50 100 200Feet





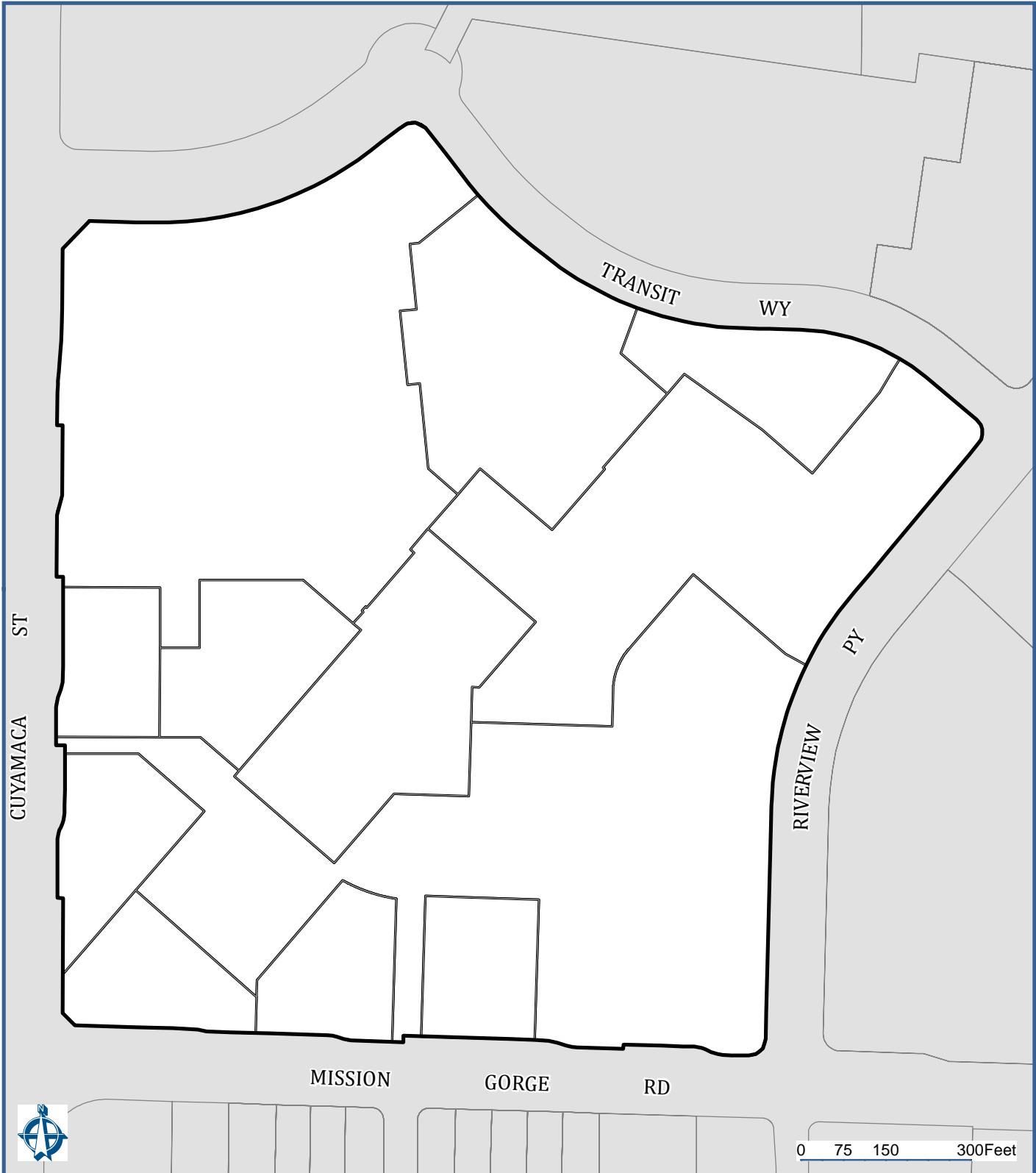
CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE D
(MISSION CREEK)



0 150 300 600 Feet

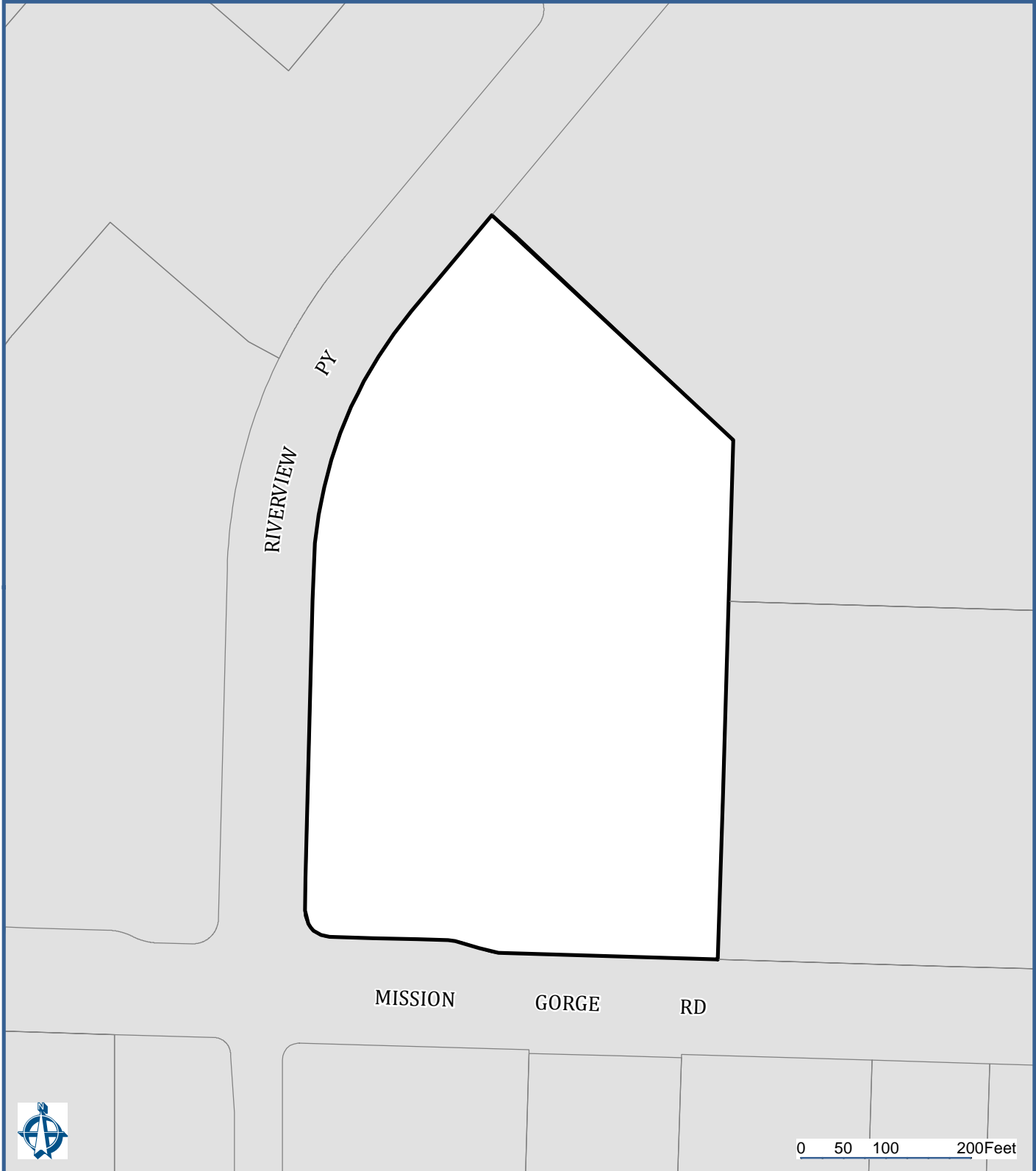




CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE E
(TROLLEY SQUARE)

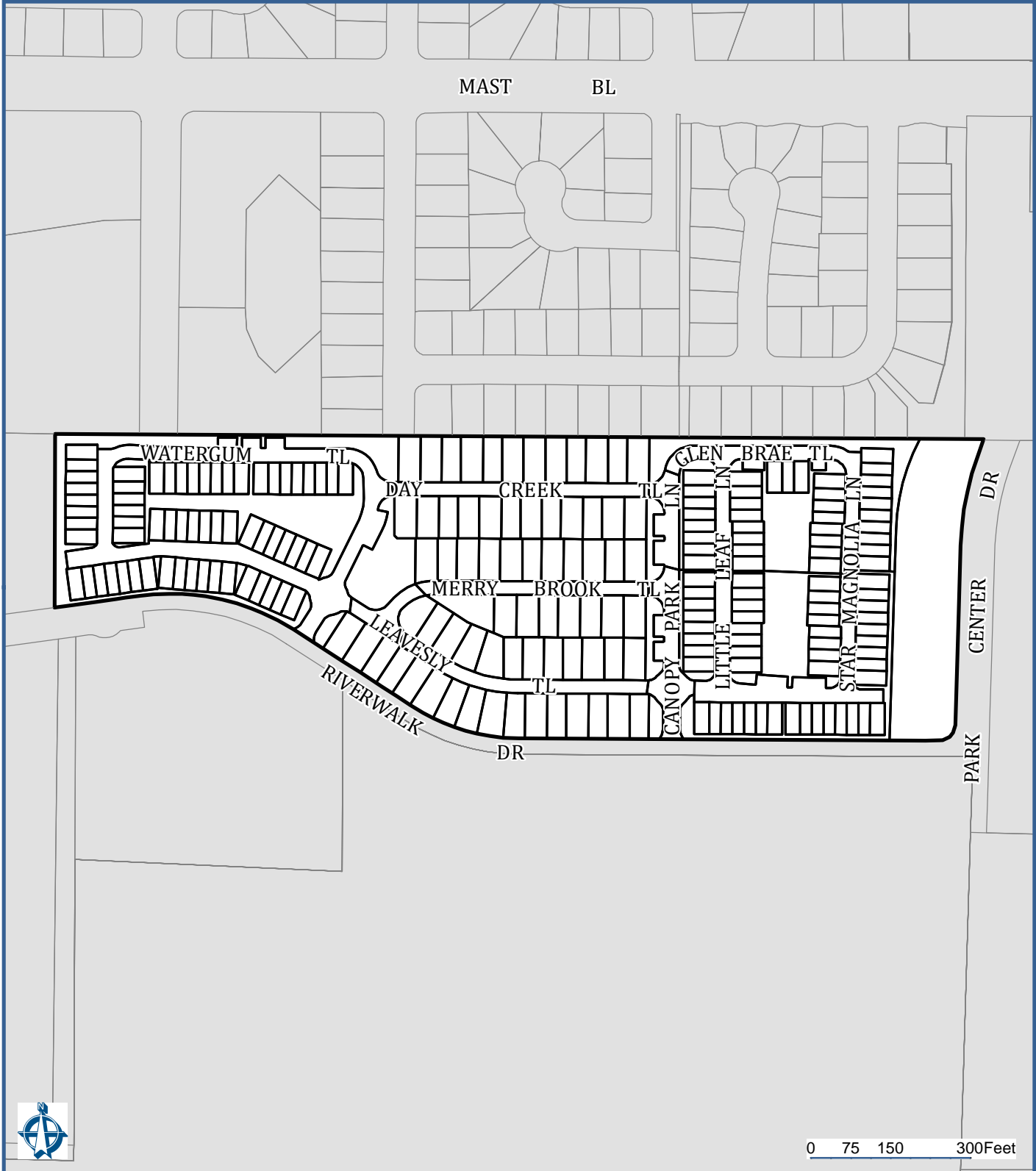




CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE F
(HARTFORD PROPERTY)

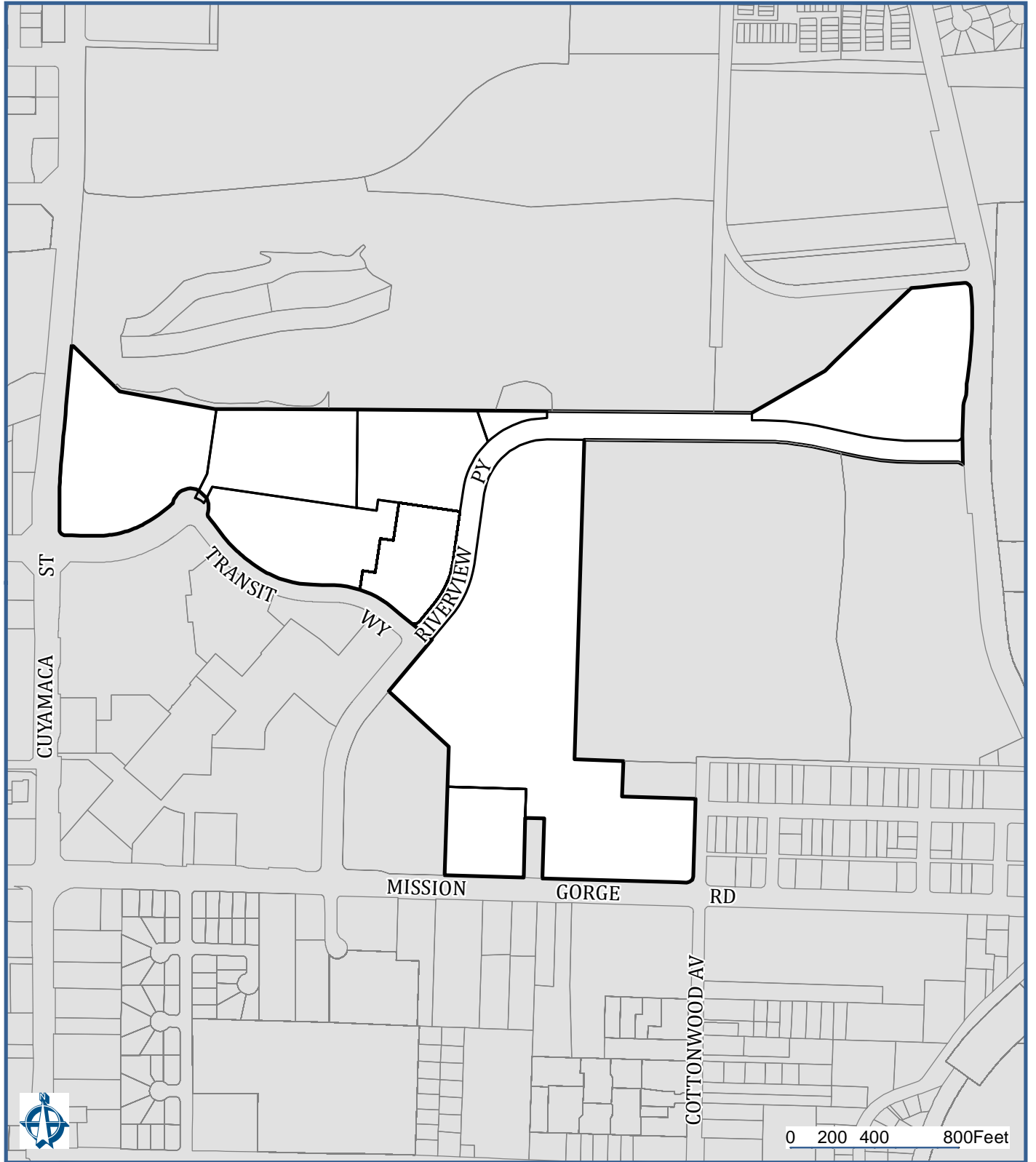




CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE G
(RIVERWALK)





CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
ZONE H
(RIVERVIEW)





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MEETING DATE July 14, 2021

ITEM TITLE PUBLIC HEARING FOR THE FY 2021-22 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

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

SUMMARY The Santee Roadway Lighting District (“SRLD”) has two zones, each with separate funding sources. Zone A is contiguous with the City’s boundaries; i.e., all properties in the City are also within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having special benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B is obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that 63 new lights will be added within SRLD in FY 2021-22.

Tonight’s public hearing for the SRLD FY 2021-22 annual levy of assessments is the final step in the annual assessment process. On April 28, 2021, the Council initiated proceedings and ordered the preparation of an Engineer’s Report. On June 9, 2021 the Council approved the Engineer’s Report and set tonight’s meeting as the time and place for the required public hearing for the FY 2021-22 SRLD levy of assessments. The Engineer’s Report describes the legal and physical nature of the SRLD, its improvements, budget and the proposed spread of assessments.

The proposed assessment in Zone B will remain \$14.06 per household/benefit unit for FY 2021-22. There will continue to be no assessment in Zone A.

Council action is needed following the closure of tonight’s Public Hearing. This action is comprised of adopting the attached Resolution confirming the assessment diagram and levy for FY 2021-22.

FINANCIAL STATEMENT *tm* SRLD’s FY 2021-22 operating budget totals \$550,980.00. The budget will be funded primarily by Zone A ad valorem property tax revenues of \$360,700.00 and Zone B assessments of \$356,658.64. The anticipated increase in reserves during FY 2021-22 will be used to fund a Capital Improvement Reserve for future City-wide luminaire replacement and the installation of new lights.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATIONS *MDB*

1. Conduct and close the public hearing
2. Adopt the attached Resolution confirming an assessment diagram and assessment and providing for the FY 2021-22 SRLD annual levy of assessments

ATTACHMENTS

1. Resolution
2. Engineer’s Report (w/Appendix A, B and C)



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 2021-22 SANTEE ROADWAY LIGHTING DISTRICT
ANNUAL LEVY OF ASSESSMENTS**

WHEREAS, on April 28, 2021, pursuant to Resolution No. 024-2021, 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 28, 2021, also pursuant to Resolution No. 024-2021, 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 June 9, 2021, pursuant to Resolution No. 041-2021, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2021-22 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 2021-22 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 2021-22.

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

RESOLUTION NO. _____

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 **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, 2021.

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 14th day of July, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

CITY OF SANTEE

Santee Roadway Lighting District



FISCAL YEAR 2021-22

FINAL ENGINEER'S REPORT



SPICER CONSULTING
GROUP

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- Appendix B – Land Use Factors
- Appendix C – Capital Improvement Plan

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. 024-2021 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, 2021 to June 30, 2022. Please note that Spicer Consulting Group, LLC provides engineering advice and related consulting engineering services.

- 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** A **METHOD OF APPORTIONMENT 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 interior boundaries of the District.
- Section 4** **ASSESSMENT ROLLS** 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 boundaries as shown on the below-referenced Diagram.
- Section 5** The **ASSESSMENT DIAGRAMS** of the District. Said Diagrams shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies. The Assessment Diagrams can be found in Appendix A.

Description of the Boundaries and Improvement Services of Santee Town Center Maintenance District

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

Benefit Zone A

- ◆ Properties located within Zone A are located throughout the City. Zone A funds generally pays for street lights located on major roadways (streets in the city's Mobility Element network). Within Zone A, there are five major roadway classifications (listed in Section 3 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 page 4.

Benefit 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, the maximum assessment was established 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 3,404 lights in the Santee Roadway Lighting District with 1,174 owned by San Diego Gas and Electric Company, and 2,230 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 \$360,700. The special benefit portion of lights in Zone B is financed from a benefit assessment of \$356,658. As in prior years, for Fiscal Year 2021-22 no benefit assessment will be levied for the general benefit portion of Zone A street lighting

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 2021-22. 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.

The cost of servicing, maintaining, repairing and replacing the actual improvements as described in the Plans and Specifications are summarized as follows:

*Table 2-1
Benefit Zone A and Zone B Budget*

Description	Zone A	Zone B ¹	Fiscal Year 2021-22
Estimated Revenue			
Property Assessment	\$360,700.00	\$0.00	\$360,700.00
Assessment	\$0.00	\$356,658.64	\$356,658.64
Interest	\$8,940.00	\$3,900.00	\$12,840.00
Total Estimated Revenue	\$369,640.00	\$360,558.64	\$730,198.64
Estimated Expenditures			
Gas and Electricity	\$120,960.00	\$315,420.00	\$436,380.00
Repairs and Maintenance	\$50,000.00	\$30,000.00	\$80,000.00
Administration	\$3,000.00	\$6,120.00	\$9,120.00
Advertising	\$0.00	\$480.00	\$480.00
Debt Service Principal	\$0.00	\$0.00	\$0.00
Internal Service Charges	\$20,000.00	\$5,000.00	\$25,000.00
Total Estimated Expenditures	\$193,960.00	\$357,020.00	\$550,980.00
Reserve Collection/(Contribution)	\$175,680.00	\$3,538.64	\$179,218.64
Beginning Reserve Balance	\$1,586,535.00	\$696,173.00	\$2,282,708.00
Total End of Year Reserves	\$1,762,215.00	\$699,711.64	\$2,461,926.64
End of Year Operation Reserves ²	\$96,980.00	\$178,510.00	\$275,490.00
End of Year Capital Improvement Reserve ³	\$1,665,235.00	\$521,201.64	\$2,186,436.64
Total End of Year Reserve Allocation	\$1,762,215.00	\$699,711.64	\$2,461,926.64

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 a 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 and replacement of new lights. See Appendix C.

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 appeals 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 to 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.

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 2021-22 are not subject to Article XIII D, Section 4.

Method of Apportionment

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 B 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. Fanta 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 Parkway
- 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.

Special and General Benefit for each Roadway Classification

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 2021) 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.

Whereas, on April 28, 2021, 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 2021-22 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 Spicer Consulting Group, 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 June 9, 2021, the City Council of the City of Santee, State of California, under the Landscaping and Lighting Act of 1972, plans to adopt 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 Assessments by Zone

*Table 3-1
Summary of Assessments*

Description	Fiscal Year 2021-22
Zone A	\$0
Zone B	\$356,658
Total	\$356,658

Executed this 14th day of July 2021.



FRANCISCO MARTINEZ JR
PROFESSIONAL CIVIL ENGINEER NO. 84640
ENGINEER OF WORK
CITY OF SANTEE
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2021, by adoption of Resolution No. ____-2021 by City Council.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

I HEREBY CERTIFY that the enclosed Engineer's Report and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Santee, California on the _____ day of _____, 2021.

CITY CLERK
CITY OF SANTEE
STATE OF CALIFORNIA

The actual assessment and the amount of the assessment for the Fiscal Year 2021-22 apportioned to each parcel as shown on the latest equalized roll at the County Assessor's office are listed under separate cover. 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.

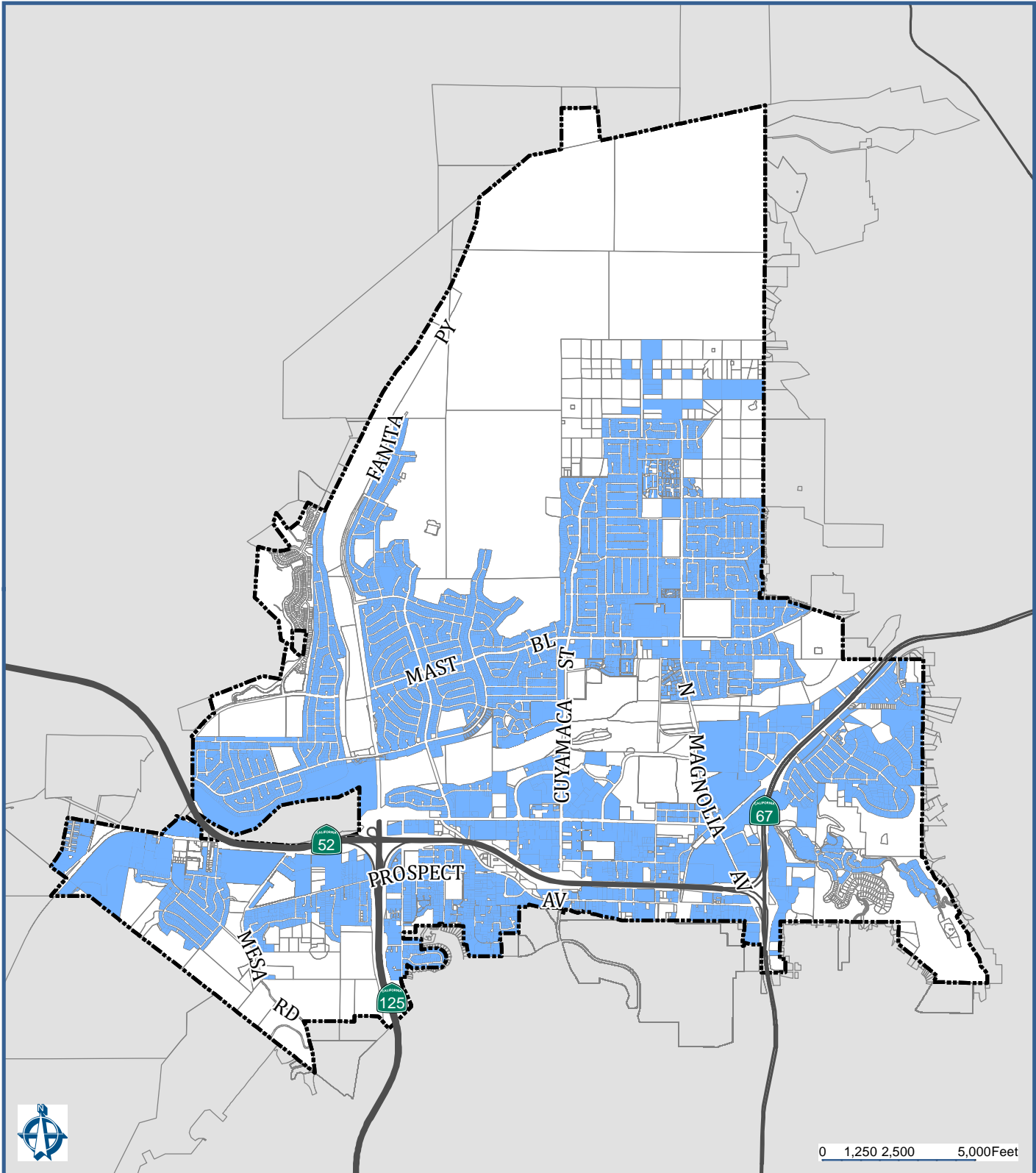
An Assessment Diagram for Santee Roadway Lighting District has been submitted to and is on file with the City Clerk in the format required under the provision of the Act.

APPENDIX A

Assessment Diagram





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CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE ROADWAY LIGHTING DISTRICT

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

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



APPENDIX B

Land Use Factors



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CITY OF SANTEE

BENEFIT UNITS / LAND USE CODES

BENEFIT UNITS	LAND USE CODE	DESCRIPTION	BENEFIT UNITS	LAND USE CODE	DESCRIPTION
0.0	00	Unzoned	1.0	46	Small automotive garages
0.1	07	Timeshare	2.0	47	Industrial condominiums
0.0	09	Mobilehome (Force)	2.0	49	Special/misc. industrial
0.0	10	Vacant Residential	0.0	50	Vacant irrigated
1.0	11	Single Family Residence	0.1	51	Citrus
1.0	12	Duplex or Double	0.1	52	Avocados
1.0	13	Residential 2-4 Units/2 Houses	0.2	53	Vines
1.0	14	Residential 5-15 Units	0.1	54	Miscellaneous trees
1.0	15	Residential 16-60 Units	0.1	55	Livestock
1.0	16	Residential 61 units and up	0.1	56	Poultry
1.0	17	Condominium	0.1	57	Misc. irrigated crops
1.0	18	Co-op	0.1	58	Growing houses
1.0	19	Miscellaneous residential	0.1	59	Special/misc. irrigated
0.0	20	Vacant commercial	0.1	61	Non-irrigated 1-10 Ac.
10.0	21	1-3 story misc. store buildings	0.1	62	Non-irrigated 11-40 Ac.
10.0	22	4 story & up office/store buildings	0.1	63	Non-irrigated 41-160 Ac.
14.0	23	Regional shopping center	0.1	64	Non-irrigated 161-360 Ac.
22.0	24	Community shopping center	0.1	65	Non-irrigated 361 Ac. & up
33.0	25	Neighborhood shopping center	0.0	70	Vacant Institutional
22.0	26	Hotel, motel	2.0	71	Church
33.0	27	Service station	1.0	72	Church parking/related
25.0	28	Medical, dental, animal hospital	0.1	73	Cemetery
6.0	29	Conv. Hospital, rest home	0.1	74	Mausoleum
10.0	30	Office condominiums	0.1	75	Mortuary
22.0	31	Parking lot, garage, used car lot	1.0	76	Public building (fire, school, library)
0.5	32	Trailer park (Force # spaces)	6.0	77	Hospital
22.0	33	Theater	1.0	79	Special/misc. institutional
22.0	34	Bowling alley	0.0	80	Vacant recreational
22.0	35	Restaurant	2.0	81	Meeting hall, gym
22.0	36	Car wash	0.2	82	Golf course
22.0	37	Large chain grocery/drug store	0.4	83	Marina, dock
11.0	38	Auto sales & service agency	1.0	84	Recreational camps
11.0	39	Misc. commercial, radio station, bank, et al	0.0	85	Non-tax recreational
0.0	40	Vacant industrial	0.0	86	Open space easements
1.0	41	Factory - light manufacturing	0.1	87	Agr. preserve (no contract)
3.0	42	Factory - heavy manufacturing	0.1	88	Agr. preserve (contract)
2.0	43	Warehouse - process or storage	1.0	89	Special/misc. recreational
2.0	44	Bulk Storage (tanks, etc.)	0.0	90	Vacant taxable government property
3.0	45	Extractive & Mining	1.0	91	Improved taxable government property

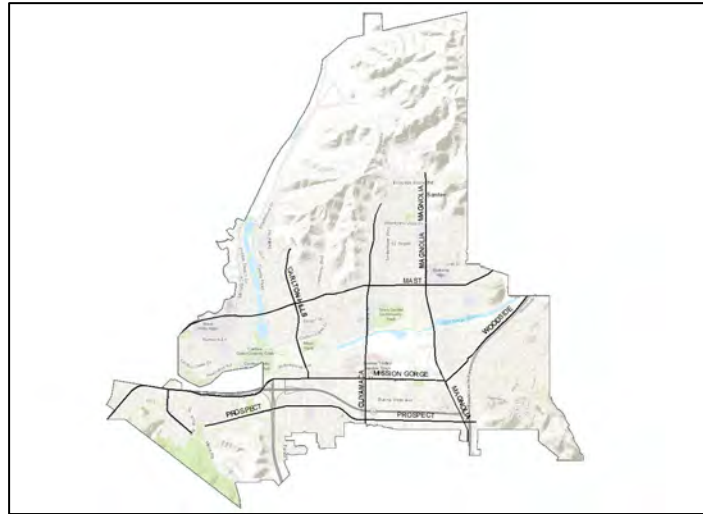
APPENDIX C

Capital Improvement Plan



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Street Light LED Upgrades CIP 2023-XX • Circulation Project



Project Location: Citywide

Description: Replace existing street light fixtures on arterial and residential streets, as well as walkway lights along roadways, with more energy efficient LED lighting.

Justification: The City-owned street lights were replaced ten years ago to energy saving induction lights, which have a service life of 10 to 15 years. However, after 10 years the light output has decreased. In addition, induction fixtures are no longer available and there are no replacement parts. The current standard of street lighting is use of light emitting diodes (LED), which are more energy efficient and produce more uniform lighting with a longer service life of 15 to 20 years. This project is consistent with the Sustainable Santee Plan.

Operating Impact: Cost savings of \$55,000 annually is expected due to energy savings and reduction in maintenance cost.

	Prior Year								
Expenditures	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Total			
Expenditures:									
Planning/Design	\$ -	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ 95,000		
Land Acquisition	-	-	-	-	-	-	-		
Construction	-	-	1,232,000	-	-	-	1,232,000		
Total	\$ -	\$ -	\$ 1,327,000	\$ -	\$ -	\$ -	\$ 1,327,000		
Source of Funds:									
Roadway Lighting District	\$ -	\$ -	\$ 1,327,000	\$ -	\$ -	\$ -	\$ 1,327,000		
Total	\$ -	\$ -	\$ 1,327,000	\$ -	\$ -	\$ -	\$ 1,327,000		



SPICER CONSULTING
GROUP

MEETING DATE July 14, 2021

ITEM TITLE RECEIVE REPORT ON THE CITY OF SANTEE LOCAL ROADWAY SAFETY PLAN, ACCEPT SAID PLAN, AND APPROVE A DETERMINATION THAT THE PLAN IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

On September 9, 2020 the City Council authorized a Professional Services Agreement with KOA Corporation to prepare a Citywide Local Roadway Safety Plan (LRSP). The LRSP includes the results of a safety review, and identifies high crash locations and counter measures to improve traffic safety. The LRSP is required for future cycles of the Highway Safety Improvement Program grant applications.

ENVIRONMENTAL REVIEW

The City's approval of the LRSP is not subject to environmental review under the California Environmental Quality Act ("CEQA") because it is not a "project" (14 Cal. Code Regs., § 15378) as it would not result in a physical change in the environment. Alternatively, the LRSP would not have a potential for causing a significant effect on the environment (14 Cal. Code Regs., § 15061(b)(3)). The LRSP is also categorically exempt from environmental review pursuant to the following Sections of the Guidelines to CEQA: Section 15301, "Existing Facilities"; and Section 15304, "Minor Alterations to Land". None of the exceptions in Section 15300.2 apply to the Project.

FINANCIAL STATEMENT

The project is funded by a Caltrans grant in the amount of \$64,800 with a 10% local match in the amount of \$7,200 funded with Traffic Mitigation fees. The total cost for the project is \$72,000 including contract cost, staff time, and environmental documentation. The contract amount with KOA Corporation is \$63,819.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATIONS

1. Receive Staff Report; and
2. Approve a determination that the Santee Local Roadway Safety Plan is exempt from environmental review under the California Environmental Quality Act (CEQA); and
3. Accept the City of Santee Local Roadway Safety Plan

ATTACHMENTS

Staff Report
City of Santee Local Roadway Safety Plan



STAFF REPORT

THE CITY OF SANTEE LOCAL ROADWAY SAFETY PLAN AND APPROVAL OF A DETERMINATION THAT THE PLAN IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY COUNCIL MEETING: July 14, 2021

A. BACKGROUND

The Federal Fixing America's Surface Transportation Act (FAST) was signed into law on December 4, 2015. Under FAST the Highway Safety Improvement Program (HSIP) is a core federal-aid program to States for the purpose of achieving a significant reduction in fatalities and serious injuries on all public roads. California's Local HSIP focuses on infrastructure projects with nationally recognized crash reduction factors (CRFs). Caltrans provides grant opportunities to local agencies under the HSIP program to fund projects for traffic safety improvements and requires that local HSIP projects must be identified on the basis of crash experience, crash potential, crash rate, or other data-supported means. The City has successfully applied for and received HSIP funds in the aggregate amount of \$2.5 million for traffic safety improvements over the last 13 years. This along with enforcement has contributed to the steady decline of injury collisions in Santee from the high point of 176 in 2009 to 76 in 2020. Improvements funded by HSIP grants include citywide traffic sign upgrades, traffic signal improvements, median installations, speed feedback signs, and street lights.

Starting in 2022 Caltrans requires that candidate projects for HSIP grant applications must be included in a Local Roadway Safety Plan (LRSP). Caltrans has provided funding for local agencies to develop the LRSP. The Santee LRSP is developed with the primary purpose of identifying projects for future HSIP grant applications. Therefore, the proposed projects in the LRSP are not necessarily all inclusive of all future traffic safety improvements.

The Santee LRSP conducted a citywide review of collision history of the most recent five years and identified the top ten intersections and roadway segments with the highest crashes both in terms of total numbers and in terms of equivalent damages.

Based on the severity of crashes, Equivalent Property Damage Only (EPDO) scores are calculated by assigning weighting factors to crashes by severity relative to property damage only (PDO) crashes. The weights reflect estimated societal costs of fatal, severe injury crashes and less-severe injury crashes. Below are the weights by crash severity, based on the 2020 HSIP manual:

- Fatal - \$7,219,800
- Severe Injury - \$389,000
- Other Visible Injury - \$142,300
- Complaint of Pain - \$80,900

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Santee Local Roadway Safety Plan
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- Property Damage Only - \$13,300

EPDO scores are useful for benefit-cost analysis as collision costs can be translated into measurable benefits from installing improvements should the improvements prevent the collisions in question.

B. TOP TEN INTERSECTIONS

The table below shows collisions in the top ten intersections in terms of EPDO scores.

No.	Intersection	Fatal	Severe Injury	Visible Injury	Complaint of Pain	PDO	Total Collisions	Rate	EPDO Score
1	Mission Gorge Rd & Cuyamaca St	0	2	4	12	25	43	4.2	\$ 2,650,500
2	Magnolia Av & Mission Gorge Rd/Woodside Av	0	0	9	9	26	44	4.3	\$ 2,354,600
3	Mission Gorge Rd & Carlton Hills Bl	0	1	3	6	18	28	3.8	\$ 1,540,700
4	Magnolia Av & Braverman Dr	0	3	1	2	3	9	1.6	\$ 1,511,000
5	Mission Gorge Rd & Cottonwood Av	0	1	3	4	3	11	1.1	\$ 1,179,400
6	Mission Gorge Rd & Fanita Dr	0	0	3	5	9	17	3.5	\$ 951,100
7	Cuyamaca St & Prospect Av	0	0	3	5	7	15	3.4	\$ 924,500
8	Cuyamaca St & Buena Vista Av	0	0	1	7	7	15	5.3	\$ 801,700
9	Magnolia Av & 02nd St	0	0	4	2	3	9	1.8	\$ 770,900
10	Carlton Hills Bl & Willowgrove Av	0	0	3	3	3	9	1.7	\$ 709,500

C. TOP TEN ROADWAY SEGMENTS

The table below shows collisions in the top ten roadway segments in terms of EPDO scores.

No.	Roadway	Segment	Length (mi.)	Fatal	Severe Injury	Other Visible Injury	Complaint of Pain	Property Damage Only	Not Stated	Total Collisions	Rate per 100MVT	EPDO
1	Cuyamaca St	Mission Gorge to Mast Blvd	1.1	1	0	3	3	2	0	9	20.8	\$ 7,916,000
2	Carlton Hills Blvd	Mission Gorge to Mast Blvd	1.0	1	0	1	5	0	0	7	23.1	\$ 7,766,600
3	Fanita Drive	Mission Gorge Rd to South City Limit	1.2	0	1	4	5	3	0	13	65.2	\$ 1,402,600
4	Mission Gorge Rd	SR-52 Off Ramp to Cuyamaca St	1.3	0	0	2	6	22	0	30	30.1	\$ 1,062,600
5	Magnolia Av	Mission Gorge to Mast Blvd	1.2	0	1	0	3	2	0	6	11.5	\$ 658,300
6	Cuyamaca St	South City Limit to Mission Gorge Rd	0.7	0	0	0	7	3	1	11	35.5	\$ 606,200
7	Town Center Pkwy	Mission Gorge to Cuyamaca St	0.9	0	0	1	4	8	0	13	71.0	\$ 572,300
8	Mission Gorge Rd	Cuyamaca St to Magnolia Av	1.0	0	0	3	1	3	0	7	16.0	\$ 547,700
9	Woodside Av	Magnolia Av Ave to Noth Woodside Ave	0.4	0	0	0	5	4	0	9	13.2	\$ 457,700
10	Magnolia Av	So City Limit to Mission Gorge	0.9	0	0	1	2	3	0	6	29.3	\$ 344,000

D. COUNTER MEASURES

Safety countermeasures are included in the plan to improve public safety within the public

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Santee Local Roadway Safety Plan
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right of way. The safety countermeasures proposed in this report are from the Caltrans Local Roadway Safety Manual (CA-LRSM) which provides specific countermeasures and their potential crash reduction effect. The identified counter measures include:

- Improve signal timing including adaptive signal timing
- Provide advanced dilemma zone vehicle detection for high speed approaches at signalized intersections.
- Install raised medians on intersection approaches and mid-block sections
- Add segment lighting

E. IMPLEMENTATION

Safety projects were developed for the plan based on identified counter measures, and HSIP grant funds will be sought in future funding cycles. Minimum requirements for HSIP projects include: 1) a benefit cost ratio of 3.5 or higher; and 2) minimum size of project is \$100,000. Based on these criteria the following projects were developed:

1. Provide advanced dilemma zone detection for the following intersections:
 - Mission Gorge Road & Cuyamaca Street
 - Magnolia Avenue & Mission Gorge Road/Woodside Avenue
 - Magnolia Avenue & Braverman Drive
 - Mission Gorge Road & Carlton Hills Boulevard
 - Cuyamaca Street & Prospect Avenue
 - Cuyamaca Street & Buena Vista Avenue
 - Magnolia Avenue & 2nd Street
 - Carlton Hills Boulevard & Willowgrove Avenue
 - Mission Gorge Road & Cottonwood Avenue
 - Mission Gorge Road & Fanita Drive
2. Improve signal timing including adaptive signal timing for the following intersections on Mission Gorge Road between Fanita Drive and Magnolia Avenue:
 - Fanita Drive
 - Carlton Hills Boulevard
 - Kohls Entrance
 - Lowe's Entrance
 - Town Center Parkway
 - Mission Greens Road
 - Riverview Parkway
 - Cottonwood Avenue
 - Edgemoor Drive

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- Magnolia Avenue

Plan implementation is anticipated to improve public safety and lower current EPDO scores.

F. ENVIRONMENTAL REVIEW

The City's approval of the LRSP is not subject to environmental review under the California Environmental Quality Act (CEQA) because it is not a "project" (14 Cal. Code Regs., § 15378) as it would not result in a physical change in the environment. Alternatively, the LRSP would not have a potential for causing a significant effect on the environment (14 Cal. Code Regs., § 15061(b)(3)). The LRSP is also categorically exempt from environmental review pursuant to the following Sections of the Guidelines to CEQA: Section 15301, "Existing Facilities"; and Section 15304, "Minor Alterations to Land". None of the exceptions in Section 15300.2 apply to the LRSP. A Notice of Exemption has been prepared in accordance with the provisions of CEQA. .

The City of Santee Local Roadway Safety Plan (LRSP), prepared in accordance with Caltrans LRSP guidelines, identifies high collision locations in the City of Santee and proposes counter measures to improve traffic safety. The plan provides i) crash data source and analysis; ii) corridor and intersection analysis and safety countermeasures; iii) cost estimates of recommended improvements; iv) prioritization of projects based on cost-benefits ratio and effectiveness of safety improvement; and v) strategies for safety project implementation. Goals include saving lives, reducing the severity of collisions, providing needed infrastructure and addressing distracted driving or driving under the influence of drugs or alcohol. Project beneficiaries are those who use the Santee public right-of-way such as residents, workers and visitors of the City.

G. STAFF RECOMMENDATIONS

1. Receive Staff Report; and
2. Approve a determination that the Santee Local Roadway Safety Plan is exempt from environmental Review under the California Environmental Quality Act (CEQA); and
3. Accept the City of Santee Local Roadway Safety Plan.

City of Santee

LOCAL ROADWAY SAFETY PLAN

MAY 2021

Prepared for:

City of Santee

Development Services Department

10601 Magnolia Avenue

Santee, CA 92071

Prepared By:



5095 Murphy Canyon Road

San Diego, CA 92123

T: 619.683.2933 |

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JC02060

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1.0 INTRODUCTION

KOA Corporation (KOA) was retained by the City of Santee to develop a Local Roadway Safety Plan (LRSP). The California Department of Transportation (Caltrans) established the Local Roadway Safety Plan (LRSP) to provide funding for local agencies to identify safety needs and recommend projects to address these needs. The LRSP provides an opportunity to evaluate roadway safety problems through data analysis and improve roadway safety through investments in infrastructure, education, and enforcement. The process of preparing an LRSP creates a framework to systematically identify and analyze safety problems and recommend safety improvements.

OVERVIEW

The report has been prepared per Caltrans LRSP guidelines and *Caltrans Local Roadway Safety Manual* (LRSM) version 1.5 dated June 2020. The general content of this LRSP report follows this outline:

- Crash data source and analysis
- Corridor and intersection analysis and safety countermeasures
- Cost estimates of recommended improvements
- Prioritization of projects based on cost-benefit ratio and effectiveness of safety improvement
- Strategies for safety project implementation

Overall, the LRSP will lead to the following benefits:

- Identify the highest occurring collision types and the roadway characteristics contributing to the collisions.
- Identify high-risk corridors and intersections.
- Propose safety countermeasures to address the safety issues.
- Prioritize safety improvement projects based on benefit/cost ratio and other considerations.

STAKEHOLDER INVOLVEMENT

This project has been completed with input from key Stakeholders who provided input on the project mission and goals, key safety issues and non-engineering strategies and countermeasures. Stakeholders included:

- City of Santee Safety Representative
- Santee Sheriff Station
- Santee School District
- City of Santee Development Services Department

Mission and Goals

The mission of this LRSP is to achieve a reduction in collisions, and in particular in fatal and serious injury collisions through a multi-agency approach that utilizes education, enforcement, engineering and emergency service strategies.

Goals include:

- Saving lives and preventing serious injuries on local roads and streets.
- Reduce the severity of collisions through reduction in travel speed.
- Providing the needed infrastructure to address higher collision locations.
- Addressing distracted driving or driving under the influence of drugs or alcohol.

Stakeholders provided input on the following safety issues and concerns related to travel safety in Santee:

Traffic safety issues facing the City of Santee

- J-walking, with the major location of Mission Gorge Road and Cuyamaca Street
- Collisions exiting shopping areas

Perception of factors contributing to collisions

- Distracted driving, in particular texting
- Running red lights at intersections
- Driving at excessive speeds
- Driving under the influence

Specific locations to address

- Magnolia Avenue and Prospect Avenue
- Mission Gorge Road and Cuyamaca Street
- The streets of Mast Boulevard and Cuyamaca Street both have with issues with hill and sight distance, speeding and red light running
- Pedestrian crossings of Mission Gorge Road at bus stops, such as Mission Gorge Road and Cottonwood Avenue
- Traffic queue for westbound Mission Gorge Road at Sprouts entrance impacts lane changes and safety

Policies and other actions

- Additional law enforcement needed to address speeding
- Texting and driving needs to be addressed with enforcement
- A need to educate persons to move vehicles to the right when emergency vehicles are approaching
- There is interest in enhancing school education programs to address distracted driving and distracted walking by students

PROMINENT COLLISION PATTERNS

Five years of Crossroads collision records were utilized from January 2014 to December 2018 to identify collision patterns. The five years crash data usage adheres to the maximum threshold permitted by the HSIP for a safety infrastructure project application for federal funding. The collisions were categorized by severity, collision type, Primary Collision Factor (FCF), and facility type (signalized intersections and mid-block locations). A total of 1,030 crashes were recorded from 2014 to 2018. The following summarizes the collision patterns within the City:

- Most common collision type includes: broadside, rear-end, and hit-object
- The primary collision factors for collisions were traveling at an unsafe speed, improper turning, and violating another vehicles right-of-way.
- Driving under the influence was a factor for 12% of the collisions.
- Bicycle- and pedestrian-related crashes each accounted for approximately four percent of total collisions

SAFETY COUNTERMEASURES

Caltrans has developed a list of countermeasures that cities can apply for funding to address safety needs. The countermeasures identified to address Santee collision types identified in this LRSP are listed in Table 1.1.

Table 1.1 Identified Engineering Safety Countermeasures

No.	Countermeasure	Location	HSIP Grant Status
S3	Improve signal timing including using adaptive signal timing.	For signalized intersections along Mission Gorge Road between Fanita Drive and Magnolia Avenue.	Potential HSIP
S4	Provide Advanced Dilemma Zone Detection	On the major approach movements for the 10 high crash intersections.	Potential HSIP
S12	Install raised median on approaches	Mission Gorge Road at Kohl's Entrance Mission Gorge Road at Carlton Hills Road Mast Boulevard between Carlton Hills Boulevard and Domer Road	Potential HSIP
R1	Add segment lighting	Mission Gorge Road from SR-52 to Carlton Hills Boulevard and other applicable locations.	Potential HSIP
R8	Install raised median	Segments of Woodside Avenue, Magnolia Avenue	Potential HSIP
R14	Road Diet	Identify locations in future study	Non-HSIP
FHWA	Pavement Marking Width Upgrade	Citywide	Non-HSIP
FHWA	GPS Emergency Vehicle Technology	Citywide	Non-HSIP

In addition, non-engineering safety measures were identified to address the safety concerns through education, encouragement, and enforcement and are described in Section 6 of this report.

The result of the LRSP is to identify safety projects that are to be considered to submit for HSIP funding. Each proposed project contains a project description, project boundaries, preliminary project cost, and applicable countermeasures within this report.

REPORTS DISCOVERY AND ADMISSION INTO EVIDENCE OF CERTAIN REPORTS, SURVEYS, AND INFORMATION – Notwithstanding any other provision of law, reports, surveys, schedules, lists, or data compiled or collected for any purpose relating to Section 148 of Title 23, United States Code [23 U.S.C. §148(h) (4)], shall not be subject for discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location identified or address in the reports, surveys, schedules, lists, or other data

Consideration of implementing the countermeasures identified in this report is contingent upon but is not limited to securing the necessary right-of-way for the traffic safety enhancement and securing funding and resources to finance all project phases, including design, construction, on-going maintenance, environmental analysis, and community engagement



2.0 COLLISION DATA ANALYSIS

KOA conducted a system wide collision data analysis to identify transportation safety trends, collision patterns, and emphasis areas within the City of Santee. KOA tabulated data on the type, primary factors and party demographics for collisions that occurred on Santee's local roadways. The data source, methodology and findings of the systemic data analysis is summarized in this section of the report. The data analysis was completed for local roadways and does not include collisions on state routes.

CITYWIDE COLLISION TRENDS AND PATTERNS

The City of Santee utilizes Crossroads Software's Traffic Collision Database (Crossroads) to input, manage and query its collision records. To be consistent with the Caltrans Highway Safety Improvement Program (HSIP), the most recent five years of Crossroads data from 2014 to 2018 was obtained to identify long-term collision trends and patterns within the City. The information from the database provides accurate measures of collisions in Santee. From 2014 to 2018, a total of 1,030 reported collisions occurred on Santee's roadways.

Severity

The severity of collisions is shown in Table 2.1. Over the five year period were 4 fatalities and 29 severe injury collisions.

Table 2.1 Total Collisions by Severity

Severity	Number	%
Property Damage Only	556	54.0%
Complaint of Pain	286	27.8%
Other Visible Injury	153	14.9%
Severe Injury	29	2.8%
Fatal	4	0.4%
Not Indicated	2	0.2%
Total	1030	100%

Type

Table 2.2 describes total collisions by collision type. Broadside crashes was the most common collision type for all the collisions (30.6 percent). Rear-end crashes accounted for 25.2 percent of collisions, and hit-object crashes accounted for 17.3 percent of the total collisions.

Table 2.2 Total Collisions by Type

Collision Type	Count of Collision Type
Broadside	294
Rear-End	258
Hit Object	178
Sideswipe	136
Head-On	63
Vehicle - Pedestrian	33
Vehicle - Bicycle	36
Bicycle - Pedestrian	5
Other	10
Overtaken	16
Not Stated	1
Grand Total	1030

Collision Factor

Table 2.3 summarizes the Primary Collision Factor (PCF) for all the collisions in the past five years. Unsafe speed (18.4 percent), improper turning (14.4 percent), and automobile right-of-way (14.1 percent) were the top three collision causes. Driving under the influence accounted for 12.1 percent of collisions.

Table 2.3 Collisions by Primary Collision Factor (PCF)

Violation	Number	%
Unsafe Speed	190	18.4%
Improper Turning	148	14.4%
Auto R/W Violation	145	14.1%
Driving Under Influence	125	12.1%
Traffic Signals and Signs	122	11.8%
Unknown	93	9.0%
Other Improper Driving	36	3.5%
Unsafe Lane Change	34	3.3%
Other Than Driver	29	2.8%
Unsafe Starting or Backing	29	2.8%
Pedestrian Violation	19	1.8%
Impeding Traffic	16	1.6%
Wrong Side of Road	14	1.4%
Ped R/W Violation	13	1.3%
Improper Passing	4	0.4%
Other Hazardous Movement	3	0.3%
Following Too Closely	2	0.2%
Other	2	0.2%
Ped or Other Under Influence	2	0.2%
Fell Asleep	1	0.1%
Lights	1	0.1%
Not Stated	1	0.1%
Other Than Driver or Ped	1	0.1%
Total	1030	100%

Involved Parties

The number of collisions by involved parties are shown in Table 2.4. Motor vehicle collisions involving other vehicles accounted for the highest percentage of collisions, comprising approximately 60.3 percent of collisions. Over the five year period, there were 38 collisions involving pedestrians, 41 collisions with bicyclists and 5 collisions with the Metropolitan Transit System (MTS) Trolley. Collisions with fixed objects and parked vehicles accounted for 17.8% and 11.2% of collisions, respectively.

Table 2.4 Collision Involved Party by Facility Type

Motor Vehicle Involved With	Count	%
Other Motor Vehicle	621	60.3%
Fixed Object	183	17.8%
Parked Motor Vehicle	115	11.2%
Bicycle	41	4.0%
Pedestrian	38	3.7%
Other Object	18	1.7%
Non-Collision	8	0.8%
Train	5	0.5%
Animal	1	0.1%
Total	1030	100.0%

HIGH CRASH LOCATIONS

Intersections and roadway segments reflecting prominent collision patterns were identified to develop the high priority locations. Three ranking methods used to identify the high-collision intersections and roadway segments were: Crash Frequency, Crash Rate, and Equivalent Property Damage Only (EPDO) scores.

Average Crash Frequency

Average Crash Frequency is the most basic method for assessing collision incidence. The analysis tallies the numbers of collisions at each location in the system, both in aggregation and by a category of interest (e.g., level of severity, and collision type). The analysis then ranks intersections or roadway segments based on collisions frequency.

Crash Rate

The Crash Rate method normalizes facilities' crash frequency by the amount of vehicle traffic or travel. This method divides the number of collisions (or collisions in a particular category) by the quantity of Million Entering Vehicles (for intersections) or 100 Million Vehicle Miles Traveled (for roadway segments). While the Crash Rate method accounts for differences in facilities' length and traffic volume, it could unduly favor low-volume and low-collision roadways where countermeasures produce lower net benefit for travelers.

EPDO Scores

Equivalent Property Damage Only (EPDO) scores are calculated by assigning weighting factors to crashes by severity relative to property damage only (PDO) crashes. The weights reflect estimated societal costs of fatal, severe injury crashes and less-severe injury crashes. Below are the weights by crash severity, based on the 2020 HSIP manual:

- Fatal and Severe- \$7,219,800
- Severe Injury - \$389,000
- Other Visible Injury - \$142,300
- Complaint of Pain - \$80,900
- Property Damage Only - \$13,300

EPDO scores are useful for benefit-cost analysis as collision costs can be translated into measurable benefits from installing improvements should the improvements prevent the collisions in question.

INTERSECTIONS

Collisions that occurred **within 250 feet** of an intersection are considered intersection collisions. The ten intersections with the highest EPDO values are shown in Table 2.5. The table includes collision severity, total collisions and collision rate. This provided a focus on locations with a minimum of two collision per year and locations where more severe collisions occurred.

Table 2.5 Top Ten Highest Intersection Collision Locations

No.	Intersection	Fatal	Severe Injury	Visible Injury	Complaint of Pain	PDO	Total Collisions	Rate	EPDO Score
1	Mission Gorge Rd & Cuyamaca St	0	2	4	12	25	43	4.2	\$ 2,650,500
2	Magnolia Av & Mission Gorge Rd/Woodside Av	0	0	9	9	26	44	4.3	\$ 2,354,600
3	Mission Gorge Rd & Carlton Hills Bl	0	1	3	6	18	28	3.8	\$ 1,540,700
4	Magnolia Av & Braverman Dr	0	3	1	2	3	9	1.6	\$ 1,511,000
5	Mission Gorge Rd & Cottonwood Av	0	1	3	4	3	11	1.1	\$ 1,179,400
6	Mission Gorge Rd & Fanita Dr	0	0	3	5	9	17	3.5	\$ 951,100
7	Cuyamaca St & Prospect Av	0	0	3	5	7	15	3.4	\$ 924,500
8	Cuyamaca St & Buena Vista Av	0	0	1	7	7	15	5.3	\$ 801,700
9	Magnolia Av & 02nd St	0	0	4	2	3	9	1.8	\$ 770,900
10	Carlton Hills Bl & Willowgrove Av	0	0	3	3	3	9	1.7	\$ 709,500

MID BLOCK COLLISIONS

Midblock collisions were identified on Santee's primary road system. Collisions that occurred **farther than 250 feet** of an intersection are considered mid-block collisions. The road segments with the highest EPDO scores related to midblock collisions are listed in table 2.6. The table includes collision severity, total collisions and collision rate.

Table 2.6 Top Ten Highest Street (Midblock) Collision Locations

No.	Roadway	Segment	Length (mi.)	Fatal	Severe Injury	Other Visible Injury	Complaint of Pain	Property Damage Only	Not Stated	Total Collisions	Rate per 100MVT	EPDO
1	Cuyamaca St	Mission Gorge to Mast Blvd	1.1	1	0	3	3	2	0	9	20.8	\$ 7,916,000
2	Carlton Hills Blvd	Mission Gorge to Mast Blvd	1.0	1	0	1	5	0	0	7	23.1	\$ 7,766,600
3	Fanita Drive	Mission Gorge Rd to South City Limit	1.2	0	1	4	5	3	0	13	65.2	\$ 1,402,600
4	Mission Gorge Rd	SR-52 Off Ramp to Cuyamaca St	1.3	0	0	2	6	22	0	30	30.1	\$ 1,062,600
5	Magnolia Av	Mission Gorge to Mast Blvd	1.2	0	1	0	3	2	0	6	11.5	\$ 658,300
6	Cuyamaca St	South City Limit to Mission Gorge Rd	0.7	0	0	0	7	3	1	11	35.5	\$ 606,200
7	Town Center Pkwy	Mission Gorge to Cuyamaca St	0.9	0	0	1	4	8	0	13	71.0	\$ 572,300
8	Mission Gorge Rd	Cuyamaca St to Magnolia Av	1.0	0	0	3	1	3	0	7	16.0	\$ 547,700
9	Woodside Av	Magnolia Av Ave to Noth Woodside Ave	0.4	0	0	0	5	4	0	9	13.2	\$ 457,700
10	Magnolia Av	So City Limit to Mission Gorge	0.9	0	0	1	2	3	0	6	29.3	\$ 344,000

3.0 CRASH PATTERNS AND DEFICIENCIES

Crash patterns and deficiencies were analyzed for the higher crash intersections and mid-block segments. The high crash intersections and segments were identified in Section 2 and are shown in Figure 3.1. Crash patterns were determined by reviewing collision data, from field observations, and identifying crash patterns. Safety projects that would address collision patterns are described for each intersection and mid-block segment. Collision diagrams for the 10 high crash intersections are provided in Appendix A. The list of collisions by collision type, collision factor and collision severity are provided in Appendix B for intersections and Appendix C for segments.

Figure 3.1 High Crash Intersections and Segments



INTERSECTION PATTERNS AND DEFICIENCIES

High crash intersections were identified for additional study based on the review of total collisions, collision rate and Equivalent Property Damage Only (EPDO) values. The locations that are evaluated are listed below.

- Mission Gorge Road & Cuyamaca Street
- Magnolia Avenue & Mission Gorge Road/Woodside Avenue
- Magnolia Avenue & Braverman Drive
- Mission Gorge Road & Carlton Hills Boulevard
- Cuyamaca Street & Prospect Avenue
- Cuyamaca Street & Buena Vista Avenue
- Magnolia Avenue & 2nd Street

- Carlton Hills Boulevard & Willowgrove Avenue
- Mission Gorge Road & Cottonwood Avenue
- Mission Gorge Road & Fanita Drive

Mission Gorge Road & Cuyamaca Street

This is an intersection of two arterial streets located in the middle of Santee’s major commercial area. The eastbound and westbound approaches to the Mission Gorge Road intersection each have three through lanes, two left turn lanes and a right turn lane. The southbound approach has two through lanes, two left turn lanes and a right turn lane. The northbound approach has a through lane, a shared through/right turn lane and two left turn lanes. Posted speeds are 35 MPH on both streets. The MTS Green Line Trolley route operates through the intersection. The intersection has basic crosswalks provided, Accessible Pedestrian Signal (APS) push buttons/pedestrian countdown heads, and ADA compliant ramps, but lacks truncated domes. The distance for pedestrians to walk at each crosswalk is over 110 feet. Sidewalks are provided along both streets. The intersection signals were in good condition and have video detection.

Intersection of Mission Gorge Road and Cuyamaca Street



Source: Google Maps

Collision Summary

The intersection had the second highest number of collisions at 43, the third highest collision rate of 4.2 MEV, and the highest EPDO score of \$2.65 million. The most common collision were rear end collisions resulting from unsafe speed.

Severity – 2 severe injuries, 4 visible injuries, 12 complaint of pain and 25 property damage only.

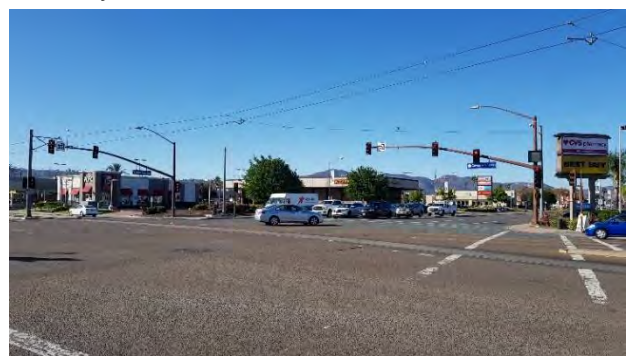
Type – 13 broadside, 2 head-on, 3 hit object, 17 rear end, 2 sideswipe, 2 pedestrian, 4 other. Broadside collisions accounted for 30.2% of total crashes while rear-end accounted for 39.5% of total crashes.

Factor -The three most common causes of crashes at this intersection are violation of traffic signals and signs (14.0%), unsafe speed (18.6%), and right-of-way violation (11.6%).

Review

The MTS Trolley crosses through intersection creating an object to be hit. Multiple left turn lanes require maintaining pavement marking through the intersection to reduce sideswipe collisions.

Mission Gorge Road and Cuyamaca Street



Recommended Improvements

The following improvements could address collision patterns at this intersection:

- Install signage clarifying the lane assignments for the northbound approach.
- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Review signal phasing and timing.

Magnolia Avenue & Mission Gorge Road/Woodside Avenue

This is an intersection of two arterial streets located east of Santee’s major commercial area. The eastbound approach on Mission Gorge Road has three through lanes, two left turn lanes and a right turn lane. The westbound approach on Woodside Avenue has two through lanes, one left turn lane and a right turn lane. The southbound approach has two through lanes, two left turn lanes and a right turn lane. The northbound approach has two through lanes, two left turn lanes and a right turn lane. The intersection of Rail Road Avenue is located within the functional area of the intersection and has only right turn in and right turn out movement. Posted speed is 40 MPH on Magnolia Avenue south of the intersection and 45 MPH north of the intersection; 45 MPH on Woodside Avenue and 40 MPH on Mission Gorge Road. The intersection has basic crosswalks provided, has ADA compliant push buttons ramps and truncated domes. The distance for pedestrians to walk at each crosswalk is over 110 feet. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection. Left turn bay medians are provided on three of the four approaches, and have signage.

Intersection of Magnolia Avenue & Mission Gorge Road/Woodside Avenue



Source: Google Maps

Collision Summary

The intersection had the highest number of collisions at 44, the second highest collision rate of 4.3 MEV, and the second highest EPDO score of \$2.4 million.

Severity – 9 visible injuries, 9 complaint of pain and 26 property damage only.

Type – 6 broadside, 4 head-on, 7 hit object, 13 rear end, 11 sideswipe, 3 pedestrian.

Rear end collisions accounted for 29.5% of total crashes while side swipe collisions accounted for 25.0% of total crashes.

Factor -There are a mix of collision factors at this location. The highest percentage causes were unsafe speed (15.9%) and auto right-of-way violation (11.3%).

Review

The intersection is slightly skewed which makes some left turns more difficult to complete. Tire marking were shown on medians indicating that they have been struck by vehicles. For the southbound and eastbound approach, vehicles were observed to complete right turns on red without stopping or in some cases without looking for pedestrians crossing the street. Maintaining pavement markings through the intersection will reduce the potential for sideswipe collisions. Driveways are located close to the intersection and entering/exiting traffic may conflict with turning vehicles. Rear end collisions occurred on all four intersection approaches as approaching vehicles came to a stop at the signal.

Mission Gorge Road/Woodside Ave/Prospect Ave.



Recommended Improvements

The following improvements were identified to address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Review signal phasing and timing and consider adaptive signal timing to potentially reduce the number of stops.

Magnolia Avenue & Braverman Drive

This is a three-leg intersection of an arterial street with a collector street located in a residential area. The westbound approach on Braverman Drive has one right turn lane and a left turn lane. The southbound Magnolia Avenue has two through lanes, and a left turn lane. The northbound approach has two through lanes. Posted speed is 45 MPH on Magnolia Avenue and 25 MPH on Braverman Drive. The intersection has basic crosswalks provided, has APS push buttons, ADA ramps, and truncated domes. The distance for pedestrians to walk across Magnolia Avenue is 90 feet. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection.

Intersection of Magnolia Avenue & Braverman Drive



Source: Google Earth

Collision Summary

The intersection had only 9 total collisions, a collision rate of 1.2, but had the fourth highest EPDO score of \$1.51 million.

Severity – 3 severe injuries, 1 visible injuries, 2 complaint of pain and 3 property damage only.

Type – 4 broadside, 2 hit object, 2 rear end and 1 sideswipe.

Broadside collisions accounted for 33% of total crashes.

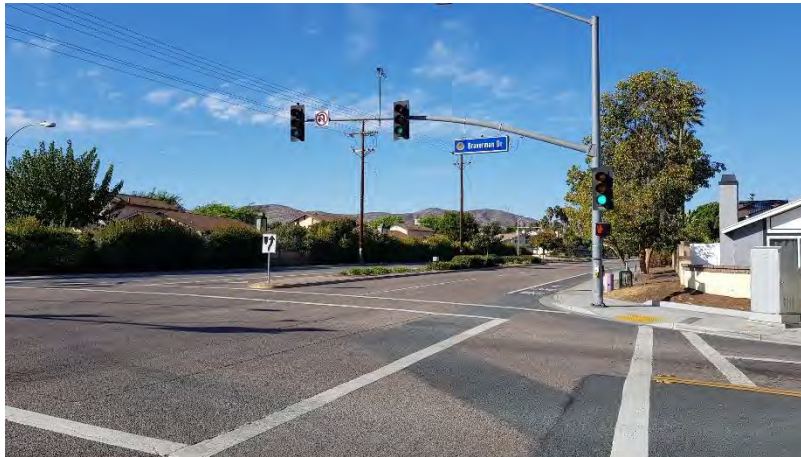
Factor -The three most common causes of crashes at this intersection are a violation of traffic signals and signs (33.0%), unsafe speed (22.2%), and unsafe lane change (22.2%).

Other - Two severe injury collisions occurred where vehicles hit an object located on Magnolia Drive. The broadside collisions were a result of traffic signal violations.

Intersection Review

Residential driveways on Braverman Drive are located close to the intersection. A median is provided for the south approach, but not provided on the north approach.

Magnolia Avenue & Braverman Drive



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Provide a median for the north approach

Mission Gorge Road & Carlton Hills Boulevard

This is an intersection of two arterial streets located on the west edge of Santee’s major commercial area. This is a four-leg intersection, where the northbound approach is a commercial driveway. The northbound approach has one through lane, one left turn lane and a right turn lane. The eastbound approach on Mission Gorge Road has three through lanes and two left turn lanes. The westbound approach on Mission Gorge Road has three through lanes, one left turn lane and a right turn lane. The southbound approach has one through lane, two left turn lanes and two right turn lanes. Posted speed is 35 MPH on both streets. The intersection has basic crosswalks provided, has APS push buttons, ADA ramps and truncated domes. The distance for pedestrians to walk at each crosswalk is as long as 120 feet. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection. Left turn bay medians are provided on the southbound and westbound approaches.

Intersection of Mission Gorge Road & Carlton Hills Boulevard



Source: Google Maps

Collision Summary

The intersection had 28 total collisions, and had the highest collision rate of 4.9 per MEV, and the third highest EPDO value of \$1.54 million.

Severity – 1 severe injury, 3 visible injuries, 6 complaint of pain and 18 property damage only.

Type – 4 broadside, 3 head-on, 3 hit object, 11 rear end, 6 sideswipe, and 1 overturned.

Rear end collisions accounted for 39% of total crashes.

Factor -The three most common causes of crashes at this intersection are unsafe speed (32.1%) improper turning (17.8%) and impeding traffic (10.7%). The severe injury was a broadside.

Review

The intersection and median islands are well marked. The eastbound approach does not have a median. The collision diagram shows rear end collisions occurring on the approaches of Mission Gorge. Sideswipe collisions result from lane changes and also on turning movements. Improper turning collisions occurred when vehicles entered the intersection on a red signal or did not waiting for traffic to clear when completing a turning movement.

Mission Gorge Road & Carlton Hills Boulevard



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Review signal phasing and timing and consider adaptive signal timing to potentially reduce the number of stops.
- Provide a median for the eastbound approach.

Cuyamaca Street & Prospect Avenue

Cuyamaca Street has six lanes north of Prospect Avenue and four lanes south of Prospect Avenue. Left turn lanes are provided at the intersection for both approaches of Cuyamaca Street. Prospect Avenue is a three lane road with one lane and each direction with a center left turn lane. At the intersection, Prospect Avenue widens to provide two westbound through lanes and a right turn lane. The eastbound approach has one left turn lane, a through lane and a right turn lane. Posted speed is 35 MPH on Cuyamaca Street (north), 45 on Cuyamaca Street (south), 40 on Prospect Avenue (west) and 35 on Prospect Avenue (east) . Bicycle lanes are provide on Prospect Avenue. The MTS Green Line Trolley operates in the median of Cuyamaca Street. The intersection has basic crosswalks provided, has APS push buttons, ADA ramps, and truncated domes. The distance for pedestrians to walk at each crosswalk is long at over 110 feet. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection.

Intersection of Cuyamaca Street & Prospect Avenue



Source: Google Earth

Collision Summary

The intersection had 15 total collisions, and had a collision rate of 1.6 per MEV, and an EPDO value of \$0.93 million.

Severity –3 visible injuries, 5 complaint of pain and 7 property damage only.

Type – 8 broadside, 1 head-on, 2 rear end, 4 sideswipe.

Broadside collisions accounted for 53.3% of total crashes.

Factor -The three most common causes of crashes at this intersection are auto R/W violation (33.0%), traffic signals and signs (20.0%) and unsafe speed (20.0%).

Review

The MTS Trolley crosses through intersection which may contribute to difficulty completing turning movements. Driveways are located close to the intersection and entering/exiting traffic may conflict with turning vehicles.

Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Work with MTS to have additional reflective signage or marking placed at Trolley line crossings of the intersection.
- Provide advance dilemma zone detection to address rear end and broadside collisions.

Cuyamaca Street and Prospect Avenue



Cuyamaca Street & Buena Vista Avenue

This intersection is located just north of SR-52 interchange. This is a four-leg intersection, with the eastbound approach as a commercial driveway. Cuyamaca Street is a six lane roadway with a left turn lane provided at the intersection for both approaches. Buena Vista Avenue is a two lane road with one lane in each direction. The westbound approach of Buena Vista Avenue has one left turn lane and a shared through left and right turn lane. Posted speed is 35 MPH on Cuyamaca Street and 25 MPH on Buena Vista Avenue. The MTS Green Line Trolley operates in the median of Cuyamaca Street. The intersection has basic crosswalks, has APS push buttons but has non-complying ADA ramps on two of the four corners of the intersection. The distance for pedestrians to walk at each crosswalk is long at over 110 feet crossing Cuyamaca Street. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection.

Intersection of Cuyamaca Street & Buena Vista Avenue



Source: Google Earth

Collision Summary

The intersection had 15 total collisions, and had a collision rate of 3.1 per MEV, and an EPDO value of \$0.8 million.

Severity –1 visible injuries, 7 complaint of pain and 7 property damage only.

Type – 9 broadside, 1 head-on, 3 hit object, 3 rear end, 1 pedestrian.

Broadside collisions accounted for 60.0% of total crashes.

Factor -The three most common causes of crashes at this intersection are traffic signals and signs (40.0%), improper turning (26.6%) and unsafe speed (13.3%).

Intersection Review

The MTS Trolley crosses through intersection which has resulted in an object being hit. There were a number of multiple vehicle rear end collisions on the northbound approach. One pedestrian was hit crossing Cuyamaca Street who did not clear the intersection when the opposite signal turned green. At this intersections, two-thirds of the collisions occurred in the northbound direction and were related to travel speeds.

Cuyamaca Street and Buena Vista



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Work with MTS to have additional reflective signage or marking placed at Trolley line crossings of the intersection.
- Provide advance dilemma zone detection to address rear end and broadside collisions.

Magnolia Avenue & 2nd Street

This 3-leg intersection is located at the northwest corner of the Santana High School. Magnolia Street is a four lane roadway with a left turn lane provided at the intersection for southbound approach. Bicycle lanes are provided on Magnolia Avenue. 2nd Street is a two lane road with one lane in each direction. Posted speed is 40 MPH on Magnolia Avenue and 25 MPH on 2nd Street. On-street parking is permitted on both sides of 2nd Street. The intersection has basic crosswalks provided with ADA ramps, no truncated domes and ADA compliant push buttons. The intersection signals are in good condition and have video detection. As a "T" intersection, the westbound approach does not have a left turn arrow; it has a green ball as signal.

Intersection of Magnolia Avenue & 2nd Street



Source: Google Earth

Collision Summary

The intersection had 9 total collisions, and had a collision rate of 2.1 per MEV, and an EPDO value of \$0.77 million.

Severity –4 visible injuries, 2 complaint of pain and 3 property damage only.

Type – 1 broadside, 5 rear end, 1 pedestrian, 1 sideswipe, 1 other.
Rear end collisions accounted for 55.5% of total crashes.

Factor -The three most common causes of crashes at this intersection are traffic signals and signs (22.2%), improper turning (22.2%) and unsafe speed (22.2%).

Review

There was one pedestrian-vehicle collision that occurred in the south crosswalk of Magnolia Street. Additionally, six of the nine collisions were a result of southbound travel. Bike lanes are provided on Magnolia Street.

Crosswalk at Prospect Ave and Second Street



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Provide higher visibility continental crosswalk.
- Provide truncated domes.

Carlton Hills Boulevard & Willowgrove Avenue

Carlton Hills Boulevard is a four lane roadway with left turn lanes provided at the intersection on both approaches. Willowgrove Avenue is a two lane road with one lane in each direction with a left turn lane provided for the westbound approach and a right turn lane provided for the eastbound approach. The posted speed is 35 MPH on Carlton Hills Boulevard and 25 MPH on Willowgrove Avenue. Bicycle lanes are provided on Carlton Hills Boulevard. The intersection has basic crosswalks provided, has combination of ADA compliant and non-ADA compliant push buttons but has ADA ramps, and truncated domes. ADA push buttons are being installed. Sidewalks are provided along both streets. The intersection signals are in good condition and have video detection.

Intersection of Carlton Hills Boulevard & Willowgrove Avenue



Source: Google Earth

Collision Summary

The intersection had 9 total collisions, and had a collision rate of 3.2 per MEV, and an EPDO value of \$0.71 million.

Severity – 3 visible injuries, 3 complaint of pain and 3 property damage only.

Type – 2 broadside, 2 head on, 1 hit object, 1 rear end, 2 pedestrian, 1 sideswipe. Rear end collisions accounted for 55.5% of total crashes.

Factor -The two most common causes of crashes at this intersection are head-on (22.2%) and vehicle-pedestrian (22.2%).

Intersection Review

A number of collisions occurred when southbound vehicles made a left turn on yellow or red, or did not observe the signal change. The pedestrian collision occurred when the pedestrian entered the intersection late and did not make it across, and was struck by vehicle. Bicycle lanes have worn markings.

Crosswalk at Carlton Hills Blvd. & Willowgrove Ave.



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.

Mission Gorge Road & Cottonwood Avenue

This intersection is located on Mission Gorge Road midway between Cuyamaca Street and Magnolia Avenue. Mission Gorge Road is a six lane roadway with left turn lanes provided at the intersection on both approaches. There is a bus stop located on the north side of Mission Gorge Road. Cottonwood Avenue is a two lane street. At the intersection, the northbound approach of Cottonwood Avenue widens to provide a thorough/left lane and a right turn lane. Posted speed is 40 MPH on Mission Gorge Road and 30 MPH on Cottonwood Avenue. The intersection has basic crosswalks provided, has non-ADA push buttons but has ADA ramps with truncated domes. ADA push buttons are being installed. The distance for pedestrians to walk across Mission Gorge Road is 90 feet. Sidewalks are provided along both streets. The intersection signals is in good condition and have video detection.

Intersection of Mission Gorge Road & Cottonwood Avenue



Source: Google Earth

Collision Summary

The intersection had 11 total collisions, and had a collision rate of 2.2 per MEV, and an EPDO value of \$1.1 million.

Severity – 1 severe injury, 3 visible injuries, 4 complaint of pain and 3 property damage only.

Type – 4 broadside, 4 rear end and 3 sideswipe.

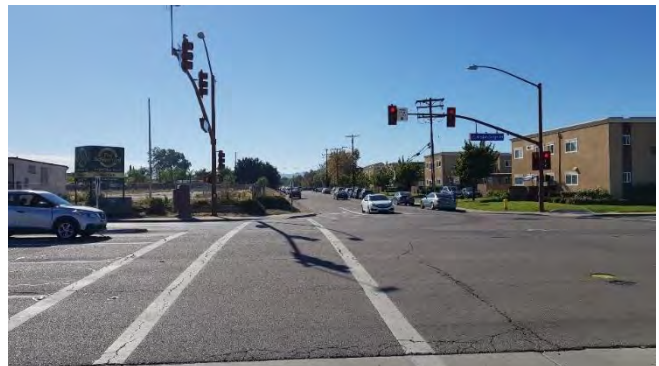
Factor -The two most common causes of crashes at this intersection were unsafe speed (45.5%) and traffic signals and signs (27.7%).

Other – the severe injury was a rear end collision caused by driving under the influence.

Intersection Review

The review of collision data found that many of the collisions were a result of driver inattention at this location.

Looking South at Mission Gorge Rd. & Cottonwood Ave.



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Review signal phasing and timing and consider adaptive signal timing to reduce the number of stops.

Mission Gorge Road & Fanita Drive

This 3-leg intersection is located north of SR-52 and on the west end of the Mission Gorge commercial corridor. Mission Gorge Road is a six lane roadway with a two westbound left turn lanes provided at the intersection. Fanita Drive is a four lane street, where the northbound approach widens to two left turn lanes and one right turn lane. There is a cross walk provided on the south and east legs. The intersection has basic crosswalks provided, has ADA push buttons and has ADA ramps with truncated domes. The intersection signals are in good condition and have video detection.

Intersection of Mission Gorge Road & Fanita Drive



Source: Google Earth

Collision Summary

The intersection had 17 total collisions, and had a collision rate of 3.3 per MEV, and an EPDO value of \$0.95 million.

Severity –3 visible injuries, 5 complaint of pain and 9 property damage only.

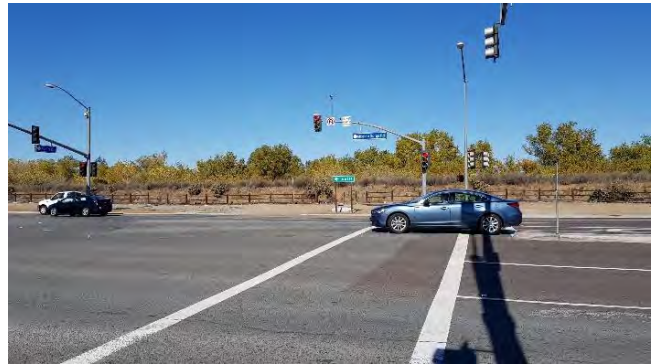
Type – 4 broadside, 2 hit object, 5 rear end, 5 sideswipe, 1 pedestrian.

Factor -The two most common causes of crashes at this intersection are auto right-of-way violations (29.4%) and unsafe speed (23.5%).

Intersection Review

A convenience store is located at this southeast corner, with driveway access within 100 feet of the intersection. U-turns are also permitted on Mission Gorge Road. On a few occasions, conflicts between right-turn vehicles, U-turn vehicles and vehicles accessing the adjacent business resulted in collisions. Broadside collisions occurred when motorists on Mission Gorge Road did not complete stops at a red signal and collided with left turn vehicles who had begun their turning movement. Collision data showed sideswipe collisions occurred from vehicles completing left turns. With double left turn lanes, in a few cases, vehicles had difficulty remaining in their lane through the intersection while completing a left turn. At this location the signal back plates were faded, and the median nose was not painted.

Mission Gorge Road & Fanita Drive



Recommended Improvements

The following improvements were identified which could address collision patterns at this intersection:

- Provide advance dilemma zone detection to address rear end and broadside collisions.
- Install reflective signage or marking on median “nose” to minimize hit object collisions.
- Review signal phasing and timing and consider adaptive signal timing to potentially reduce the number of stops.

MID-BLOCK PATTERNS AND DEFICIENCIES

Higher crash mid-block segments were identified for additional study based on the review of total collisions, collision rate and EPDO values. The high crash locations were those locations with an EPDO value of over \$500,000. The high crash mid-block segments were identified based upon collision severity which indicated the following ten corridors to be included for further study:

- Mission Gorge Road from SR 52 Off-ramp to Cuyamaca Street
- Mission Gorge Road from Cuyamaca Street to Magnolia Avenue
- Woodside Avenue from Magnolia Avenue to North Woodside Avenue
- Cuyamaca Street from south City Limit to Mission Gorge
- Cuyamaca Street from Mission Gorge to Mast Boulevard
- Carlton Hills Boulevard from Mission Gorge Road to Mast Boulevard
- Magnolia Avenue from Mission Gorge Road to Mast Boulevard
- Fanita Drive from Mission Gorge Road to southern city limit
- Town Center Parkway from Mission Gorge Road to Cuyamaca Street
- Magnolia Avenue from South City Limit to Mission Gorge Road

Mission Gorge Road from SR 52 Off-ramp to Cuyamaca Street

This 1.3 mile long section of Mission Gorge Road extends from east of the SR 52 off-ramp to just west of Cuyamaca Street and includes mid-block collisions that are not part of the intersection analysis. Mission Gorge Road is a six lane arterial street and has a posted speed of 40 MPH (SR 52 off-ramp to Fanita Drive) and 35 MPH (Fanita Drive to Cuyamaca Street). This roadway provides for movement through Santee and also provides access to commercial properties. Medians have been constructed for most of the length of this road segment except for a segment between Carlton Hills Boulevard to Fanita Road.

Collision Summary

The segment had 30 total mid-block collisions, and had a collision rate of 30.1 per 100M VMT, and an EPDO value of \$1.06 million.

Severity –2 visible injuries, 6 complaint of pain and 22 property damage only.

Type – 6 broadside, 4 hit object, 15 rear end, 2 sideswipe, 1 pedestrian.

Factor -The two most common causes of crashes for this segment are unsafe speed (30.0%) and auto right-of-way (13.3%).

Segment Review

This segment includes numerous intersections and driveways onto commercial properties. The high number of rear end collisions are a result of the number of turns and vehicle stops that occur on this roadway section. Portions of this segment are congested with traffic, and collision reports found that travel speed is often too high for conditions.

Recommended Improvements

The following improvements were identified to address collision patterns on this segment:

- Construct missing median segment located from Carlton Hills Boulevard toward Fanita Road.
- Review signal phasing and timing and consider adaptive signal timing to potentially reduce the number of stops.
- Improve street lighting along the corridor for better nighttime visibility and improves non-motorists visibility.

Mission Gorge Road from Cuyamaca Street to Magnolia Avenue

This 0.95 mile long section of Mission Gorge Road includes collisions that are not part of the intersection analysis. Mission Gorge is a six lane arterial street and has a posted speed of 40 MPH. This roadway provides for east-west travel movement through Santee. Medians have been constructed for the length of this road segment.

Collision Summary

The segment had 7 total collisions, and had a collision rate of 16.0 per 100M VMT, and an EPDO value of \$0.58 million.

Severity – 3 visible injuries, 1 complaint of pain and 3 property damage only.

Type – 2 broadside, 3 rear end, 1 hit object, 1 sideswipe, and 1 other.

Factor -The two most common causes of crashes for this segment is other motor vehicle (85.7%).

Segment Review

This segment includes numerous intersections and driveways onto commercial properties. A median is provided for the entire length of this segment.

Recommended Improvements

The following improvements were identified which could address collision patterns for this segment:

- Examine advance dilemma zone detection and for signal phasing and timing consider adaptive signal timing to potentially reduce the number of stops.
- Consider roadway diet improvement to reduce the number of lanes and to provide bicycle lanes.

Woodside Avenue from Magnolia Ave to North Woodside Ave

This 0.4 mile long section of Woodside Avenue extends from Magnolia Avenue to the intersection with North Woodside Avenue and includes collisions that are not part of the intersection analysis. Woodside Avenue from Magnolia Avenue to North Woodside Avenue is a four lane arterial street with a two-way left turn lane in the center. Bicycle lanes are provided on both sides of the street. Woodside Avenue has a posted speed of 45 MPH.

Collision Summary

The segment had 9 total collisions, and had a collision rate of 13.2 per 100M VMT, and an EPDO value of \$0.47 million.

Severity – 5 complaint of pain and 4 property damage only.

Type – 5 broadside, 1 rear end, 1 hit object, 1 sideswipe, and 1 other.

Factor -The two most common causes of crashes for this segment are auto right-of-way (55.5%) and unsafe speed (22.2%).

Segment Review

This segment includes numerous intersections and driveways on to commercial properties. Collisions occurred at entrance/exit driveways to commercial properties located on the south side of Woodside Avenue. North of SR-67, the access to Woodside Avenue is primarily residential.

Recommended Improvements

The following improvements were identified to address collision patterns for this segment:

- Conduct speed study to determine if speed reduction is feasible on this segment.
- Median construction between Magnolia Avenue and North Woodside Avenue.

Cuyamaca Street from South City Limit to Mission Gorge Road

This 0.7 mile long section of Cuyamaca Street extends from just south of Prospect Avenue to just south of Mission Gorge Road and includes collisions that are not part of the intersection analysis. Cuyamaca Street is a four lane arterial and has a posted speed of 35 MPH. The MTS Trolley operates in the median along this segment.

Collision Summary

The segment had 11 total collisions, and had a collision rate of 35.5 per 100M VMT, and an EPDO value of \$0.6 million.

Severity –7 complaint of pain and 3 property damage only and one not stated.

Type – 2 broadside, 6 rear end, 2 sideswipe, 1 other.

Factor -The most common cause of crashes for this segment is unsafe speed (36.4%).

Segment Review

The majority of the collisions are rear end collisions as a result of unsafe speed and were located between Buena Vista Avenue and Mission Gorge Road.

Recommended Improvements

The following improvements were identified to address collision patterns for this segment:

- Install speed feedback signs to address unsafe speeds.

Cuyamaca Street from Mission Gorge Road to Mast Boulevard

This 1.1 mile long section of Cuyamaca Street extends from just north of Mission Gorge Road to just south of Mast Boulevard. This street is one of the primary north-south routes through Santee. North of Town Center Parkway, Cuyamaca Street is a four lane arterial street and has a posted speed of 35 MPH and 25 MPH in school zones when children are present. It is six lanes wide between Mission Gorge Road and Town Center Parkway. Medians have been constructed for the length of this segment.

Collision Summary

Mid-block collisions on this segment for the five year period were 9 total collisions, and had a collision rate of 20.8 per 100 million vehicle miles traveled (100M VMT), and an EPDO value of \$7.92 million.

Severity –1 fatality, 3 visible injuries, 3 complaint of pain and 2 property damage only.

Type – 3 broadside, 2 hit object, 2 rear end, 1 other, 1 pedestrian.

Factor -The two most common causes of crashes for this segment are wrong side of the road (22.2%) and auto right-of-way (22.2%).

Segment Review

The section of Cuyamaca approaching Town Center Parkway was the location of four collisions. These collisions were located in the southbound direction to the north of Town Center Parkway. The collisions occurred where southbound Cuyamaca widens from two the three lanes and then to four lanes with a collision factor of unsafe speed or unsafe lane changes.

Recommended Improvements

The following improvements were identified which could address collision patterns for this segment:

- Modify signing and striping for southbound lane additions that approach the entrance into Town Center.



Carlton Hills Boulevard from Mission Gorge Road to Mast Boulevard

This 1.0 mile long section of Carlton Hills Boulevard extends from just north of Mission Gorge to just south of Mast Boulevard and includes collisions that are not part of the intersection analysis. Carlton Hills Boulevard is a four lane arterial street and has a posted speed of 35 MPH/25 MPH in school zones when children are present. Medians have been constructed for the entire segment length.

Collision Summary

The segment had 7 total collisions, and had a collision rate of 23.1 per 100M VMT, and an EPDO value of \$7.7 million.

Severity –1 fatality, 1 visible injury, 5 complaint of pain and 0 property damage only.

Type – 4 broadside, 2 rear end, 1 sideswipe.

Factor -The two most common causes of crashes for this segment are auto right-of-way (42.9%) and driving under the influence (28.6%).

Segment Review

A number of collisions on this segment occurred approximately 350 feet south of the Carlton Oaks Drive intersection at an unsignalized entrance into a retail area. The fatality that occurred in this street segment was a result of driving under the influence.

Recommended Improvements

The following improvements were identified which could address collision patterns for this segment:

- Extend the existing median for a short section located just north of the San Diego River Bridge. The number of collisions at the two driveways in this roadway section should be monitored further to determine if turn restrictions should be considered.

Magnolia Avenue from Mission Gorge to Mast Boulevard

This 1.2 mile long section of Magnolia Avenue extends Mission Gorge to Mast Boulevard and includes collisions that are not part of the intersection analysis. Magnolia Avenue is a four lane arterial street and has a posted speed of 45 MPH and 25 MPH in school zones when children are present. Painted medians are provided between Mission Gorge and Braverman Avenue. Raised medians are provided from Braverman Avenue to Mast Boulevard.

Collision Summary

The segment had 6 total collisions, and had a collision rate of 11.5 per 100M VMT, and an EPDO value of \$0.66 million.

Severity – 1 severe injury, 3 complaint of pain and 2 property damage only.

Type – 1 broadside, 2 rear end, 1 hit object and 2 head on.

Factor -The two most common causes of crashes for this segment are auto right-of-way (42.9%) and driving under the influence (28.6%).

Segment Review

The two head on collisions occurred 600 feet south of Frank Lane with vehicles crossing over the painted median.

Recommended Improvements

The following improvements were identified to address collision patterns for this segment:

- Construct median from Braverman to the future Park Center and from Chubb Lane to Park Avenue.

Fanita Drive from Mission Gorge Road to Southern City Limit

This 1.2 mile long section of Fanita Drive extends from Mission Gorge Road to the south city limit and includes collisions that are not part of the intersection analysis. Fanita Drive is a four lane arterial street between Mission Gorge Road and Prospect Avenue and is a two lane road south of Prospect Avenue. Bicycle lanes are provided. Fanita Drive has a posted speed of 40 MPH.

Collision Summary

The segment had 13 total collisions, and had a collision rate of 65.2 per 100M VMT, and an EPDO value of \$1.4 million.

Severity – 0 fatality, 1 severe injury, 4 visible injury, 5 complaint of pain and 3 property damage only.

Type – 1 broadside, 2 head on, 5 hit object, 3 rear end, 1 overturned, and 1 other.

Factor -The two most common causes of crashes for this segment are improper turning (23.1%) and driving under the influence (23.1)

Segment Review

There were five hit object collisions on this segment. Objects along the roadway include power poles that are located close to the roadway edge. Two of these collisions occurred 900 feet south of Mission Gorge Road where Fanita Drive narrows where the parking lane ends.

Recommended Improvements

The following improvements could be considered:

- Conduct speed study to determine if lower speed limit is warranted.
- Provide additional reflective marking of power poles.

Town Center Parkway from Mission Gorge Road to Cuyamaca Street

From Mission Gorge Road to Cuyamaca Street, Town Center Parkway is a 4-lane roadway with median and has Class II Bike Lanes and a speed limit of 35 mph.

Collision Summary

The segment had 13 total collisions, and had a collision rate of 71.0 per 100M VMT, and an EPDO value of \$0.57 million.

Severity – 1 visible injury, 4 complaint of pain and 8 property damage only.

Type – 4 broadside, 3 hit object, 4 rear end, 1 sideswipe and 1 bicycle-pedestrian.

Factor -The two most common causes of crashes for this segment are auto right-of-way (23.1%) and improper turning (30.7%).

Segment Review

This segment provides access to major retail properties resulting in major turning movements in and out of parking lots. The segment is well designed.

Recommended Improvements

- No safety projects are identified.

Magnolia Avenue from South City Limit to Mission Gorge Road

This 0.9 mile long section of Magnolia Avenue extends from Mission Gorge Road to the south city limit. This 4-lane roadway has a posted speed limit of 40 mph.

Collision Summary

The segment had 6 total collisions, and had a collision rate of 29.3 per 100M VMT, and an EPDO value of \$0.34 million.

Severity – 1 visible injury, 2 complaint of pain and 3 property damage only.

Type – 2 broadside, 1 rear end, 1 vehicle right of way, 1 hit object, and 1 DUI.

Factor -The most common causes of crashes for this segment is unsafe speed (50%).

Recommended Improvements

The following improvements could be considered:

- Conduct speed study to determine if lower speed limit is warranted.
- Speed feedback signs.

4.0 COUNTERMEASURES

This section of the report utilizes the crash pattern information presented in the previous section to evaluate safety countermeasures. The safety countermeasures analyzed in this report are those identified by Caltrans and described in the Caltrans Local Roadway Safety Manual (CA-LRSM). Caltrans has used information from the Crash Modification Factor (CMF) Clearinghouse and three other FHWA published safety manuals — Roadway Departure Safety, Intersection Safety, and Roadways Safety Information Analysis — in conjunction with its own research with the Safe Transportation Research and Education Center (SafeTREC) to develop the Caltrans Local Roadway Safety Manual (CA-LRSM).

COUNTERMEASURE DESCRIPTION

The countermeasures listed address the high crash intersections and roadway segments. The countermeasure list indicates the crash type, crash reduction factors (CRF), federal funding eligibility for HSIP projects and the systemic opportunity.

The information included in the countermeasures are:

- Crash Types - "All", "P & B" (Pedestrian and Bicycle), "Night", "Emergency Vehicle", or "Animal".
- CRF - Crash Reduction Factor used for HSIP calls-for-projects.
- Expected Life - 10 years or 20 years.
- Federal Funding Eligibility – the maximum federal reimbursement ratio.
- Systemic Approach Opportunity - Opportunity to Implement Using a Systemic Approach: "Very High", "High", "Medium" or "Low"

The countermeasure description refers to each countermeasure with an identification letter and number. The letters refer to the following:

- 'S' countermeasures apply to signalized intersections.
- 'R' countermeasures apply to roadways.

The list of HSIP approved countermeasure is provided in the Appendix. This list is not an all-inclusive list and only consists of thoroughly researched countermeasures used by Caltrans that apply to signalized intersections and roadways. Using this list, the Caltrans safety countermeasures were identified that respond to the collision patterns for the identified high crash intersections and segments.

SIGNALIZED INTERSECTION COUNTERMEASURES

The following countermeasures were identified to address collisions at signalized intersections.

S3. Improve signal timing (coordination, phases, red, yellow, or operation)

Install at locations that have a crash history at multiple signalized intersections along a corridor. Signalization

improvements may include adding phases, lengthening clearance intervals, eliminating or restricting higher-risk movements, coordinating signals at multiple locations, and installing interconnect.

Crash Type	All
CRF	15%
Expected Life (Years)	10
Federal Funding Eligibility	50%
Systemic Approach Opportunity	Very High

Improved signal timing would be achieved by providing an Adaptive Traffic Control System which has a more variable set of coordination parameters (cycle, split, offsets) from Time-of-Day coordination and Traffic-Responsive coordination. Time-of-Day coordination has fixed cycles, splits, and offsets that are selected based on day-of-week and time-of-day clicks. Traffic-Responsive coordination also has fixed cycles, splits, and offsets, but are selected based on detectors measuring real-time level of traffic.

Adaptive traffic control system also relies on detectors to measure real-time traffic, but will automatically alter the cycles, offsets, and splits within preset limits. Adaptive traffic control systems rely on counting detectors, which might require installation of more detection than what currently exists. For some systems, upstream detector loop placement is critical to take advantage of its features. Typically, adaptive traffic control systems are limited to certain controller models, meaning that existing signal controllers might have to be replaced. As for hosting the adaptive traffic control system itself, newer systems can fit on a central server but the software can work on a laptop computer.

Locations

Signalized intersections on Mission Gorge Road between Fanita Drive and Magnolia Avenue.
Interconnect on Magnolia Avenue between Mast Boulevard and Riverview Parkway.

S4. Provide advanced dilemma zone detection for high speed approaches

This countermeasure is effective on high speed corridors (25 MPH and above) that have a high frequency of right-angle and rear end crashes. An Advanced Dilemma-Zone Detection system enhances safety at signalized intersections by modifying traffic control signal timing to reduce the number of drivers that may have difficulty deciding whether to stop or proceed during a yellow phase. This may reduce rear-end crashes associated with unsafe stopping and angle crashes due to running a red light. Improved traffic safety is accomplished by adjusting the start time of the yellow-signal phase either earlier or later, based on observed vehicle locations and speeds.

Crash Type	All
CRF	30%
Expected Life (Years)	20
Federal Funding Eligibility	100%
Systemic Approach Opportunity	Medium

Locations

On the major approach movements for the 10 high crash intersections.

S12. Install raised median on approaches

Raised medians next to left-turn lanes at intersections offer a cost-effective means for reducing crashes and improving operations. The raised medians prohibit left turns into and out of driveways that may be located too close to the

functional area of the intersection. Raised medians at intersections may be most effective in retrofit situations where high volumes of turning vehicles have degraded operations and safety.

Crash Type	All
CRF	25%
Expected Life (Years)	20
Federal Funding Eligibility	90%
Systemic Approach Opportunity	Medium

Locations

Mission Gorge Road at Kohl's Entrance

Mission Gorge Road at Carlton Hills Boulevard for Eastbound approach

Mast Boulevard modify median between Carlton Hills Boulevard and Domer Road

RECOMMENDED ROADWAY COUNTERMEASURES

R1. Add segment lighting

This countermeasure can only be used where substantial patterns of nighttime crashes are noted. In particular, patterns of rear-end, right-angle, turning or roadway departure collisions on the roadways may indicate that nighttime visibility is a contributing factor. Providing roadway lighting improves the safety during nighttime conditions by (1) making drivers more aware of the surroundings, which improves drivers' perception-reaction times, (2) enhancing drivers' available sight distances to perceive roadway characteristic in advance of the change, and (3) improving non-motorist's visibility and navigation.

Crash Type	Night
CRF	35%
Expected Life (Years)	20
Federal Funding Eligibility	100%
Systemic Approach Opportunity	Medium

Locations

Mission Gorge Road from SR-52 to Carlton Hills Boulevard and other applicable locations.

R8. Install raised median

Areas experiencing head-on collisions and right-angle collisions that may be affected by both the number of vehicles that cross the centerline and by the speed of oncoming vehicles. Installing a raised median is a more restrictive approach in that it represents a more rigid barrier between opposing traffic. Adding raised medians is a particularly effective strategy as it adds to or reallocates the existing cross section to incorporate a buffer between the opposing travel lanes and reinforces the limits of the travel lane. Raised median may also be used to limit unsafe turning movements along a roadway.

Crash Type	All
CRF	25%
Expected Life (Years)	20
Federal Funding Eligibility	90%

Systemic Approach Opportunity Medium

Locations

Woodside Avenue from Magnolia Avenue to North Woodside Avenue
Magnolia Avenue from Park Avenue to Braverman Drive

R14. Road Diet (Reduce travel lanes from 4 to 3 and add left turn lanes and bike lanes)

The current Caltrans definition of this countermeasure applies to roadways having a higher frequency of head-on, left-turn, and rear-end crashes with traffic volumes that can be handled by only 2 free flowing lanes. This CM does not apply to roadway sections that already included left turn lanes or two way left turn lanes before the lane reductions.

Crash Type	All
CRF	30%
Expected Life (Years)	20
Federal Funding Eligibility	90%
Systemic Approach Opportunity	Medium

Locations

No locations were identified that apply to the current Caltrans Countermeasure R14 definition.

Other

The following non-Caltrans countermeasures and actions were identified:

- Upgrading lane striping from four inch width to new Caltrans standard of six inch width. This countermeasure is not included in the list of countermeasures in the Caltrans Local Road Owners Safety Manual.
- Use of GPS technology where response vehicles are equipped with GPS location and navigation technology. Emergency vehicle preemption systems can respond better to emergency vehicles.
- Continue maintenance program to maintain pavement markings and striping along roadways and through intersections, and for the delineation of medians at intersections.
- Continue to upgrade remaining pedestrian push buttons to ADA compliant Accessible Pedestrian Signal (APS) push buttons as needed.
- Continue reviewing current street lighting to identify locations where improvements to street lighting along corridors will provide better nighttime visibility and improve non-motorists visibility.

5.0 ENGINEERING PROJECT EVALUATION

This section provides the project scope, collision reduction benefits calculation, cost estimation and Benefit to Cost Ratio (BCR) analysis for each safety project location. This information is presented for each project location individually and then includes two systemic combinations of individual projects evaluated for potential HSIP funding application. The systemic HSIP project groups include providing advanced dilemma zone detection for the identified high crash signalized intersections and secondly, for providing adaptive signal timing on Mission Gorge Road from Fanita Drive to Magnolia Avenue.

PROJECT BENEFITS

The development of project scopes involves identifying one or more specific countermeasures at potential locations for safety improvement, a general scope of the project(s) is described for each location. Crash Reduction Factor (CRFs) were applied to each counter measure. The monetized value of the expected reduction in preventable crashes was calculated. Preventable collisions include those collisions occurring within the limits of the proposed countermeasure project. These steps include:

- Identifying the current number of preventable crashes without treatment
- Applying CRFs by type and severity
- Applying a benefit value by crash severity
- Calculating the annual collision reduction benefits and multiplying by the number of years in the project life

The next step in estimating the overall benefit of a proposed improvement project is to multiply the expected reduction in crashes by a generally accepted value for the "cost" of crashes. The expected "benefit" value for a project is the expected "reduction in costs" value from reducing future crashes. The 2020 HSIP Manual provided the source for the costs by collision severity level:

- Fatal - \$7,219,800
- Severe Injury - \$389,000
- Other Visible Injury - \$142,300
- Complaint of Pain - \$80,900
- Property Damage Only - \$13,330

The final step in calculating the total safety project benefits is to divide the benefits by the number of years the collision data was collected and to then multiply this quotient by the number of years in the project life. The project scopes are listed as follows, including the applicable countermeasure category for each improvement and monetary benefit calculated according to the method just described.

Table 5.1 lists the project benefits for the selected intersection and roadway segment countermeasures. Intersection projects are shown in Projects 1 through 12 below. The benefits of advanced dilemma zone detection for the high crash intersection locations are shown in Project 13. The benefits of adaptive signal timing for the Mission Gorge Road corridor from Fanita Drive to Magnolia Avenue are shown in Project 14. The project benefits for the three roadway corridor projects are listed in Projects 15-17.

Table 5.1 Project Benefits Intersections

#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
1	Mission Gorge Road & Cuyamaca Street	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Mission Gorge Road and Cuyamaca Street.	All	40%	10	28	\$1,726,000	\$1,380,800
			Total								
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
2	Magnolia Av & Mission Gorge Rd/Woodside Av	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	All	15%	10	42	\$2,328,000	\$698,400
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Mission Gorge Road/Woodside and Magnolia Avenue.	All	40%	10	42	\$2,328,000	\$1,862,400
Total									\$4,656,000	\$2,560,800	
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
3	Magnolia Av & Braverman Dr	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Magnolia Avenue.	All	40%	10	7	\$733,000	\$586,400
			Total								
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
4	Mission Gorge Road & Carlton Hills Blvd	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	All	15%	10	24	\$1,358,500	\$407,550
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road and Carlton Hills Boulevard.	All	40%	10	24	\$1,358,500	\$1,086,800
Total									\$2,717,000	\$1,494,350	
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
5	Cuyamaca St & Prospect Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Cuyamaca Street and Prospect Avenue.	All	40%	10	12	\$884,600	\$707,680
			Total								
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
6	Cuyamaca St & Buena Vista Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Cuyamaca Street and Buena Vista Avenue.	All	40%	10	12	\$694,200	\$555,360
			Total								
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
7	Magnolia Av & 2nd St	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	All	15%	10	8	\$628,600	\$188,580
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Magnolia Avenue.	All	40%	10	8	\$628,600	\$502,880
Total									\$1,257,200	\$691,460	
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
8	Carlton Hills Blvd & Willowgrove Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Carlton Hills Boulevard.	All	40%	10	9	\$709,500	\$567,600
			Total								

#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
9	Mission Gorge Rd & Cottonwood Av	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	All	15%	10	10	\$790,400	\$237,120
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road.	All	40%	10	10	\$790,400	\$632,320
			Total								\$1,580,800
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
10	Mission Gorge Rd & Fanita Dr	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	All	15%	10	17	\$951,100	\$285,330
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road and Fanita Drive.	All	40%	10	17	\$951,100	\$760,880
			Total								\$1,902,200
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
11	Mission Gorge Rd & Kohls	Signal	S12	Geometric Mod.	Extend/modify medians to allocate more storage space for westbound left turn	All	15%	10	4	\$188,400	\$56,520
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
12	Mast Blvd between Carlton Hill Blvd and Domer Rd	Signal	S12	Geometric Mod.	Extend/modify medians to provide more storage space for westbound left turn	All	15%	10	3	\$483,200	\$144,960
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
13	Advanced Dilemma Zone for the higher crash intersections.	Signal	S4	Advanced Dilemma Zone Detection for high speed approaches	Provide Advanced Dilemma Zone Detection for high speed approaches	All	40%	10	169	\$10,803,900	\$8,643,120
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
14	Mission Gorge Rd Signals from Fanita Dr. to Magnolia Ave	Signal	S3	Adaptive Signal Timing	Improve signal timing including using adaptive signal timing.	All	15%	10	123	\$6,828,600	\$2,048,580

Roadway Segments

#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
15	Woodside Avenue from Magnolia to North Woodside	Roadway	R8	Construct raised medians	Construct median between North Woodside Ave and Magnolia Dr.	All	25%	20	13	\$ 762,700	\$762,700
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
16	Magnolia Avenue from Park Avenue to Braverman Drive	Roadway	R8	Construct raised medians	Construct median between Braverman Drive to Park Avenue	All	25%	20	16	\$ 1,369,800	\$1,369,800
#	Location	Location Type	No.	Countermeasure	Work Description	Collision Type	CRF	Project Life (years)	Number of Preventable Collisions	Total Collision Costs	Benefit
17	Mission Gorge Rd west of Carlton Hills Rd.	Roadway	R8	Construct raised medians	Construct median on EB approach to Carlton Hills Blvd, extending back to existing median	All	25%	20	14	\$ 758,500	\$758,500

COST ESTIMATES

Planning-level cost estimates were developed for each countermeasure and project costs were estimated based on the countermeasures applied to the safety project locations. KOA applied market construction costs for the proposed improvements to the quantities measured. Cost estimates were derived from a combination of available sources including Caltrans published data and recent bid prices from other local projects. The grand total also includes a 30 percent contingency, a four percent administration fee, a 10 percent design fee, and an additional 6 percent fee for construction engineering.

**Table 5.2 Project Cost Estimates
Intersections**

#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)		
1	Mission Gorge Road & Cuyamaca Street	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Mission Gorge Road and Cuyamacha Street.	\$54,600		
			Total					\$54,600
			#	Location	Location Type	No.	Countermeasure	Work Description
2	Magnolia Av & Mission Gorge Rd/Woodside Av	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	\$49,680		
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Mission Gorge Road/Woodside and Magnolia Avenue.	\$54,600		
			Total					\$104,280
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)		
3	Magnolia Av & Braverman Dr	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Magnolia Avenue.	\$54,600		
			Total					\$54,600

#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)	
4	Mission Gorge Road & Carlton Hills Blvd	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	\$49,680	
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road and Carlton Hills Boulevard.	\$54,600	
			Total				\$104,280
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)	
5	Cuyamaca St & Prospect Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Cuyamaca Street and Prospect Avenue.	\$54,600	
			Total				\$54,600
			#	Location	Location Type	No.	Countermeasure
6	Cuyamaca St & Buena Vista Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches of Cuyamaca Street and Buena Vista Avenue.	\$54,600	
			Total				\$54,600
			#	Location	Location Type	No.	Countermeasure
7	Magnolia Av & 2nd St	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	\$49,680	
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Magnolia Avenue.	\$54,600	
			Total				\$104,280
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)	
8	Carlton Hills Blvd & Willowgrove Av	Signal	S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Carlton Hills Boulevard.	\$54,600	
			Total				\$54,600
			#	Location	Location Type	No.	Countermeasure
9	Mission Gorge Rd & Cottonwood Av	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	\$49,680	
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road.	\$54,600	
			Total				\$104,280
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)	
10	Mission Gorge Rd & Fanita Dr	Signal	S3	Signal timing	Improve signal timing including using adaptive signal timing.	\$49,680	
			S4	Advanced Dilemma Zone Detection	Provide Advanced Dilemma Zone Detection for high speed approaches on Mission Gorge Road and Fanita Drive.	\$54,600	
			Total				\$104,280

#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
11	Mission Gorge Rd & Kohls	Signal	S12	Geometric Mod.	Extend/modify medians to allocate more storage space for westbound left turn	\$35,904
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
12	Mast Blvd between Carlton Hill Blvd and Domer Rd	Signal	S12	Geometric Mod.	Extend/modify medians to provide more storage space for westbound left turn	\$36,432
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
13	Advanced Dilemma Zone for the higher crash intersections.	Signal	S4	Advanced Dilemma Zone Detection for high speed approaches	Provide Advanced Dilemma Zone Detection for high speed approaches	\$390,000
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
14	Mission Gorge Rd Signals from Fanita Dr. to Magnolia Ave	Signal	S3	Adaptive Signal Timing	Improve signal timing including using adaptive signal timing.	\$485,880

Roadway Segments

#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
15	Woodside Avenue from Magnolia to North Woodside	Roadway	R8	Construct raised medians	Construct median between North Woodside Ave and Magnolia Dr.	\$ 716,040
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
16	Magnolia Avenue from Park Avenue to Braverman Drive	Roadway	R8	Construct raised medians	Construct median between Braverman Drive to Park Avenue	\$1,420,146
#	Location	Location Type	No.	Countermeasure	Work Description	Cost (\$)
17	Mission Gorge Rd west of Carlton Hills Rd.	Roadway	R8	Construct raised medians	Construct median on EB approach to Carlton Hills Blvd, extending back to existing median	\$ 220,896

B/C RATIO

A Benefit-to-Cost Ratio (BCR) is the ratio of the benefits of a project relative to its costs, both expressed in monetary terms. The BCR is calculated by taking a project’s overall benefit and dividing it by the overall project cost. For projects with a BCR greater than 1, the value of project benefits exceeds the value of project costs: Hence, they have positive net benefits. The higher the BCR, the greater the value of benefits the project has relative to the costs, and

the lower the BCR, the lower the value of benefits relative to the costs.

Table 5.3: Project Benefits/Cost Ratios Intersections

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
1	Mission Gorge Road & Cuyamaca Street	Signal	S4	Advanced Dilemma-Zone Detection	\$963,200	\$54,600	17.64	100%	\$54,600	\$0
			Total		\$963,200	\$54,600	17.64		\$54,600	\$0
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
2	Magnolia Av & Mission Gorge Rd/Woodside Av	Signal	S3	Signal timing	\$698,400	\$49,680	14.06	50%	\$24,840	\$24,840
			S4	Advanced Dilemma-Zone Detection	\$1,862,400	\$54,600	34.11	100%	\$54,600	\$0
			Total		\$2,560,800	\$104,280	24.56		\$79,440	\$24,840
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
3	Magnolia Av & Braverman Dr	Signal	S4	Advanced Dilemma-Zone Detection	\$586,400	\$54,600	10.74	100%	\$46,800	\$7,800
			Total		\$586,400	\$54,600	10.74		\$46,800	\$7,800
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
4	Mission Gorge Road & Carlton Hills Blvd	Signal	S3	Signal timing	\$407,550	\$49,680	8.20	50%	\$24,840	\$24,840
			S4	Advanced Dilemma-Zone Detection	\$1,086,800	\$54,600	19.90	100%	\$46,800	\$7,800
			Total		\$1,494,350	\$104,280	14.33		\$71,640	\$32,640
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
5	Cuyamaca St & Prospect Av	Signal	S4	Advanced Dilemma-Zone Detection	\$707,680	\$54,600	12.96	100%	\$54,600	\$0
			Total		\$707,680	\$54,600	12.96		\$54,600	\$0

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
6	Cuyamaca St & Buena Vista Av	Signal	S4	Advanced Dilemma-Zone Detection	\$555,360	\$54,600	10.17	100%	\$46,800	\$7,800
			Total		\$555,360	\$54,600	10.17		\$46,800	\$7,800
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
7	Magnolia Av & 2nd St	Signal	S3	Signal timing	\$188,580	\$49,680	3.80	50%	\$24,840	\$24,840
			S4	Advanced Dilemma-Zone Detection	\$502,880	\$54,600	9.21	100%	\$46,800	\$7,800
			Total		\$691,460	\$104,280	6.63		\$71,640	\$32,640
8	Carlton Hills Blvd & Willowgrove Av	Signal	S4	Advanced Dilemma-Zone Detection	\$567,600	\$54,600	10.40	100%	\$46,800	\$7,800
			Total		\$567,600	\$54,600	10.40		\$46,800	\$7,800
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
9	Mission Gorge Rd & Cottonwood Av	Signal	S3	Signal timing	\$237,120	\$49,680	4.77	50%	\$24,840	\$24,840
			S4	Advanced Dilemma-Zone Detection	\$632,320	\$54,600	11.58	100%	\$46,800	\$7,800
			Total		\$869,440	\$104,280	8.34		\$71,640	\$32,640
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
10	Mission Gorge Rd & Fanita Dr	Signal	S3	Signal timing	\$285,330	\$49,680	5.74	50%	\$24,840	\$24,840
			S4	Advanced Dilemma-Zone Detection	\$760,880	\$54,600	13.94	100%	\$46,800	\$7,800
			Total		\$1,046,210	\$104,280	10.03		\$71,640	\$32,640

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
11	Mission Gorge Rd & Kohls	Signal	S12	Geometric Mod.	\$56,520	\$35,904	1.57	90%	\$32,314	\$3,590
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
12	Mast Blvd between Carlton Hill Blvd and Domer Rd	Signal	S12	Geometric Mod.	\$144,960	\$36,432	3.98	90%	\$32,789	\$3,643
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
13	Advanced Dilemma Zone for the higher crash intersections.	Signal	S4	Advanced Dilemma Zone Detection for high speed approaches	\$8,643,120	\$390,000	22.16	100%	\$390,000	\$0
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
14	Mission Gorge Rd Signals from Fanita Dr. to Magnolia Ave	Signal	S3	Adaptive Signal Timing	\$2,048,580	\$485,880	4.22	50%	\$242,940	\$242,940

Roadway Segments

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
15	Woodside Avenue from Magnolia to North Woodside	Roadway	R8	Construct raised medians	\$762,700	\$ 716,040	1.07	90%	\$644,436	\$71,604
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
16	Magnolia Avenue from Park Avenue to to Braverman Drive	Roadway	R8	Construct raised medians	\$1,369,800	\$1,420,146	0.96	90%	\$1,278,131	\$142,015
#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
17	Mission Gorge Rd west of Carlton Hills Rd.	Roadway	R8	Construct raised medians	\$758,500	\$ 220,896	3.43	90%	\$198,806	\$22,090

PROJECT PRIORITIZATION AND GRANT APPLICATION

Systemic HSIP project groups were evaluated in order to determine the potential for funding from the Caltrans Highway Safety Improvement Program (HSIP). KOA used a systemic approach to address combined project locations for two countermeasures having the highest BCR potential. Depending on the minimum reimbursement amount and BCR of HSIP Cycle 11, the City can either select the eligible individual projects, or group together projects as shown below in Project 13 and Project 14 as systemic improvements for the HSIP funding application. Project #13 and Project #14 are both projects that include multiple intersections.

Project #13 – Provide Advanced Dilemma Zone Detection for high speed approaches

Project 13 provides advance dilemma zone detection for the following intersections:

- Mission Gorge Road & Cuyamaca Street
- Magnolia Avenue & Mission Gorge Road/Woodside Avenue
- Magnolia Avenue & Braverman Drive
- Mission Gorge Road & Carlton Hills Boulevard
- Cuyamaca Street & Prospect Avenue
- Cuyamaca Street & Buena Vista Avenue
- Magnolia Avenue & 2nd Street
- Carlton Hills Boulevard & Willowgrove Avenue
- Mission Gorge Road & Cottonwood Avenue
- Mission Gorge Road & Fanita Drive

The Benefit/Cost ratio is 22.16

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
13	Advanced Dilemma Zone for the higher crash intersections.	Signal	S4	Advanced Dilemma-Zone Detection for high speed approaches	\$8,643,120	\$390,000	22.16	100%	\$390,000	\$0

Project #14 - Improve Signal Timing including using Adaptive signal timing

Project 14 provides adaptive signal timing for the following intersections on Mission Gorge Road between Fanita Drive and Magnolia Avenue and would be implemented at these intersections:

- Fanita Drive
- Carlton Hills Boulevard
- Kohls Entrance
- Lowe’s Entrance
- Town Center Parkway
- Mission Greens Road
- Riverview Parkway
- Cottonwood Avenue
- Edgemor Drive
- Magnolia Avenue

The Benefit/Cost ratio is 4.22.

#	Location	Location Type	No.	Countermeasure	Benefit	Cost (\$)	Benefit/ Cost Ratio	HSIP Max Share	HSIP Amount	Local Amount
14	Mission Gorge Rd Signals from Fanita Dr. to Magnolia Ave	Signal	S3	Adaptive Signal Timing	\$2,048,580	\$485,880	4.22	50%	\$242,940	\$242,940

The minimum project cost and B/C ratio requirement, which was a minimum project cost of \$200,000 and a project that achieves a minimum B/C ratio of 3.5 for HSIP Cycle 10. The average BCR of the approved projects in the past HSIP cycles is 12.3. Project #13 Advance Dilemma Zone Detection achieves a B/C ratio of 22.16 and can be developed as systemic HSIP project groups for potential for funding from the Caltrans Highway Safety Improvement Program (HSIP). Project #14 Adaptive Signal Timing achieves a B/C Ratio of 4.22 which meets the minimum threshold. The City can consider these projects for HSIP Cycle 11 application, if its requirements are similar to those of Cycle 10.

6.0 NON-ENGINEERING SAFETY SOLUTIONS

The Santee Local Roadway Safety Plan (LRSP) strives to make Santee's roads safer for all roadway users. The comprehensive approach to safety incorporates all elements of the "4 Es of Safety": Engineering, Enforcement, Education and Emergency Medical Services. This approach recognizes that not all locations can be addressed solely by infrastructure improvements. Incorporating the 4 Es of Safety is often required to achieve significant safety improvements and reduce the severity and frequency of collisions throughout a jurisdiction.

Some of the common violation types that may require a comprehensive approach are speeding, red light running, aggressive driving, unsafe lane changes, failure-to-yield to pedestrians, distracted driving, and driving while impaired. When locations are identified as having these types of violations, coordination with the appropriate law enforcement agencies is needed to arrange visible targeted enforcement to reduce the potential for future driving violations and related crashes and injuries. To improve safety, education efforts can also be used to supplement enforcement. Education efforts can also supplement enforcement to improve the efficiency of safety projects.

This memorandum presents non-infrastructure solutions to Santee roadway safety needs. The programs will promote safe behavior in each of the plan's identified transportation safety emphasis areas through education, police enforcement, and encouragement.

YOUNG DRIVERS

Younger drivers' relative lack of experience and judgment makes them more likely to engage in risky behaviors, such as speeding or distracted driving. Therefore, educating young drivers on the importance of safe driving practices is a key pillar of the city's LRSP. While youth drunk driving is a problem in many communities, data reported for the years 2017 and 2018 by the California Office of Traffic Safety for Santee shows that the number of youth collisions involving drinking is low. Even so, the city may consider implementing programs, warning youth about the dangers of drinking and driving.

The following non-engineering programs or program elements could address safety risks for young drivers.

EDUCATION

- Expand school safety programs to bring police officers to Elementary School, Middle School and High Schools.
- Start a social media campaign at local middle and high schools, encouraging students to post videos on the danger of using their phones while driving.

BICYCLISTS

The City of Santee is committed to becoming a more bicycle-friendly community, to reduce the environmental impacts of vehicle travel and improve community health and equity. The followings are programs that can be considered:

EDUCATION

- Provide Bike Safe programs for persons of all ages and training courses for first-time adult riders.
- Host hands-on Bicycle Safety events at local schools. These can include Bicycle Safety Skills Programs, which teach students how to operate bicycles safely, and walk/bike to school days, carnival-like events featuring interactive educational activities about bicycling.

- Host interactive Bicycle Education programs at local schools. These programs can include bicycle rodeos, enclosed training courses with challenges addressing different skill areas (e.g., helmet fitting, starting and stopping, and rules of the road).
- Coordinate with the Sheriff's Department on bicycle rules and safety considerations, so that enforcement of bicycle-related traffic violations can occur.

ENFORCEMENT

- Implement targeted enforcement programs to focus police resources to areas where bicyclists face a high risk of collision or tend to engage in unsafe practices. Programs should be designed to both educate and enforce.
- Implement targeted referral programs. These programs encourage parents to report bicycle or pedestrian collisions or near misses that occur on the way to school.
- Provide enforcement, at peak hours in high-collision areas, to catch vehicles encroaching on bicycle lanes or aggressively changing lanes.

PEDESTRIANS

Like bicyclists, pedestrians can bear an excessively high risk of severe injury in collisions. In the 2018 OTS Rankings, Santee ranked 98th among the 102 peer cities in California for the number of killed or injured pedestrians, indicating a relatively safe pedestrian environment. For young students walking to school, there were 0 fatalities or injury collisions in 2018, placing Santee at the best ranking for all similar-sized communities.

Walking is perhaps the most universal form of transportation. All drivers have to travel on foot between their parking spot and the store or office. Therefore, pedestrian safety risks pose a crucial challenge to any local roadway safety plan. Programs to support walking should be considered in order to maintain or even enhance the pedestrian walking environment. The followings are programs that can be considered:

EDUCATION

- Incorporate pedestrian safety education into Physical Education classes in the Santee Unified School District.
- Host hands-on pedestrian safety events at local schools. These can include pedestrian safety skills programs-teaching students how to cross the street safely and walk/bike to school days, carnival-like events featuring interactive educational activities about bicycling.
- Host interactive pedestrian education programs at local schools. These include pedestrian rodeos, enclosed training courses with challenges addressing different skill areas (e.g., rules of the road, blind spots, and directions to look in when crossing the street).

ENFORCEMENT

- Periodically enforce locations with high crossing activity to monitor and cite traffic law violations by motorists and pedestrians.

SPEEDING

Speeding contributes significantly to crash frequency and severity. For instance, a car hitting a pedestrian is eight times more likely to kill that pedestrian when moving at 40 miles per hour than when moving at 20 miles per hour. In the local context, speeding is the most common Primary Collision Factor and the most frequent cause of rear-end crashes. Driving at unsafe speeds causes 50 percent of total rear-end crashes in Santee. Reducing rear-end and other speeding-related collisions requires educating drivers on the dangers of speeding and stepping enforcement at intersections. Programs that can help with reducing speeding include:

EDUCATION

- Create a social media campaign

ENFORCEMENT

- Continue utilizing radar speed feedback signs at periodic intervals along arterials with reported speeding. These technologies display passing drivers' travel speed below a sign with the posted speed limit, thus showing whether drivers are traveling over the speed limit.
- Continue to deploy police officers equipped with radar or LIDAR technology at strategic locations to ticket speeding drivers.
- Provide additional offices and equipment for officers to enforce speeding and red light running. Examine grant funding from OTS or other sources to support this activity.

DRIVING UNDER THE INFLUENCE

Driving under the influence of alcohol and drugs is dangerous since alcohol and drug use impair judgment and perception. Santee ranked 98th out of 102 peer cities of similar size in DUI arrests in the 2018 OTS Rankings, indicating that drunk driving is less widespread than prevalent than other cities of similar size. Programs that can be considered include:

EDUCATION

- Re-establish or stage an interactive simulation program for high school students. The interactive simulation program aims to challenge high school juniors and seniors about drinking, driving, and mature decision making.

ENCOURAGEMENT

- Partner with Uber/Lyft and alcohol-serving restaurants and bars in Santee to encourage use of rideshare usage to restaurant and bar patrons.

ENFORCEMENT

- Utilize a Checkpoint Program to provide enforcement.
- Monitor local liquor stores and bars suspected of selling alcohol to minors.

DISTRACTED DRIVING

Distracted driving refers to any activity that diverts the driver's attention. Common examples of distracted driving activities include non-hand-free mobile phone use, eating and drinking, and conversation. Texting on the phone or talking to another passenger, even for a moment, can have fatal consequences when driving at full speed. Therefore, reducing distracted driving improves road safety. Many of the traffic tickets issued in Santee pertained to distracted driving, with non-hand-free mobile phones use a common cause of ticket citation. Programs that can be considered include:

EDUCATION

- Start an Anti-Distracted Driving educational program in local high schools. The program can feature events, safety assemblies, and education material. The program can parallel with the drunk driving program (discussed under the Young Drivers and Drunk Driving Section).

ENCOURAGEMENT

- Set up portable changeable message signs to display drunk driving, distracted driving, speeding, and other factors.

EMERGENCY RESPONSE MANAGEMENT

Emergency medical services help reduce crash-related injuries and fatalities through high-quality medical care at the scene and during transport to a trauma center. It is recommended that the City of Santee continue to coordinate with the Sherriff's Department and local hospitals and medical centers to continue to improve the emergency response to collisions.

7.0 LOCAL ROADWAY SAFETY PLAN (LRSP) EVALUATION

Since the Local Roadway Safety Plan aims to reduce collision risk, the Plan's effectiveness should be evaluated in terms of collision reduction. To this end, the City of Santee should secure annual collision data from the California Office of Traffic Safety¹ collision ranking system and California Highway Patrol's Statewide Integrated Traffic Records System (SWITRS)² on an annual basis. The collision trends following the LRSP's adoption provide indicators of the plan's success. The collision analysis should break out collisions by the following categories.

- Total collisions
- Fatality and severe injury collisions
- Pedestrian collisions
- Bicyclist collisions
- Collisions that involved bicyclists and pedestrians that are over 65 or under 15
- Collisions that are caused by drunk drivers

These categories are included in both the OTS and SWITRS statistics. For each category, consider calculating an average for the most recent three years every year. The City can then plot the three-year average against the averages for past years to derive a general trend line. A downward-sloping trend line indicates an improvement in safety conditions. An upward sloping trend line suggests that additional safety measures should be considered. In the latter instance, the City should conduct further review and update the plan.

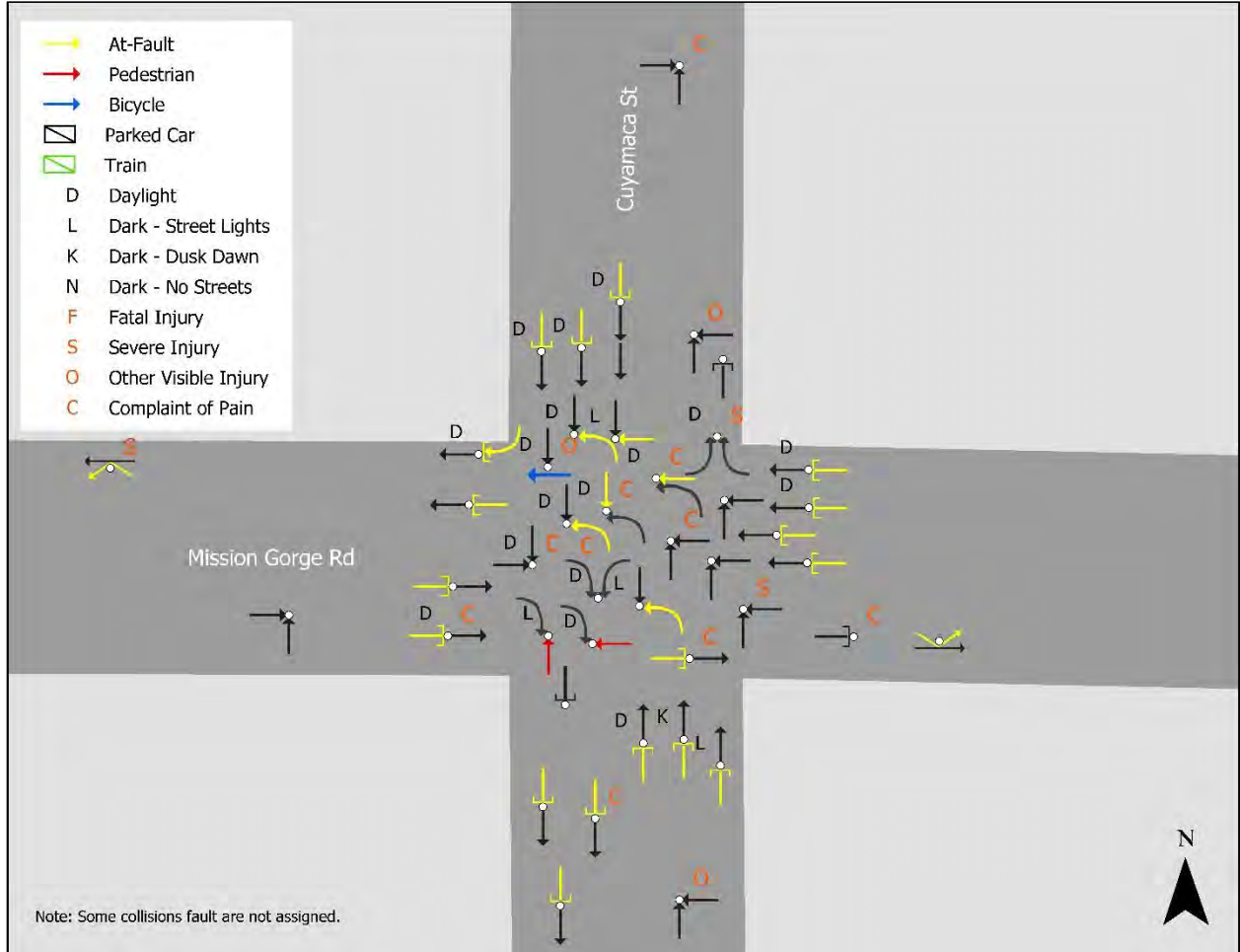
¹ California Office of Traffic and Safety. <https://www.ots.ca.gov/ots-and-traffic-safety/>

² UC Berkeley Transportation Injury and Safety Mapping System. https://tims.berkeley.edu/help/SWITRS.php#Intro_to_SWITRS

APPENDIX A – COLLISION DIAGRAMS

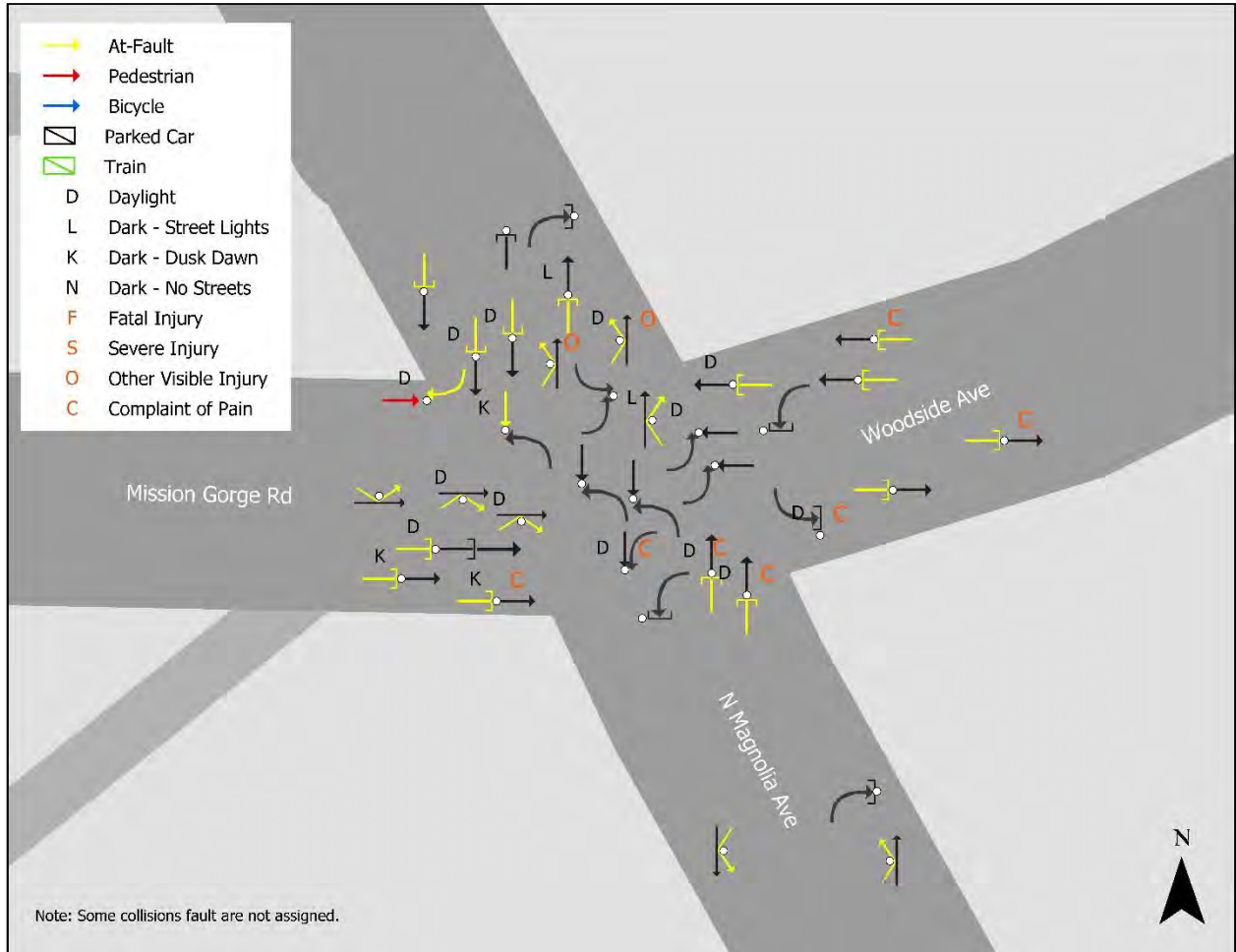
Appendix A Collision Diagrams

Collision Diagram: Mission Gorge Road and Cuyamaca Street



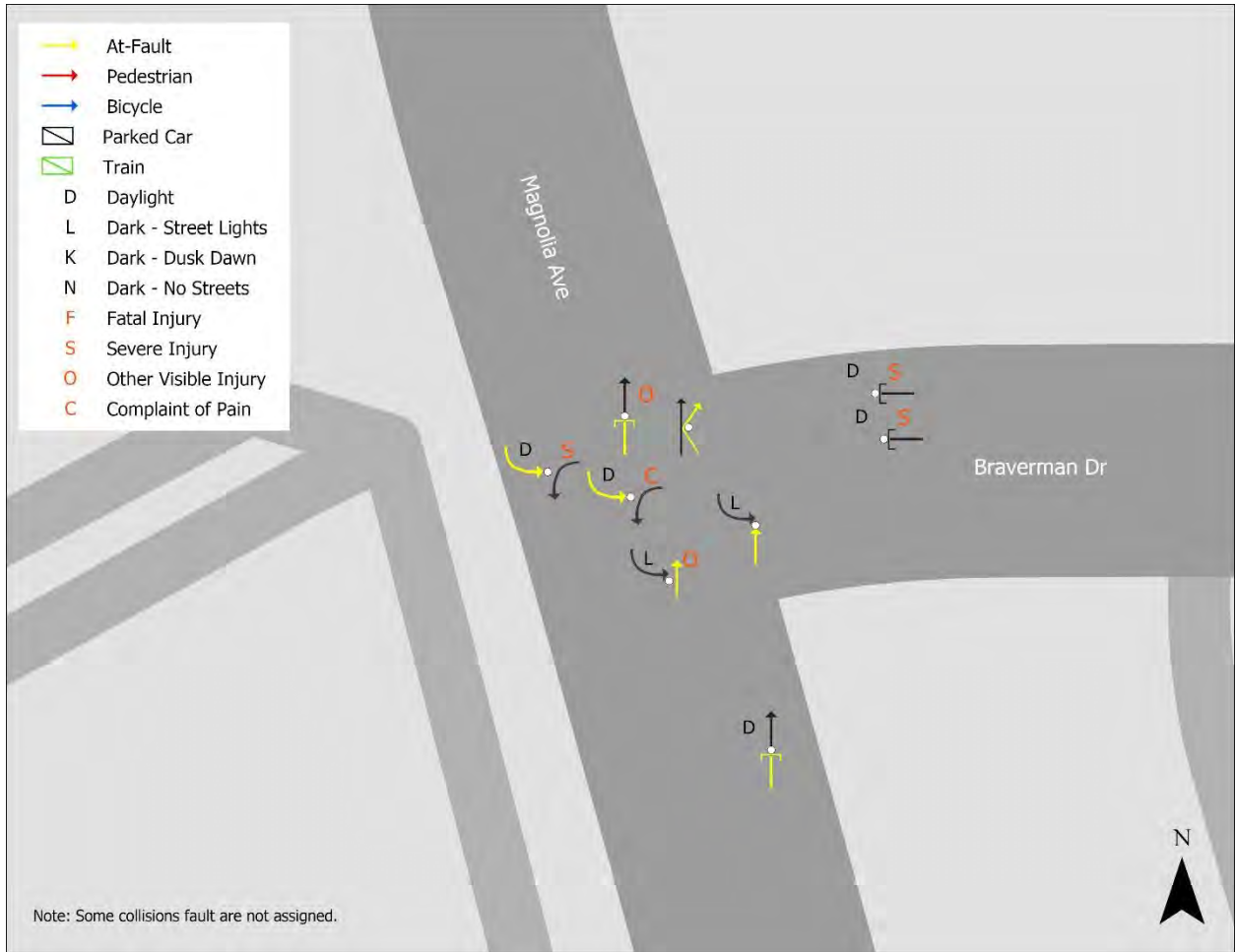
Source: KOA

Collision Diagram: Magnolia Avenue & Mission Gorge Road/Woodside Avenue



Source: KOA

Collison Diagram: Magnolia Avenue & Braverman Drive



Source: KOA

Collison Diagram: Mission Gorge Road & Carlton Hills Boulevard



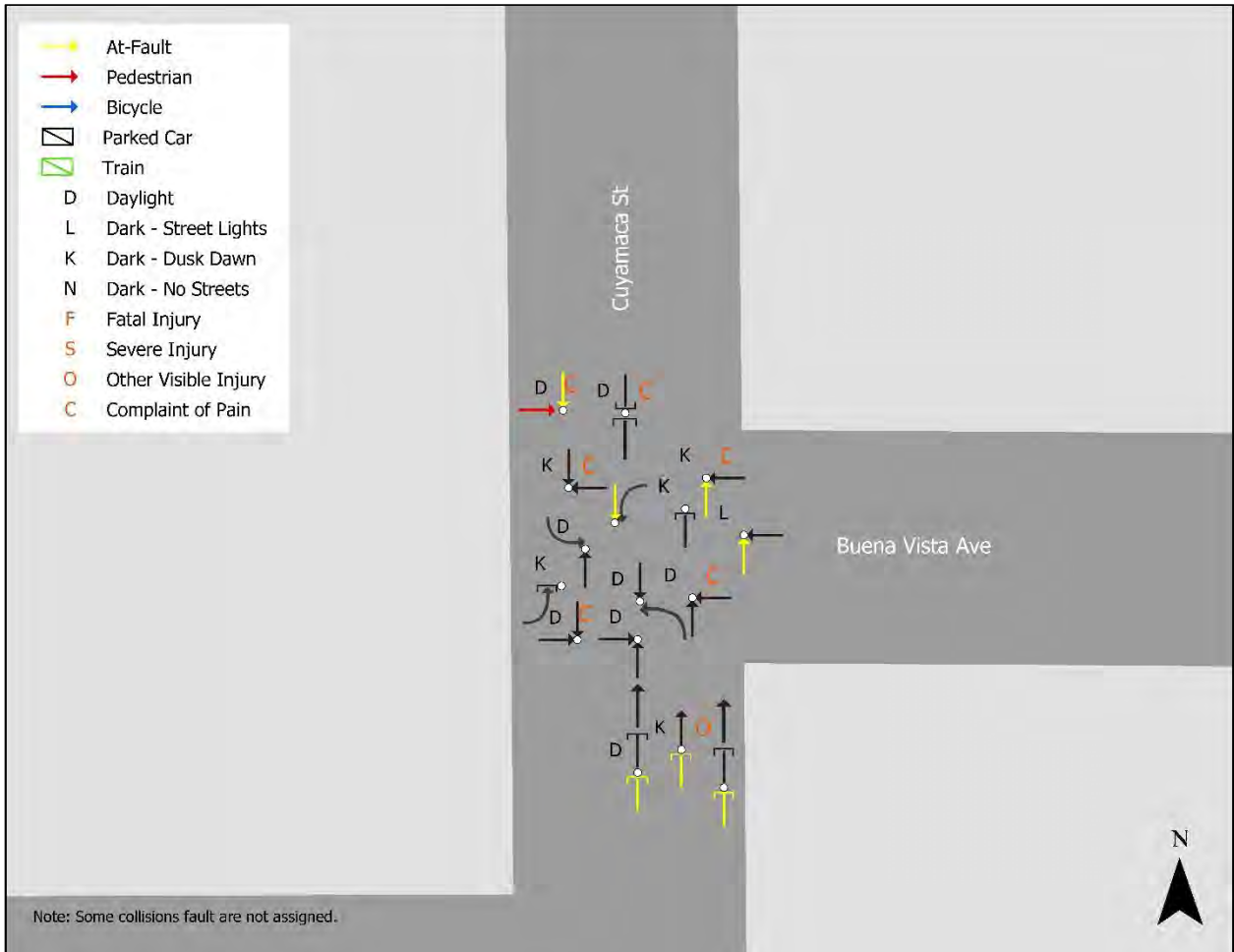
Source: KOA

Collision Diagram: Cuyamaca Street & Prospect Avenue



Source: KOA

Collision Diagram: Cuyamaca St & Buena Vista Avenue



Source: KOA

Collision Diagram: Magnolia Avenue & 2nd Street



Source: KOA

Collision Diagram: Carlton Hills Boulevard & Willowgrove Avenue



Source: KOA

Collision Diagram: Mission Gorge Road & Cottonwood Avenue



Source: KOA

Collision Diagram: Mission Gorge Road and Fanita Drive



Source: KOA

APPENDIX B – INTERSECTION COLLISIONS

Appendix B: Intersection Collision

Mission Gorge Rd and Cuyamaca St							
Primary Road	Secondary Road	Distance in Feet	Approach	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
CUYAMACA ST	MISSION GORGE RD	0	EB	NBL	Broadside	Auto R/W Violation	Complaint of Pain
MISSION GORGE RD	CUYAMACA ST	0	EB	SB	Broadside	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	180	EB	WB	Sideswipe	Improper Passing	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	237	EB	NB	Broadside	Wrong Side of Road	Complaint of Pain
MISSION GORGE RD	CUYAMACA ST	0	EBL	WB	Broadside	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	0	EBR	NB	Pedestrian	Traffic Signals and Signs	Complaint of Pain
MISSION GORGE RD	CUYAMACA ST	0	EBR	WB	Vehicle - Pedestrian	Ped R/W Violation	Other Visible Injury
MISSION GORGE RD	CUYAMACA ST	-40	EBP	EB	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	-50	EBP		Hit Object	Unknown	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	0	NB	WB	Broadside	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	0	NB	WB	Broadside	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	0	NB	WB	Broadside	Traffic Signals and Signs	Severe Injury
MISSION GORGE RD	CUYAMACA ST	0	NB	WB	Broadside	Unknown	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	8	NB	NB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	30	NB	NB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	35	NB	NB	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	50	NB	EB	Broadside	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	190	NB	EB	Broadside	Unsafe Speed	Other Visible Injury
MISSION GORGE RD	CUYAMACA ST	0	NBL	SB	Broadside	Auto R/W Violation	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	0	NBL	WBR	Head-On	Unknown	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	18	NBL	SB	Broadside	Other Hazardous Movement	Other Visible Injury
CUYAMACA ST	MISSION GORGE RD	-32	NBP		Hit Object	Driving Under Influence	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	0	SB		Hit Object	Unknown	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	0	SB	EB	Broadside	Traffic Signals and Signs	Other Visible Injury
CUYAMACA ST	MISSION GORGE RD	0	SB	NBL	Broadside	Auto R/W Violation	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	0	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	0	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	0	SB	WB	Other	Bicycle	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	123	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	247	SB	EB	Vehicle - Pedestrian	Ped R/W Violation	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	248	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	0	SBL	WBL	Head-On	Auto R/W Violation	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	-92	SBP	SB	Rear-End	Unsafe Starting or Backing	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	-108	SBP	SB	Rear-End	Unsafe Starting or Backing	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	-250	SBP	SB	Rear-End	Unsafe Starting or Backing	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	0	WB	WB	Rear-End	Unknown	
MISSION GORGE RD	CUYAMACA ST	0	WB	WB	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	CUYAMACA ST	0	WB	WB	Rear-End	Unsafe Starting or Backing	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	38	WB	WB	Rear-End	Unsafe Speed	Property Damage Only

MISSION GORGE RD	CUYAMACA ST	58	WB	WB	Rear-End	Unknown	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	78	WB	WB	Rear-End	Other Improper Driving	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	-50	WBP	WB	Sideswipe	Unsafe Lane Change	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	-171	WBP	WB	Sideswipe	Improper Turning	Severe Injury

Magnolia Ave, Mission Gorge Rd and Woodside Ave							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MAGNOLIA AV	MISSION GORGE RD	0	EB	EB	Rear-End	Driving Under Influence	Complaint of Pain
MAGNOLIA AV	WOODSIDE AV	0	EB	EB	Rear-End	Other Hazardous Movement	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	7	EB	EB	Rear-End	Unsafe Speed	Complaint of Pain
MAGNOLIA AV	WOODSIDE AV	0	EBL	EBL	Sideswipe	Driving Under Influence	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	0	EBL	EBL	Sideswipe	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	0	EBL	SBL	Head-On	Traffic Signals and Signs	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	0	EBL		Hit Object	Other Than Driver	Property Damage Only
MAGNOLIA AV	WOODSIDE AV	-33	EBP	EB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	-60	EBP	EB	Rear-End	Unsafe Speed	Property Damage Only
MAGNOLIA AV	WOODSIDE AV	19	NB	MB	Rear-End	Lights	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	20	NB	NB	NB	Improper Turning	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	20	NB	NB	Sideswipe	Unsafe Speed	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	132	NB	NB	Rear-End	Unsafe Starting or Backing	Property Damage Only
MAGNOLIA AV	WOODSIDE AV	155	NB	NB	Rear-End	Unsafe Lane Change	Other Visible Injury
MAGNOLIA AV	MISSION GORGE RD	155	NB	NB	Sideswipe	Improper Turning	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	40	NBL	NBL	Sideswipe	Improper Turning	Other Visible Injury
MAGNOLIA AV	WOODSIDE AV	-37	NBP		Hit Object	Unknown	Property Damage Only
MAGNOLIA AV	WOODSIDE AV	-37	NBP		Hit Object	Unsafe Speed	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	-40	NBP	NB	Sideswipe	Impeding Traffic	Other Visible Injury
MAGNOLIA AV	WOODSIDE AV	-144	NBP		Hit Object	Other Than Driver	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	0	SB	SB	Rear-End	Other Improper Driving	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	0	SB	SB	Rear-End	Unsafe Lane Change	Complaint of Pain
MAGNOLIA AV	WOODSIDE AV	0	SB	SB	Rear-End	Unsafe Speed	Complaint of Pain
MAGNOLIA AV	WOODSIDE AV	53	SB	EB	Vehicle - Pedestrian	Pedestrian Violation	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	118	SB	MBL	Broadside	Unsafe Speed	Other Visible Injury
MAGNOLIA AV	MISSION GORGE RD	175	SB	EB	Vehicle - Pedestrian	Unknown	Other Visible Injury
MISSION GORGE RD	MAGNOLIA AV	0	SBL		Hit Object	Other Than Driver	Other Visible Injury
MAGNOLIA AV	WOODSIDE AV	-159	SBP	SB	Sideswipe	Impeding Traffic	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	0	SBR	EB	Vehicle - Pedestrian	Unsafe Starting or Backing	Other Visible Injury
MISSION GORGE RD	MAGNOLIA AV	0	WB	EBL	Head-On	Improper Turning	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	0	WB	WBL	Head-On	Auto R/W Violation	Complaint of Pain
MISSION GORGE RD	MAGNOLIA AV	36	WB	WB	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	MAGNOLIA AV	39	WB	WB	Rear-End	Driving Under Influence	Complaint of Pain
MISSION GORGE RD	MAGNOLIA AV	90	WB	WB	Rear-End	Unknown	Property Damage Only
MAGNOLIA AV	MISSION GORGE RD	21	WBL		Hit Object	Pedestrian Violation	Property Damage Only

Magnolia Ave and Braverman Dr							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MAGNOLIA AV	BRAVERMAN DR	0	NB	NB	Rear-End	Unsafe Speed	Property Damage Only
MAGNOLIA AV	BRAVERMAN DR	0	NB	SBLT	Broadside	Traffic Signals and Signs	Complaint of Pain
MAGNOLIA AV	BRAVERMAN DR	0	NB	SBLT	Broadside	Traffic Signals and Signs	Other Visible Injury
MAGNOLIA AV	BRAVERMAN DR	40	NB	NB	Rear-End	Unsafe Speed	Property Damage Only
MAGNOLIA AV	BRAVERMAN DR	0	not known	not known	Sideswipe	Improper Turning	Property Damage Only
MAGNOLIA AV	BRAVERMAN DR	0	SBL	WBLT	Broadside	Traffic Signals and Signs	Complaint of Pain
MAGNOLIA AV	BRAVERMAN DR	0	SBL	WBLT	Broadside	Traffic Signals and Signs	Severe Injury
MAGNOLIA AV	BRAVERMAN DR	158	WB	None	Hit Object	Unsafe Lane Change	Severe Injury
MAGNOLIA AV	BRAVERMAN DR	158	WB	None	Hit Object	Unsafe Lane Change	Severe Injury

Mission Gorge Rd and Carlton Hills Blvd							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MISSION GORGE RD	CARLTON HILLS BL	0	EB	WB	Sideswipe	Unsafe Lane Change	Property Damage Only
CARLTON HILLS BL	MISSION GORGE RD	5	EB	EB	Rear-End	Improper Turning	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	36	EB	WB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	161	EB	EB	Rear-End	Unsafe Speed	Other Visible Injury
MISSION GORGE RD	CARLTON HILLS BL	211	EB	EB	Rear-End	Unsafe Lane Change	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	211	EB	EB	Rear-End	Unsafe Speed	Complaint of Pain
CARLTON HILLS BL	MISSION GORGE RD	0	EBL	None	Hit Object	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	79	EBL	WB	Broadside	Improper Turning	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	NBLP	NBLT	Sideswipe	Impeding Traffic	Property Damage Only
CARLTON HILLS BL	MISSION GORGE RD	-148	NBP	SB	Head-On	Unsafe Speed	Other Visible Injury
CARLTON HILLS BL	MISSION GORGE RD	-65	NBP	WB (drive)	Broadside	Improper Turning	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	SB	SB	Rear-End	Driving Under Influence	Property Damage Only
CARLTON HILLS BL	MISSION GORGE RD	5	SB	SB	Rear-End	Impeding Traffic	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	205	SB	None	Hit Object	Improper Turning	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	0	WB	EB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	WB	NB	Broadside	Traffic Signals and Signs	Severe Injury
MISSION GORGE RD	CARLTON HILLS BL	0	WB	SB	Broadside	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	WB	WB	Sideswipe	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	WB	WB	Sideswipe	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	0	WB	WB	Sideswipe	Impeding Traffic	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	32	WB	WB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	55	WB	EB	Head-On	Unknown	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	80	WB	EB	Head-On	Unknown	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	162	WB	None	Hit Object	Improper Turning	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	176	WB	WB	Rear-End	Unsafe Starting or Backing	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	183	WB	EB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	-150	WBP	WB	Sideswipe	Improper Turning	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	-130	WBP	None	Overtaken	Unsafe Speed	Other Visible Injury

Note: e.g., NBP - means NB but past the intersection, etc...

Cuyamaca St and Prospect Ave							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
CUYAMACA ST	PROSPECT AV	0	EB	EB	Sideswipe	Auto R/W Train	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	EB	EB	Sideswipe	Unsafe Lane Change	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	EB	SBL	Broadside	Driving Under Influence	Property Damage Only
PROSPECT AV	CUYAMACA ST	0	NB	NB	Sideswipe	Auto R/W Violation	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	NB	SBL	Broadside	Auto R/W Violation	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	NB	SBL	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	PROSPECT AV	18	SB	NB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	NBL	SBL	Broadside	Auto R/W Violation	Complaint of Pain
CUYAMACA ST	PROSPECT AV	0	SB	SB	Sideswipe	Unsafe Speed - Bicycle	Other Visible Injury
CUYAMACA ST	PROSPECT AV	200	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	PROSPECT AV	0	SBL	NB	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	PROSPECT AV	0	SBL	NB	Broadside	Unknown	Other Visible Injury
CUYAMACA ST	PROSPECT AV	0	SBL	NB	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	PROSPECT AV	0	SBL	WB	Head-On	Auto R/W Violation	Other Visible Injury

Cuyamaca St and Buena Vista Ave							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
CUYAMACA ST	BUENA VISTA AV	0	<i>EB</i>	<i>NB</i>	Broadside	Unknown	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>EB</i>	<i>SB</i>	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	0	<i>EBLP</i>		Hit Object	Improper Turning	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>EB</i>	Broadside	Traffic Signals and Signs	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>NB</i>	Rear-End	Driving Under Influence	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>SB</i>	Head-On	Improper Turning	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>WB</i>	Broadside	Improper Turning	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>WB</i>	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	0	<i>NB</i>	<i>WB</i>	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	40	<i>NB</i>	<i>NB</i>	Rear-End	Unsafe Speed	Other Visible Injury
CUYAMACA ST	BUENA VISTA AV	43	<i>NB</i>	<i>NB</i>	Rear-End	Unsafe Speed	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	0	<i>SB</i>	<i>NB</i>	Broadside	Traffic Signals and Signs	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	0	<i>SB</i>	<i>WB</i>	Broadside	Improper Turning	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	7	<i>SB</i>	<i>EB</i>	Broadside	Traffic Signals and Signs	Property Damage Only
CUYAMACA ST	BUENA VISTA AV	8	<i>SB</i>	<i>EB</i>	Vehicle - Pedestrian	Ped R/W Violation	Complaint of Pain

Italic - fault not determined

Magnolia Ave and 2nd St							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MAGNOLIA AV	02ND ST	0	NB	EB	Broadside	Traffic Signals and Signs	Other Visible Injury
MAGNOLIA AV	02ND ST	0	NB	NB	Rear-End	Unknown	Property Damage Only
MAGNOLIA AV	02ND ST	-247	NBP		Rear-End (Parked car)	Improper Turning	Other Visible Injury
MAGNOLIA AV	02ND ST	130	SB	SB	Rear-End	Unsafe Speed	Property Damage Only
MAGNOLIA AV	02ND ST	135	SB	SB	Rear-End	Unsafe Lane Change	Complaint of Pain
MAGNOLIA AV	02ND ST	135	SB	SB	Rear-End	Unsafe Speed	Complaint of Pain
MAGNOLIA AV	02ND ST	-237	SBP		Sideswipe	Improper Turning	Property Damage Only
MAGNOLIA AV	02ND ST	-9	SBP	EB	Vehicle - Pedestrian	Ped R/W Violation	Other Visible Injury
MAGNOLIA AV	02ND ST	0	WB		Overtuned	Traffic Signals and Signs	Other Visible Injury

Carlton Hills Blvd and Willowgrove Ave							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
CARLTON HILLS BL	WILLOWGROVE AV	0	NB	NB	Sideswipe	Traffic Signals and Signs	Property Damage Only
CARLTON HILLS BL	WILLOWGROVE AV	0	<i>NB</i>	<i>SBL</i>	Broadside	Auto R/W Violation	Property Damage Only
CARLTON HILLS BL	WILLOWGROVE AV	0	<i>NB</i>	<i>SBL</i>	Broadside	Unknown	Complaint of Pain
CARLTON HILLS BL	WILLOWGROVE AV	60	NB	EB	Vehicle - Pedestrian	Pedestrian Violation	Other Visible Injury
CARLTON HILLS BL	WILLOWGROVE AV	-62	NBP		Hit Object	Unsafe Speed	Property Damage Only
CARLTON HILLS BL	WILLOWGROVE AV	20	NBR	NB	Rear-End	Improper Turning	Complaint of Pain
CARLTON HILLS BL	WILLOWGROVE AV	0	<i>SB</i>	EB	Vehicle - Pedestrian	Ped R/W Violation	Complaint of Pain
CARLTON HILLS BL	WILLOWGROVE AV	0	<i>SB</i>	<i>NB</i>	Head-On	Improper Turning	Other Visible Injury
CARLTON HILLS BL	WILLOWGROVE AV	180	<i>SB</i>	<i>NB</i>	Head-On	Auto R/W Violation	Other Visible Injury

Red - pedestrian

Italic - fault not determined

Mission Gorge Rd and Cottonwood Ave							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MISSION GORGE RD	COTTONWOOD AV	0	EB	NBL	Broadside	Traffic Signals and Signs	Other Visible Injury
MISSION GORGE RD	COTTONWOOD AV	0	EB	NBL	Broadside	Traffic Signals and Signs	Other Visible Injury
MISSION GORGE RD	COTTONWOOD AV	49	EB	EB	Rear-End	Unsafe Speed	Other Visible Injury
MISSION GORGE RD	COTTONWOOD AV	67	EB	EB	Sideswipe	Unsafe Lane Change	Property Damage Only
MISSION GORGE RD	COTTONWOOD AV	110	EB	EB	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	COTTONWOOD AV	-57	EBP	EB	Sideswipe	Improper Turning	Property Damage Only
COTTONWOOD AV	MISSION GORGE RD	11	NB	EB	Broadside	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	COTTONWOOD AV	0	NBL	EB	Broadside	Traffic Signals and Signs	Complaint of Pain
COTTONWOOD AV	MISSION GORGE RD	180	SB	SB,SB	Rear-End	Driving Under Influence	Severe Injury
MISSION GORGE RD	COTTONWOOD AV	30	WB	WB	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	COTTONWOOD AV	157	WB	WB	Sideswipe	Unsafe Speed	Property Damage Only

Mission Gorge Rd and Fanita Dr							
Primary Road	Secondary Road	Distance in Feet	Approach (V1)	Approach (V2)	Collision Type	Primary Collision Factor	Collision Severity
MISSION GORGE RD	FANITA DR	0	EB	EB	Sideswipe	Unsafe Speed	Property Damage Only
MISSION GORGE RD	FANITA DR	0	EB	NBL	Broadside	Improper Turning	Complaint of Pain
FANITA DR	MISSION GORGE RD	0	EB		Hit Object	Unsafe Speed	Property Damage Only
MISSION GORGE RD	FANITA DR	225	EB	EB	Rear-End	Auto R/W Violation	Complaint of Pain
MISSION GORGE RD	FANITA DR	-150	EBP		Sideswipe	Unsafe Lane Change	Property Damage Only
MISSION GORGE RD	FANITA DR	0	EBP	EB	Rear-End	Unsafe Lane Change	Complaint of Pain
MISSION GORGE RD	FANITA DR	23	EBR		Hit Object	Other Than Driver	Property Damage Only
MISSION GORGE RD	FANITA DR	121	NBL	NBL	Sideswipe	Auto R/W Violation	Other Visible Injury
FANITA DR	MISSION GORGE RD	53	NBR	EB	Broadside	Auto R/W Violation	Property Damage Only
FANITA DR	MISSION GORGE RD	65	NBR	NBR	Broadside	Auto R/W Violation	Complaint of Pain
FANITA DR	MISSION GORGE RD	193	SB	EB	Vehicle - Pedestrian	Pedestrian Violation	Other Visible Injury
MISSION GORGE RD	FANITA DR	0	WB	WB	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	FANITA DR	0	WB	WB	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	FANITA DR	0	WB	WB	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	FANITA DR	0	WB	WB	Sideswipe	Other Improper Driving	Property Damage Only
MISSION GORGE RD	FANITA DR	0	WB	WB	Sideswipe	Unknown	Property Damage Only
MISSION GORGE RD	FANITA DR	249	WBL	EB	Broadside	Auto R/W Violation	Other Visible Injury

APPENDIX C – SEGMENT MID BLOCK COLLISIONS

Appendix C: Segment Collision

Cuyamaca St from Mission Gorge Rd to Mast Blvd							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
CUYAMACA ST	MISSION GORGE RD	Mission Gorge to Mast Blvd	280	North	Broadside	Auto R/W Violation	Other Visible Injury
CUYAMACA ST	RIVER PARK DR	Mission Gorge to Mast Blvd	441	South	Broadside	Driving Under Influence	Complaint of Pain
CUYAMACA ST	RIVERWALK DR	Mission Gorge to Mast Blvd	387	South	Broadside	Wrong Side of Road	Complaint of Pain
CUYAMACA ST	TOWN CENTER PY	Mission Gorge to Mast Blvd	303	North	Hit Object	Other Than Driver	Property Damage Only
CUYAMACA ST	RIVERWALK DR	Mission Gorge to Mast Blvd	528	South	Hit Object	Unknown	Property Damage Only
CUYAMACA ST	TOWN CENTER PY	Mission Gorge to Mast Blvd	644	North	Other	Auto R/W Violation	Fatal
CUYAMACA ST	TOWN CENTER PY	Mission Gorge to Mast Blvd	773	North	Rear-End	Unsafe Lane Change	Other Visible Injury
CUYAMACA ST	TOWN CENTER PY	Mission Gorge to Mast Blvd	773	North	Rear-End	Unsafe Speed	Other Visible Injury
CUYAMACA ST	MISSION GORGE RD	Mission Gorge to Mast Blvd	466	North	Vehicle - Pedestrian	Wrong Side of Road	Complaint of Pain

Carlton Hills Blvd from Mission Gorge Rd to Mast Blvd							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
CARLTON HILLS BL	CARLTON OAKS DR	Mission Gorge to Mast Blvd	371	South	Broadside	Auto R/W Violation	Complaint of Pain
CARLTON HILLS BL	CARLTON OAKS DR	Mission Gorge to Mast Blvd	377	South	Broadside	Auto R/W Violation	Complaint of Pain
CARLTON HILLS BL	CARLTON OAKS DR	Mission Gorge to Mast Blvd	377	South	Broadside	Auto R/W Violation	Other Visible Injury
CARLTON HILLS BL	CARLTON OAKS DR	Mission Gorge to Mast Blvd	376	South	Broadside	Improper Turning	Complaint of Pain
CARLTON HILLS BL	MISSION GORGE RD	Mission Gorge to Mast Blvd	341	North	Rear-End	Driving Under Influence	Complaint of Pain
CARLTON HILLS BL	CARLTON OAKS DR	Mission Gorge to Mast Blvd	470	South	Rear-End	Unsafe Speed	Complaint of Pain
CARLTON HILLS BL	STOYER DR	Mission Gorge to Mast Blvd	339	North	Sideswipe	Driving Under Influence	Fatal

Mission Gorge Rd from SR-52 Off Ramp to Cuyamaca St							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	557	West	Broadside	Auto R/W Violation	Complaint of Pain
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	393	West	Broadside	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	927	East	Broadside	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	588	East	Broadside	Driving Under Influence	Other Visible Injury
MISSION GORGE RD	CUYAMACA ST	SR-52 Off Ramp to Cuyamaca St	394	West	Broadside	Pedestrian Violation	Complaint of Pain
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	882	West	Broadside	Traffic Signals and Signs	Other Visible Injury
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	548	West	Broadside	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	590	East	Hit Object	Improper Turning	Property Damage Only
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	339	East	Hit Object	Other Improper Driving	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	320	East	Hit Object	Other Than Driver	Property Damage Only
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	479	West	Hit Object	Unknown	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	561	East	Rear-End	Auto R/W Violation	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	618	East	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	769	West	Rear-End	Driving Under Influence	Property Damage Only
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	386	East	Rear-End	Other Improper Driving	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	675	East	Rear-End	Traffic Signals and Signs	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	555	East	Rear-End	Unsafe Lane Change	Complaint of Pain
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	258	West	Rear-End	Unsafe Lane Change	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	610	East	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	661	West	Rear-End	Unsafe Speed	Complaint of Pain
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	328	East	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	460	East	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CARLTON HILLS BL	SR-52 Off Ramp to Cuyamaca St	1200	East	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	312	West	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	FANITA DR	SR-52 Off Ramp to Cuyamaca St	480	East	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	OLIVE LN	SR-52 Off Ramp to Cuyamaca St	258	West	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	331	East	Rear-End	Unsafe Speed	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	SR-52 Off Ramp to Cuyamaca St	753	West	Sideswipe	Improper Turning	Property Damage Only
MISSION GORGE RD	SR-52 WB	SR-52 Off Ramp to Cuyamaca St	300	West	Sideswipe	Unsafe Lane Change	Property Damage Only
MISSION GORGE RD	TOWN CENTER PY	SR-52 Off Ramp to Cuyamaca St	426	West	Vehicle - Pedestrian	Ped R/W Violation	Complaint of Pain

Magnolia Ave from Mission Gorge Rd to Mast Blvd							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
MAGNOLIA AVE	MAST BLVD	Mission Gorge Rd to Mast Blvd	300	South	Fixed Object	Hit Object	Property Damage Only
MAGNOLIA AVE	RIVERVIEW PKWY	Mission Gorge Rd to Mast Blvd	708	South	Other Motor Vehicle	Broadside	Property Damage Only
MAGNOLIA AVE	PARK AVE	Mission Gorge Rd to Mast Blvd	260	North	Other Motor Vehicle	Rear-End	Complaint of Pain
MAGNOLIA AVE	MISSION GORGE RD	Mission Gorge Rd to Mast Blvd	548	North	Other Motor Vehicle	Rear-End	Severe Injury

Woodside Ave from Magnolia Ave to North Woodside Ave							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	260	East	Broadside	Auto R/W Violation	Complaint of Pain
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	640	East	Broadside	Auto R/W Violation	Complaint of Pain
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	694	East	Broadside	Auto R/W Violation	Complaint of Pain
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	277	East	Broadside	Auto R/W Violation	Property Damage Only
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	285	East	Broadside	Auto R/W Violation	Property Damage Only
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	1961	East	Hit Object	Unsafe Speed	Property Damage Only
WOODSIDE AVE	MAGNOLIA AV	Magnolia Ave to North Woodside Ave	1982	East	Other	Driving Under Influence	Property Damage Only
WOODSIDE AVE	RIDERWOOD TR	Magnolia Ave to North Woodside Ave	381	East	Rear-End	Unsafe Speed	Complaint of Pain

Cuyamaca St from South City Limit to Mission Gorge Rd							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
CUYAMACA ST	BUENA VISTA AV	South City Limit to Mission Gorge Rd	585	North	Broadside	Auto R/W Violation	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	557	South	Broadside	Improper Turning	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	620	South	Other	Other Improper Driving	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	519	South	Rear-End	Other Than Driver	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	South City Limit to Mission Gorge Rd	350	North	Rear-End	Unsafe Speed	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	570	South	Rear-End	Unsafe Speed	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	South City Limit to Mission Gorge Rd	505	North	Rear-End	Unsafe Speed	Not Stated
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	650	South	Rear-End	Unsafe Speed	Property Damage Only
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	450	South	Rear-End	Unsafe Starting or Backing	Complaint of Pain
CUYAMACA ST	BUENA VISTA AV	South City Limit to Mission Gorge Rd	349	North	Sideswipe	Impeding Traffic	Complaint of Pain
CUYAMACA ST	MISSION GORGE RD	South City Limit to Mission Gorge Rd	419	South	Sideswipe	Unsafe Lane Change	Complaint of Pain

Mission Gorge Rd from Cuyamaca St to Magnolia Ave							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Collision Type	Primary Collision Factor	Collision Severity
MISSION GORGE RD	COTTONWOOD AVE	Cuyamaca St to Magnolia Ave	1061	West	Fixed Object	Hit Object	Property Damage Only
MISSION GORGE RD	TAMBERLY WY	Cuyamaca St to Magnolia Ave	401	East	Other Motor Vehicle	Broadside	Other Visible Injury
MISSION GORGE RD	COTTONWOOD AVE	Cuyamaca St to Magnolia Ave	924	West	Other Motor Vehicle	Broadside	Other Visible Injury
MISSION GORGE RD	CUYAMACA ST	Cuyamaca St to Magnolia Ave	360	East	Other Motor Vehicle	Other	Property Damage Only
MISSION GORGE RD	CUYAMACA ST	Cuyamaca St to Magnolia Ave	259	East	Other Motor Vehicle	Rear-End	Complaint of Pain
MISSION GORGE RD	RIVERVIEW PKWY	Cuyamaca St to Magnolia Ave	346	West	Other Motor Vehicle	Rear-End	Other Visible Injury
MISSION GORGE RD	RIVERVIEW PKWY	Cuyamaca St to Magnolia Ave	319	East	Other Motor Vehicle	Rear-End	Property Damage Only

Fanita Drive from Mission Gorge Road to South City Limit							
Primary Roadway	Secondary Roadway	Segment	Distance	Approach	Primary Collision Factor	Collision Type	Collision Severity
FANITA DR	FANITA RANCHO RD	Fanita Drive from Mission Gorge Road to South City Limit	1505	South	Unsafe Speed	Head-On	Property Damage Only
FANITA DR	PROSPECT AV	Fanita Drive from Mission Gorge Road to South City Limit	916	West	Driving Under Influence	Hit Object	Other Visible Injury
FANITA DR	PROSPECT AV	Fanita Drive from Mission Gorge Road to South City Limit	902	South	Impeding Traffic	Rear-End	Complaint of Pain
FANITA DR	PROSPECT AV	Fanita Drive from Mission Gorge Road to South City Limit	902	South	Improper Turning	Hit Object	Complaint of Pain
FANITA DR	FANITA RANCHO RD	Fanita Drive from Mission Gorge Road to South City Limit	470	South	Improper Turning	Rear-End	Complaint of Pain
FANITA DR	PROSPECT AV	Fanita Drive from Mission Gorge Road to South City Limit	431	South	Other Than Driver	Other	Other Visible Injury
FANITA DR	FANITA RANCHO RD	Fanita Drive from Mission Gorge Road to South City Limit	430	South	Improper Turning	Broadside	Complaint of Pain
FANITA DR	PASEO LADERA	Fanita Drive from Mission Gorge Road to South City Limit	350	South	Unknown	Hit Object	Complaint of Pain
FANITA DR	FANITA RANCHO RD	Fanita Drive from Mission Gorge Road to South City Limit	345	South	Unknown	Rear-End	Other Visible Injury
FANITA DR	MISSION GORGE RD	Fanita Drive from Mission Gorge Road to South City Limit	303	South	Not Stated	Head-On	Other Visible Injury
FANITA DR	MISSION GORGE RD	Fanita Drive from Mission Gorge Road to South City Limit	300	South	Driving Under Influence	Hit Object	Property Damage Only
FANITA DR	MISSION GORGE RD	Fanita Drive from Mission Gorge Road to South City Limit	280	South	Ped or Other Under Influence	Hit Object	Property Damage Only

Town Center Parkway from Mission Gorge Road to South City Limit							
Primary Roadway	Secondary Roadway	Segment	Distance (ft)	Approach	Primary Collision Factor	Collision Type	Collision Severity
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	1150	West	Pedestrian Violation	Vehicle - Pedestrian	Property Damage Only
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	1122	West	Auto R/W Violation	Broadside	Other Visible Injury
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	1116	West	Driving Under Influence	Rear-End	Complaint of Pain
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	1037	West	Improper Turning	Broadside	Property Damage Only
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	774	West	Improper Turning	Hit Object	Property Damage Only
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	647	West	Improper Turning	Hit Object	Property Damage Only
TOWN CENTER PY	MISSION GORGE RD	Town Center Parkway from Mission Gorge Road to South City Limit	548	North	Other Improper Driving	Rear-End	Property Damage Only
TOWN CENTER PY	WALMART ENTRANCE	Town Center Parkway from Mission Gorge Road to South City Limit	540	East	Auto R/W Violation	Broadside	Complaint of Pain
TOWN CENTER PY	CUYAMACA ST	Town Center Parkway from Mission Gorge Road to South City Limit	482	West	Improper Turning	Rear-End	Complaint of Pain
TOWN CENTER PY	WALMART ENTRANCE	Town Center Parkway from Mission Gorge Road to South City Limit	470	North	Unsafe Speed	Hit Object	Property Damage Only
TOWN CENTER PY	MISSION GORGE RD	Town Center Parkway from Mission Gorge Road to South City Limit	430	North	Traffic Signals and Signs	Sideswipe	Complaint of Pain
TOWN CENTER PY	MISSION GORGE RD	Town Center Parkway from Mission Gorge Road to South City Limit	395	North	Auto R/W Violation	Broadside	Property Damage Only
TOWN CENTER PY	MISSION GORGE RD	Town Center Parkway from Mission Gorge Road to South City Limit	350	North	Driving Under Influence	Rear-End	Property Damage Only

Magnolia from Mission Gorge Road to South City Limit							
Primary Roadway	Secondary Roadway	Segment	Distance	(Approach	Primary Collision Factor	Collision Type	Collision Severity
MAGNOLIA AV	KENNEY ST	Magnolia from Mission Gorge Road to South City Limit	461	South	Driving Under Influence	Hit Object	Property Damage Only
MAGNOLIA AV	KENNEY ST	Magnolia from Mission Gorge Road to South City Limit	350	South	Unsafe Speed	Broadside	Property Damage Only
MAGNOLIA AV	ROCKVILL ST	Magnolia from Mission Gorge Road to South City Limit	339	South	Unsafe Speed	Hit Object	Property Damage Only
MAGNOLIA AV	PROSPECT AV	Magnolia from Mission Gorge Road to South City Limit	300	South	Auto R/W Violation	Broadside	Complaint of Pain
MAGNOLIA AV	PROSPECT AV	Magnolia from Mission Gorge Road to South City Limit	267	South	Unsafe Speed	Broadside	Other Visible Injury
MAGNOLIA AV	KENNEY ST	Magnolia from Mission Gorge Road to South City Limit	670	South	Unsafe Speed	Rear-End	Complaint of Pain

APPENDIX D – SANTEE INTERSECTIONS ALL

No.	Intersection	Fatal	Severe Injury	Visible Injury	Complaint of Pain	PDO	Total Collisions	Rate	EPDO Score
1	Mission Gorge Rd & Cuyamaca St	0	2	4	12	25	43	4.2	\$2,650,500
2	Magnolia Av & Mission Gorge Rd/Woodside Av	0	0	9	9	26	44	4.3	\$2,354,600
3	Mission Gorge Rd & Carlton Hills Bl	0	1	3	6	18	28	3.8	\$1,540,700
4	Magnolia Av & Braverman Dr	0	3	1	2	3	9	1.6	\$1,511,000
5	Mission Gorge Rd & Cottonwood Av	0	1	3	4	3	11	1.1	\$1,179,400
6	Mission Gorge Rd & Fanita Dr	0	0	3	5	9	17	3.5	\$951,100
7	Cuyamaca St & Prospect Av	0	0	3	5	7	15	3.4	\$924,500
8	Cuyamaca St & Buena Vista Av	0	0	1	7	7	15	5.3	\$801,700
9	Magnolia Av & 02nd St	0	0	4	2	3	9	1.8	\$770,900
10	Carlton Hills Bl & Willowgrove Av	0	0	3	3	3	9	1.7	\$709,500
11	Mission Gorge Rd & Big Rock Rd	0	0	5	0	1	6	1.0	\$724,800
12	Mission Gorge Rd & 01St St	0	1	0	3	3	7	1.5	\$671,600
13	Woodside Av & Security Wy	0	1	1	1	0	3	1.8	\$612,200
14	Mast Bl & Carlton Hills Bl	0	1	1	0	1	3	0.6	\$544,600
15	Mast Bl & Halberns Bl	0	0	2	3	1	6	1.4	\$540,600
16	Mast Bl & Medina Dr	0	0	3	1	2	6	1.0	\$534,400
17	Cuyamaca St & Town Center Py	0	0	0	6	3	9	1.6	\$525,300
18	Cottonwood Av & Mission Gorge Rd	0	1	0	1	0	2		\$469,900
19	Carlton Hills Bl & Stoyer Dr	0	0	2	2	0	4		\$446,400
20	Mast Bl & Cuyamaca St	0	0	1	3	4	8		\$438,200
21	Graves Av & Prospect Av	0	0	2	1	5	8		\$432,000
22	Magnolia Av & Palm Glen Dr	0	0	2	1	5	8		\$432,000
23	Magnolia Av & Park Av	0	1	0	0	3	4		\$428,900
24	Mast Bl & Hartland Cr (W)	0	0	3	0	0	3		\$426,900
25	Magnolia Av & Alexander Wy	0	0	1	3	3	7		\$424,900
26	Magnolia Av & El Nopal	0	0	1	3	1	5		\$398,300
27	Cottonwood Av & Buena Vista Av	0	1	0	0	0	1		\$389,000
28	Healy St & Len St	0	1	0	0	0	1		\$389,000
29	Lake Canyon Rd & Fanita Py	0	1	0	0	0	1		\$389,000
30	Molino Rd & Shoredale Dr	0	1	0	0	0	1		\$389,000
31	Princess Joann Rd & Ironwood Av	0	1	0	0	0	1		\$389,000
32	Prospect Av & Fiona Wy	0	1	0	0	0	1		\$389,000
33	Prospect Av & Hacienda Rd	0	1	0	0	0	1		\$389,000
34	Prospect Av & Pathway St	0	1	0	0	0	1		\$389,000
35	Prospect Av & Magnolia Av	0	0	0	4	4	8		\$376,800
36	Cuyamaca St & River Park Dr	0	0	1	2	5	8		\$370,600
37	Mast Bl & Bilteer Dr	0	0	2	1	0	3		\$365,500
38	Carlton Oaks Dr & Fanita Py	0	0	0	4	3	7		\$363,500
39	Magnolia Av & Rockvill St	0	0	1	2	4	7		\$357,300
40	Carlton Hills Bl & Carlton Oaks Dr	0	0	0	3	7	10		\$335,800
41	Carlton Hills Bl & Mission Gorge Rd	0	0	1	2	2	5		\$330,700
42	Mast Bl & Pebble Beach Dr	0	0	2	0	3	5		\$324,500
43	Woodside Av & Shadow Hill Rd	0	0	2	0	3	5		\$324,500
44	Mast Bl & Jeremy St	0	0	1	2	1	4		\$317,400
45	Mission Gorge Rd & Riverview Py	0	0	1	2	1	4		\$317,400
46	Mission Gorge Rd & Sr-52 Eb Off Ramp	0	0	1	2	1	4		\$317,400
47	Magnolia Av & Mast Bl	0	0	1	1	6	8		\$303,000
48	Mast Bl & Cambury Dr	0	0	2	0	1	3		\$297,900
49	Mast Bl & St Andrews Dr	0	0	2	0	1	3		\$297,900
50	Mission Gorge Rd & Rockyridge Rd	0	0	2	0	1	3		\$297,900
51	Mission Gorge Rd & Olive Ln	0	0	1	1	5	7		\$289,700
52	Prospect Av & Olive Ln	0	0	2	0	0	2		\$284,600
53	Woodside Av & Sr-67 Sb Off Ramp	0	0	2	0	0	2		\$284,600
54	Mission Gorge Rd & Kohls & Lowes En	0	0	0	3	3	6		\$282,600
55	Fanita Dr & Mission Gorge Rd	0	0	1	1	2	4		\$249,800
56	Carlton Oaks Dr & Carlton Hills Bl	0	0	1	1	1	3		\$236,500
57	Cuyamaca St & Sr-52 Eb On Ramp	0	0	1	1	1	3		\$236,500

58	Mission Gorge Rd & Edgemoor Dr	0	0	1	1	1	3	\$236,500
59	North Woodside Av & Wheatlands Av	0	0	1	1	1	3	\$236,500
60	Carlton Oaks Dr & Pike Rd	0	0	1	1	0	2	\$223,200
61	Cuyamaca St & Trolley Square	0	0	1	1	0	2	\$223,200
62	Magnolia Av & Tomel Ct	0	0	1	1	0	2	\$223,200
63	Sr-125 & Mission Gorge Rd	0	0	1	1	0	2	\$223,200
64	Mission Gorge Rd & West Hills Py	0	0	0	2	4	6	\$215,000
65	Mission Gorge Rd & Mission Greens R	0	0	0	2	3	5	\$201,700
66	Cuyamaca St & Mast Bl	0	0	1	0	4	5	\$195,500
67	Carlton Hills Bl & Gorge Av	0	0	0	2	2	4	\$188,400
68	Magnolia Av & Carefree Dr	0	0	0	2	2	4	\$188,400
69	Magnolia Av & Prospect Av	0	0	0	2	2	4	\$188,400
70	Mission Gorge Rd & Lowes & Post Ofc	0	0	0	2	2	4	\$188,400
71	Cuyamaca St & Sr-52 Wb Off Ramp	0	0	1	0	3	4	\$182,200
72	Woodside Av & Woodside Tr	0	0	1	0	3	4	\$182,200
73	Cuyamaca St & Riverwalk Dr	0	0	0	2	1	3	\$175,100
74	Fanita Dr & Sr-52 Wb Off Ramp	0	0	0	2	1	3	\$175,100
75	Magnolia Av & Lisa Meadows	0	0	0	2	1	3	\$175,100
76	Prospect Av & Fanita Dr	0	0	0	2	1	3	\$175,100
77	Mission Gorge Rd & Town Center Py	0	0	0	1	7	8	\$174,000
78	Cuyamaca St & Mission Creek Dr	0	0	0	2	0	2	\$161,800
79	Fanita Dr & Farrington Dr	0	0	0	2	0	2	\$161,800
80	Mission Gorge Rd & Railroad Av	0	0	0	2	0	2	\$161,800
81	Settle Rd & Fenway Rd	0	0	0	2	0	2	\$161,800
82	02Nd St & Carreta Dr	0	0	1	0	1	2	\$155,600
83	Fanita Dr & Prospect Av	0	0	1	0	1	2	\$155,600
84	Mission Gorge Rd & Sr-52 Wb	0	0	1	0	1	2	\$155,600
85	Rancho Fanita Dr & Mission Gorge Rd	0	0	1	0	1	2	\$155,600
86	Amino Dr & Leticia Dr (W)	0	0	1	0	0	1	\$142,300
87	Buena Vista Av & Rhodes Ct	0	0	1	0	0	1	\$142,300
88	Carlton Hills Bl & Pennywood Rd	0	0	1	0	0	1	\$142,300
89	Cottonwood Av & Happy Ln	0	0	1	0	0	1	\$142,300
90	Josie Jo Ln & El Nopal	0	0	1	0	0	1	\$142,300
91	Magnolia Av & Kerrigan St	0	0	1	0	0	1	\$142,300
92	Magnolia Av & Null	0	0	1	0	0	1	\$142,300
93	Mast Bl & Dunbarton Rd	0	0	1	0	0	1	\$142,300
94	Mast Bl & Los Ranchitos Rd	0	0	1	0	0	1	\$142,300
95	Mission Gorge Rd & 04Th St	0	0	1	0	0	1	\$142,300
96	Mission Gorge Rd & Starpine Dr	0	0	1	0	0	1	\$142,300
97	Mission Gorge Rd & Trolley Square	0	0	1	0	0	1	\$142,300
98	Prospect Av & Our Wy	0	0	1	0	0	1	\$142,300
99	River Park Dr & Silvercreek Dr	0	0	1	0	0	1	\$142,300
100	Shenandoah Dr & El Nopal	0	0	1	0	0	1	\$142,300
101	Stoyer Dr & Carlton Hills Bl	0	0	1	0	0	1	\$142,300
102	Sutton Ct & Hirsch Rd	0	0	1	0	0	1	\$142,300
103	Woodside Av & Riderwood Tr	0	0	1	0	0	1	\$142,300
104	Mast Bl & Fanita Py	0	0	0	1	3	4	\$120,800
105	Carlton Oaks Dr & Heaney Cr (W)	0	0	0	1	2	3	\$107,500
106	Cuyamaca St & Beck Dr	0	0	0	1	2	3	\$107,500
107	El Nopal & Magnolia Av	0	0	0	1	2	3	\$107,500
108	Prospect Av & Graves Av	0	0	0	1	2	3	\$107,500
109	Prospect Av & Sr-67 Nb Off Ramp	0	0	0	1	2	3	\$107,500
110	Town Center Py & Cuyamaca St	0	0	0	1	2	3	\$107,500
111	Town Center Py & Walmart Entrance	0	0	0	1	2	3	\$107,500
112	Cuyamaca St & Sr-52 Wb On Ramp (N)	0	0	0	1	1	2	\$94,200
113	Fanita Dr & De Mott Ln	0	0	0	1	1	2	\$94,200
114	Magnolia Av & Chubb Ln	0	0	0	1	1	2	\$94,200
115	Magnolia Park Dr & Mast Bl	0	0	0	1	1	2	\$94,200
116	Mast Bl & Shirley Gardens Dr	0	0	0	1	1	2	\$94,200
117	Mission Gorge Rd & Meadowbrook M	0	0	0	1	1	2	\$94,200
118	Prospect Av & Cottonwood Av	0	0	0	1	1	2	\$94,200

119	Town Center Py & Mission Gorge Rd	0	0	0	1	1	2		\$94,200
120	Woodside Av & Northcote Rd	0	0	0	1	1	2		\$94,200
121	02Nd St & Jeremy St	0	0	0	1	0	1		\$80,900
122	Alphonse St & Duke Miguel Ct	0	0	0	1	0	1		\$80,900
123	Buena Vista Av & Cottonwood Av	0	0	0	1	0	1		\$80,900
124	Carlton Hills Bl & Mast Bl	0	0	0	1	0	1		\$80,900
125	Carlton Oaks Dr & Darcy Ct	0	0	0	1	0	1		\$80,900
126	Carlton Oaks Dr & Inverness Rd (E)	0	0	0	1	0	1		\$80,900
127	Carlton Oaks Dr & Oakbourne Rd	0	0	0	1	0	1		\$80,900
128	Carreta Dr & Trigal Wy	0	0	0	1	0	1		\$80,900
129	Fanita Dr & Sr-52 Eb On Ramp	0	0	0	1	0	1		\$80,900
130	Fanita Dr & Sr-52 Wb	0	0	0	1	0	1		\$80,900
131	Halberns Bl & Stoyer Dr	0	0	0	1	0	1		\$80,900
132	Magnolia Ave & El Nopal	0	0	0	1	0	1		\$80,900
133	Mast Bl & Conejo Rd	0	0	0	1	0	1		\$80,900
134	Mast Bl & Lake Country Dr	0	0	0	1	0	1		\$80,900
135	Mast Bl & Magnolia Park Dr	0	0	0	1	0	1		\$80,900
136	Mast Bl & Ryder Rd	0	0	0	1	0	1		\$80,900
137	Mission Gorge Rd & Crossway Ct	0	0	0	1	0	1		\$80,900
138	Mission Gorge Rd & Marrokal Ln	0	0	0	1	0	1		\$80,900
139	New Seabury Dr & Pebble Beach Dr	0	0	0	1	0	1		\$80,900
140	Pennywood Rd & Carlton Hills Bl	0	0	0	1	0	1		\$80,900
141	Pepper Dr & Graves Av	0	0	0	1	0	1		\$80,900
142	Prospect Av & Bracs Dr	0	0	0	1	0	1		\$80,900
143	Riverview Py & Mission Gorge Rd	0	0	0	1	0	1		\$80,900
144	Sr-52 Eb Off Ramp & Cuyamaca St	0	0	0	1	0	1		\$80,900
145	Woodglen Vista Dr & Woodpark Dr	0	0	0	1	0	1		\$80,900
146	Woodside Av & Karerllyn Dr	0	0	0	1	0	1		\$80,900
147	Cuyamaca St & Bingham Rd	0	0	0	0	3	3		\$39,900
148	Edgemoor Dr & Mission Gorge Rd	0	0	0	0	3	3		\$39,900
149	Mast Bl & Dragoye Dr	0	0	0	0	3	3		\$39,900
150	Atlas View Dr & Pryor Dr	0	0	0	0	2	2		\$26,600
151	Carlton Oaks Dr & Leticia Dr	0	0	0	0	2	2		\$26,600
152	Carlton Oaks Dr & Pebble Beach Dr	0	0	0	0	2	2		\$26,600
153	Cuyamaca St & Chaparral Dr	0	0	0	0	2	2		\$26,600
154	Cuyamaca St & El Nopal	0	0	0	0	2	2		\$26,600
155	El Nopal & Woodrose Av	0	0	0	0	2	2		\$26,600
156	Graves Av & Pepper Dr	0	0	0	0	2	2		\$26,600
157	Graves Av & Sunset Tl	0	0	0	0	2	2		\$26,600
158	Lake Canyon Rd & Carlton Hills Bl	0	0	0	0	2	2		\$26,600
159	Mast Bl & Park Center Dr	0	0	0	0	2	2		\$26,600
160	Mast Bl & W Hills High W Ent	0	0	0	0	2	2		\$26,600
161	River Park Dr & Cuyamaca St	0	0	0	0	2	2		\$26,600
	Allenwood Wy & Beck Dr	0	0	0	0	1	1		\$13,300
	Allenwood Wy & El Nopal	0	0	0	0	1	1		\$13,300
	Alphonse St & Magnolia Av	0	0	0	0	1	1		\$13,300
	Alphonse St & Prince Carlos Ln	0	0	0	0	1	1		\$13,300
	Alphonse St & Princess Arlene Dr	0	0	0	0	1	1		\$13,300
	Beck Dr & Ashdale Ln	0	0	0	0	1	1		\$13,300
	Beck Dr & Via Leslie	0	0	0	0	1	1		\$13,300
	Big Rock Rd & Rancho Fanita Dr	0	0	0	0	1	1		\$13,300
	Cala Lily St & Monticello St	0	0	0	0	1	1		\$13,300
	Calle Fanita & Fanita Rancho Rd	0	0	0	0	1	1		\$13,300
	Cambury Dr & Abbeyfield Rd	0	0	0	0	1	1		\$13,300
	Cambury Dr & Bingham Rd	0	0	0	0	1	1		\$13,300
	Carita Rd & Highdale Rd	0	0	0	0	1	1		\$13,300
	Carlton Hills Bl & Carita Rd	0	0	0	0	1	1		\$13,300
	Carlton Oaks Dr & Nalini Ct	0	0	0	0	1	1		\$13,300
	Carlton Oaks Dr & Stoyer Dr	0	0	0	0	1	1		\$13,300
	Caspi Gardens Dr & Bell Gardens Dr	0	0	0	0	1	1		\$13,300
	Conejo Rd & Mast Bl	0	0	0	0	1	1		\$13,300

Creekside Ct & Woodside Av	0	0	0	0	1	1	\$13,300
Cuyamaca St & Airport Vista Rd	0	0	0	0	1	1	\$13,300
Dobyns Dr & Carmir Dr	0	0	0	0	1	1	\$13,300
Doheny Rd & Domer Rd	0	0	0	0	1	1	\$13,300
Edgemoor Dr & Alley (S)	0	0	0	0	1	1	\$13,300
Edgemoor Dr & Park Av	0	0	0	0	1	1	\$13,300
Fanita Dr & Watson Pl (S)	0	0	0	0	1	1	\$13,300
Fanita Py & Ganley Rd	0	0	0	0	1	1	\$13,300
Fanita Rancho Rd & Todos Santos Dr (0	0	0	0	1	1	\$13,300
Farrington Dr & Fanita Dr	0	0	0	0	1	1	\$13,300
Fiona Wy & Prospect Av	0	0	0	0	1	1	\$13,300
Galston Dr & Mccardle Wy	0	0	0	0	1	1	\$13,300
Ganley Rd & Fanita Py	0	0	0	0	1	1	\$13,300
Grandfork Dr & Jeremy St	0	0	0	0	1	1	\$13,300
Griffith Park Wy & Pebble Beach Dr	0	0	0	0	1	1	\$13,300
Halberns Bl & Abbeywood Rd	0	0	0	0	1	1	\$13,300
Halberns Bl & Willow Pond Rd	0	0	0	0	1	1	\$13,300
Hartland Cr & Mast Bl (E)	0	0	0	0	1	1	\$13,300
Hartland Cr & Rawlins Wy (E)	0	0	0	0	1	1	\$13,300
Highridge Rd & Mission Gorge Rd	0	0	0	0	1	1	\$13,300
Hinsdale St & Mast Bl	0	0	0	0	1	1	\$13,300
Ironwood Av & Princess Joann Rd	0	0	0	0	1	1	\$13,300
Ironwood Av & Shaggybark Dr	0	0	0	0	1	1	\$13,300
Ironwood Av & White Pine Ln	0	0	0	0	1	1	\$13,300
Judy Dr & Erin Wy	0	0	0	0	1	1	\$13,300
Julio Pl & Susie Ln	0	0	0	0	1	1	\$13,300
Julio Pl & Susie Pl	0	0	0	0	1	1	\$13,300
Kerrigan St & Magnolia Av	0	0	0	0	1	1	\$13,300
Lake Canyon Rd & Knabe Ln	0	0	0	0	1	1	\$13,300
Lake Canyon Rd & Settle Rd	0	0	0	0	1	1	\$13,300
Lea Terrace Dr & Fairlawn St	0	0	0	0	1	1	\$13,300
Lutheran Wy & Dragoye Dr	0	0	0	0	1	1	\$13,300
Magnolia Av & Frank Ln	0	0	0	0	1	1	\$13,300
Magnolia Av & Holly Meadows Dr	0	0	0	0	1	1	\$13,300
Magnolia Av & Kenney St	0	0	0	0	1	1	\$13,300
Magnolia Av & New Frontier	0	0	0	0	1	1	\$13,300
Magnolia Av & Princess Joann Rd	0	0	0	0	1	1	\$13,300
Magnolia Av & Riverview Py	0	0	0	0	1	1	\$13,300
Magnolia Av & Santana Ranch Dr	0	0	0	0	1	1	\$13,300
Mast Bl & Domer Rd	0	0	0	0	1	1	\$13,300
Mast Bl & Hartland Cr (E)	0	0	0	0	1	1	\$13,300
Mast Bl & Hinsdale St	0	0	0	0	1	1	\$13,300
Mast Bl & Magnolia Av	0	0	0	0	1	1	\$13,300
Matterhorn Dr & Azure View	0	0	0	0	1	1	\$13,300
Mccardle Wy & Pennywood Rd	0	0	0	0	1	1	\$13,300
Medina Dr & Greenbrook Wy	0	0	0	0	1	1	\$13,300
Medina Dr & Rumson Dr	0	0	0	0	1	1	\$13,300
Mesa Rd & Mesa Heights Rd	0	0	0	0	1	1	\$13,300
Mission Creek Dr & Rock Glen Wy	0	0	0	0	1	1	\$13,300
Mission Gorge Rd & Aubrey Glen	0	0	0	0	1	1	\$13,300
Mission Gorge Rd & Rancho Fanita Dr	0	0	0	0	1	1	\$13,300
Mission Greens Rd & Mission Vega Rd	0	0	0	0	1	1	\$13,300
Palm Glen Dr & Cottonwood Av	0	0	0	0	1	1	\$13,300
Pebble Beach Dr & Greenbrook Wy	0	0	0	0	1	1	\$13,300
Pebble Beach Dr & Rumson Dr	0	0	0	0	1	1	\$13,300
Placid View Dr & Bandon Wy	0	0	0	0	1	1	\$13,300
Placid View Dr & Carmir Dr	0	0	0	0	1	1	\$13,300
Prince Valiant Dr & Sir Lancelot Dr	0	0	0	0	1	1	\$13,300
Princess Arlene Dr & Princess Joann Rd	0	0	0	0	1	1	\$13,300
Princess Joann Rd & Princess Arlene D	0	0	0	0	1	1	\$13,300
Princess Joann Rd & Princess Marcie D	0	0	0	0	1	1	\$13,300

Prospect Av & Ablette Ct	0	0	0	0	1	1		\$13,300
Prospect Av & Ablette Rd	0	0	0	0	1	1		\$13,300
Prospect Av & Argent St	0	0	0	0	1	1		\$13,300
Prospect Av & Cuyamaca St	0	0	0	0	1	1		\$13,300
Prospect Av & Ian Wy	0	0	0	0	1	1		\$13,300
Railroad Av & Mission Gorge Rd	0	0	0	0	1	1		\$13,300
Ramo Rd & Cambury Dr	0	0	0	0	1	1		\$13,300
Rumson Dr & Kaschube Wy	0	0	0	0	1	1		\$13,300
Settle Rd & Las Lomas Dr	0	0	0	0	1	1		\$13,300
Shadow Hill Rd & Meadow Terrace Dr	0	0	0	0	1	1		\$13,300
Shantung Dr & Poplin Dr	0	0	0	0	1	1		\$13,300
Shirley Gardens Dr & Mast Bl	0	0	0	0	1	1		\$13,300
St Andrews Dr & Mast Bl	0	0	0	0	1	1		\$13,300
Susie Pl & Carreta Dr	0	0	0	0	1	1		\$13,300
Timberlane Wy & El Nopal	0	0	0	0	1	1		\$13,300
Town Center Py & Null	0	0	0	0	1	1		\$13,300
Via Rita & Via Nina	0	0	0	0	1	1		\$13,300
Via Zapador & Olive Ln	0	0	0	0	1	1		\$13,300
West Hills Py & Mission Gorge Rd	0	0	0	0	1	1		\$13,300
Whispering Willow Dr & Clearcreek Pl	0	0	0	0	1	1		\$13,300
Willow Pond Rd & Carlton Oaks Dr	0	0	0	0	1	1		\$13,300
Willowgrove Av & Sunwood Dr	0	0	0	0	1	1		\$13,300
Woodglen Vista Dr & Cuyamaca St	0	0	0	0	1	1		\$13,300
Woodglen Vista Dr & Magnolia Av	0	0	0	0	1	1		\$13,300
Woodpecker Wy & Sunridge Dr	0	0	0	0	1	1		\$13,300
Woodrose Av & Maple Tree Rd	0	0	0	0	1	1		\$13,300
Woodside Av & Copper Ridge Rd	0	0	0	0	1	1		\$13,300
Woodside Av & Creekside Ct	0	0	0	0	1	1		\$13,300
Woodside Av & Davidann Rd	0	0	0	0	1	1		\$13,300
Amino Dr & Rumson Dr	0	0	0	0	0	0		\$0
Argent St & Prospect Av	0	0	0	0	0	0		\$0
Atlas View Dr & Prospect Av	0	0	0	0	0	0		\$0
Bilteer Dr & Mast Bl	0	0	0	0	0	0		\$0
Braverman Dr & Hinton Dr	0	0	0	0	0	0		\$0
Buena Valley Dr & Buena Vista Av	0	0	0	0	0	0		\$0
Buena Vista Av & Buena Valley Dr	0	0	0	0	0	0		\$0
Cadorette Av & Kaschube Wy	0	0	0	0	0	0		\$0
Canyon Park Dr & Canyon Park Tr	0	0	0	0	0	0		\$0
Carlton Hills Bl & Swanton Dr	0	0	0	0	0	0		\$0
Carlton Oaks Dr & West Hills Py	0	0	0	0	0	0		\$0
Carlton Oaks Dr & Willow Pond Rd	0	0	0	0	0	0		\$0
Ellsworth Ln & Padre Ln	0	0	0	0	0	0		\$0
Fanita Dr & Fanita Rancho Rd	0	0	0	0	0	0		\$0
Fanita Dr & Paseo Ladera	0	0	0	0	0	0		\$0
Father Junipero Serr Tl & Bushy Hill Dr	0	0	0	0	0	0		\$0
Golden West Ln & Via Rita	0	0	0	0	0	0		\$0
Kenney St & Magnolia Av	0	0	0	0	0	0		\$0
Kerrigan St & Alphonse St	0	0	0	0	0	0		\$0
Magnolia Av & Woodglen Vista Dr	0	0	0	0	0	0		\$0
Marrokal Ln & Mission Gorge Rd	0	0	0	0	0	0		\$0
Mast Bl & W Hills High E Ent	0	0	0	0	0	0		\$0
Mast Bl & West Hills Py	0	0	0	0	0	0		\$0
Medina Dr & Cypress Lakes Wy	0	0	0	0	0	0		\$0
Mission Creek Dr & Whispering Willow	0	0	0	0	0	0		\$0
Mission Gorge Rd &	0	0	0	0	0	0		\$0
Mission Gorge Rd & Father Junipero S	0	0	0	0	0	0		\$0
Mission Gorge Rd & Mesa Rd	0	0	0	0	0	0		\$0
Mission Gorge Rd & Tamberly Wy	0	0	0	0	0	0		\$0
Montilla St & Calabria St (N)	0	0	0	0	0	0		\$0
North Woodside Av & Hartley Rd	0	0	0	0	0	0		\$0
North Woodside Av & Mission Park Pl	0	0	0	0	0	0		\$0

Northcote Rd & Huntingride Cr	0	0	0	0	0	0	0	\$0
Olive Ln & Mission Gorge Rd	0	0	0	0	0	0	0	\$0
Pike Rd & Carlton Oaks Dr	0	0	0	0	0	0	0	\$0
Railroad Av & Prospect Av	0	0	0	0	0	0	0	\$0
River Rock Ct & River Park Dr	0	0	0	0	0	0	0	\$0
Riverwalk Dr & Cuyamaca St	0	0	0	0	0	0	0	\$0
Rumson Dr & Oakbourne Rd	0	0	0	0	0	0	0	\$0
Santana St & Len St	0	0	0	0	0	0	0	\$0
Todos Santos Dr & Fanita Rancho Rd (0	0	0	0	0	0	0	\$0
Town Center Py &	0	0	0	0	0	0	0	\$0
Graham Tr & Mesa Rd	1	0	0	0	0	0	1	\$7,219,800

APPENDIX E – SANTEE SEGMENTS

Primary Road	Total Collisions	Fatal	Severe Injury	Visible Injury	Complaint of Pain	PDO
Mission Gorge Rd	226	1	7	35	58	125
Magnolia Av	180	0	7	24	62	87
Cuyamaca St	131	1	0	15	47	66
Mast Bl	85	0	1	26	17	41
Woodside Av	50	0	1	11	14	24
Carlton Hills Bl	44	1	0	8	19	16
Prospect Av	36	0	3	4	12	17
Carlton Oaks Dr	29	0	0	3	11	15
Fanita Dr	28	0	0	6	13	9
Town Center Py	23	0	0	1	7	15
Graves Av	13	0	0	2	1	10
North Woodside Av	8	0	1	3	2	2
Cottonwood Av	6	0	2	1	1	2
Lake Canyon Rd	5	0	1	0	0	4
Railroad Av	5	0	0	0	0	5
Edgemoor Dr	5	0	0	0	0	5
El Nopal	5	0	0	0	1	4
02Nd St	4	0	0	1	1	2
Alphonse St	4	0	0	0	1	3
River Park Dr	4	0	0	1	0	3
Riverview Py	4	0	0	1	1	2
Atlas View Dr	3	0	0	1	0	2
Halberns Bl	3	0	0	0	1	2
Medina Dr	3	0	0	1	0	2
Pebble Beach Dr	3	0	0	0	1	2
Princess Joann Rd	3	0	1	0	0	2
Ironwood Av	3	0	0	0	0	3
Woodglen Vista Dr	3	0	0	0	1	2
Rancho Fanita Dr	3	0	0	1	0	2
Buena Vista Av	3	0	0	1	1	1
Settle Rd	3	0	0	0	2	1
Amino Dr	2	0	0	1	0	1
Beck Dr	2	0	0	0	0	2
Fanita Py	2	0	1	0	0	1
Hartland Cr	2	0	0	0	0	2
Pepper Dr	2	0	0	0	1	1
Placid View Dr	2	0	0	0	0	2
Shadow Hill Rd	2	0	0	1	0	1
Sr-125	2	0	0	1	1	0
Magnolia Park Dr	2	0	0	0	1	1
Cambury Dr	2	0	0	0	0	2
Kerrigan St	2	0	0	0	0	2
Rumson Dr	2	0	0	0	0	2
Julio Pl	2	0	0	0	0	2
Mission Creek Dr	2	0	0	0	1	1

Allenwood Wy	2	0	0	0	0	2
Kenney St	2	0	2	0	0	0
Santana St	2	0	0	0	0	2
Carreta Dr	1	0	0	0	1	0
Fanita Rancho Rd	1	0	0	0	0	1
Ganley Rd	1	0	0	0	0	1
Magnnolia Ave	1	0	0	0	1	0
Shantung Dr	1	0	0	0	0	1
Conejo Rd	1	0	0	0	0	1
Healy St	1	0	1	0	0	0
Galston Dr	1	0	0	0	0	1
New Seabury Dr	1	0	0	0	1	0
Judy Dr	1	0	0	0	0	1
Whispering Willow Dr	1	0	0	0	0	1
Big Rock Rd	1	0	0	0	0	1
Hinsdale St	1	0	0	0	0	1
Matterhorn Dr	1	0	0	0	0	1
St Andrews Dr	1	0	0	0	0	1
Sr-52 Eb Off Ramp	1	0	0	0	1	0
Prince Valiant Dr	1	0	0	0	0	1
Dobyns Dr	1	0	0	0	0	1
Shenandoah Dr	1	0	0	1	0	0
Mesa Rd	1	0	0	0	0	1
Doheny Rd	1	0	0	0	0	1
Josie Jo Ln	1	0	0	1	0	0
Stoyer Dr	1	0	0	1	0	0
Carita Rd	1	0	0	0	0	1
Willowgrove Av	1	0	0	0	0	1
Grandfork Dr	1	0	0	0	0	1
Via Rita	1	0	0	0	0	1
Princess Arlene Dr	1	0	0	0	0	1
Woodrose Av	1	0	0	0	0	1
Lea Terrace Dr	1	0	0	0	0	1
Palm Glen Dr	1	0	0	0	0	1
Via Zapador	1	0	0	0	0	1
Pennywood Rd	1	0	0	0	1	0
Highridge Rd	1	0	0	0	0	1
Susie Pl	1	0	0	0	0	1
Lutheran Wy	1	0	0	0	0	1
Molino Rd	1	0	1	0	0	0
West Hills Py	1	0	0	0	0	1
Sutton Ct	1	0	0	1	0	0
Willow Pond Rd	1	0	0	0	0	1
Mission Greens Rd	1	0	0	0	0	1
Cala Lily St	1	0	0	0	0	1
Timberlane Wy	1	0	0	0	0	1
Graham Tr	1	1	0	0	0	0

Ramo Rd	1	0	0	0	0	1
Caspi Gardens Dr	1	0	0	0	0	1
Shirley Gardens Dr	1	0	0	0	0	1
Griffith Park Wy	1	0	0	0	0	1
Fiona Wy	1	0	0	0	0	1
Calle Fanita	1	0	0	0	0	1
Farrington Dr	1	0	0	0	0	1
Mccardle Wy	1	0	0	0	0	1
Woodpecker Wy	1	0	0	0	0	1
Creekside Ct	1	0	0	0	0	1
Buena Valley Dr	1	0	0	0	0	1
Cadorette Av	1	0	0	0	1	0
Montilla St	1	0	0	0	0	1
Marrokal Ln	1	0	0	0	0	1
Golden West Ln	1	0	0	0	0	1
Todos Santos Dr	1	0	0	0	1	0
Braverman Dr	1	0	0	0	0	1
Argent St	1	0	0	0	0	1
Olive Ln	1	0	0	0	0	1
River Rock Ct	1	0	0	0	0	1
Northcote Rd	1	0	0	0	0	1
Canyon Park Dr	1	0	0	0	0	1
Father Junipero Serr Tl	1	0	0	0	0	1
Pike Rd	1	0	0	0	0	1
Ellsworth Ln	1	0	0	0	0	1
Bilteer Dr	1	0	0	0	0	1
Riverwalk Dr	1	0	0	0	1	0

APPENDIX F – COUNTERMEASURE LIST

Table 1. Countermeasures for Signalized Intersections

No.	Type	Countermeasure Name	Crash Type	CRF	Expected Life (Years)	HSIP Funding Eligibility	Systemic Approach Opportunity?
S01	Lighting	Add intersection lighting (S.I.)	Night	40%	20	100%	Medium
S02	Signal Mod.	Improve signal hardware: lenses, back-plates with retroreflective borders, mounting, size, and number	All	15%	10	100%	Very High
S03	Signal Mod.	Improve signal timing (coordination, phases, red, yellow, or operation)	All	15%	10	50%	Very High
S04	Signal Mod.	Provide Advanced Dilemma Zone Detection for high speed approaches	All	40%	10	100%	High
S05	Signal Mod.	Install emergency vehicle pre-emption systems	Emergency Vehicle	70%	10	100%	High
S06	Signal Mod.	Install left-turn lane and add turn phase (signal has no left-turn lane or phase before)	All	55%	20	90%	Low
S07	Signal Mod.	Provide protected left turn phase (left turn lane already exists)	All	30%	20	100%	High
S08	Signal Mod.	Convert signal to mast arm (from pedestal-mounted)	All	30%	20	100%	Medium
S09	Operation/ Warning	Install raised pavement markers and striping (Through Intersection)	All	10%	10	100%	Very High
S10	Operation/ Warning	Install flashing beacons as advance warning (S.I.)	All	30%	10	100%	Medium
S11	Operation/ Warning	Improve pavement friction (High Friction Surface Treatments)	All	55%	10	100%	Medium
S12	Geometric Mod.	Install raised median on approaches (S.I.)	All	25%	20	90%	Medium
S13PB	Geometric Mod.	Install pedestrian median fencing on approaches	P & B	35%	20	90%	Low
S14	Geometric Mod.	Create directional median openings to allow (and restrict) left-turns and u-turns (S.I.)	All	50%	20	90%	Medium
S15	Geometric Mod.	Reduced Left-Turn Conflict Intersections (S.I.)	All	50%	20	90%	Medium
S16	Geometric Mod.	Convert intersection to roundabout (from signal)	All	Varies	20	100%	Low
S17PB	Ped and Bike	Install pedestrian countdown signal heads	P & B	25%	20	100%	Very High
S18PB	Ped and Bike	Install pedestrian crossing (S.I.)	P & B	25%	20	100%	High
S19PB	Ped and Bike	Pedestrian Scramble	P & B	40%	20	100%	High
S20PB	Ped and Bike	Install advance stop bar before crosswalk (Bicycle Box)	P & B	15%	10	100%	Very High
S21PB	Ped and Bike	Modify signal phasing to implement a Leading Pedestrian Interval (LPI)	P & B	60%	10	100%	Very High

Table 3. Countermeasures for Roadways

No.	Type	Countermeasure Name	Crash Type	CRF	Expected Life (Years)	HSIP Funding Eligibility	Systemic Approach Opportunity?
R01	Lighting	Add segment lighting	Night	35%	20	100%	Medium
R02	Remove/ Shield Obstacles	Remove or relocate fixed objects outside of Clear Recovery Zone	All	35%	20	90%	High
R03	Remove/ Shield Obstacles	Install Median Barrier	All	25%	20	100%	Medium
R04	Remove/ Shield Obstacles	Install Guardrail	All	25%	20	100%	High
R05	Remove/ Shield Obstacles	Install impact attenuators	All	25%	10	100%	High
R06	Remove/ Shield Obstacles	Flatten side slopes	All	30%	20	90%	Medium
R07	Remove/ Shield Obstacles	Flatten side slopes and remove guardrail	All	40%	20	90%	Medium
R08	Geometric Mod.	Install raised median	All	25%	20	90%	Medium
R09	Geometric Mod.	Install median (flush)	All	15%	20	90%	Medium
R10PB	Geometric Mod.	Install pedestrian median fencing on approaches	P & B	35%	20	90%	Low
R11	Geometric Mod.	Install acceleration/ deceleration lanes	All	25%	20	90%	Low
R12	Geometric Mod.	Widen lane (initially less than 10 ft)	All	25%	20	90%	Medium
R13	Geometric Mod.	Add two-way left-turn lane (without reducing travel lanes)	All	30%	20	90%	Medium
R14	Geometric Mod.	Road Diet (Reduce travel lanes from 4 to 3 and add a two way left-turn and bike lanes)	All	30%	20	90%	Medium
R15	Geometric Mod.	Widen shoulder	All	30%	20	90%	Medium
R16	Geometric Mod.	Curve Shoulder widening (Outside Only)	All	45%	20	90%	Medium
R17	Geometric Mod.	Improve horizontal alignment (flatten curves)	All	50%	20	90%	Low
R18	Geometric Mod.	Flatten crest vertical curve	All	25%	20	90%	Low
R19	Geometric Mod.	Improve curve superelevation	All	45%	20	90%	Medium
R20	Geometric Mod.	Convert from two-way to one-way traffic	All	35%	20	90%	Medium
R21	Geometric Mod.	Improve pavement friction (High Friction Surface Treatments)	All	55%	10	100%	High

APPENDIX G – COST ESTIMATES

Countermeasure Cost Estimate

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
S3	Signal timing	Approach	39	7000	273000	81900	404900	10	80980	\$485,880
		Each	1	50000	50000					
S4	Advanced Dilemma-Zone Detection	Int	10	25000	250000	75000	325000	10	65000	\$390,000
	Total				573000	156900	729900		145980	\$875,880

Intersection Cost - 4 leg

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
S3	Signal timing	Approach	4.00	7000	28000	8400	41400	10	8280	\$49,680
		Each	0.10	50000	5000					
S4	Advanced Dilemma-Zone Detection	Int	1	35000	35000	10500	45500	10	9100	\$54,600
	Total				68000	18900	86900		17380	\$104,280

Intersection Cost 3-leg

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
S3	Signal timing	Approach	3	7000	21000	6300	32300	10	6460	\$38,760
		Each	0.1	50000	5000					
S4	Advanced Dilemma-Zone Detection	Int	1	30000	30000	9000	39000	10	7800	\$46,800
	Total				56000	15300	71300		14260	\$85,560

Median Woodside

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
R8	Pavement removal	LF	1800	30	54000	16200	70200	20	14040	\$84,240
	Curbs	LF	1950	60	117000	35100	152100	20	30420	\$182,520
	Surface	LF	1800	165	297000	89100	386100	20	77220	\$463,320
	Total			255	468000	140400	608400		107640	\$716,040

Median Magnolia

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
R8	Park to Riverview Parkway	LF	1500	255	382500	114750	497250	20	99450	\$596,700
	Riverview to Chub Lane	LF	750	255	191250	57375	248625	20	49725	\$298,350
	S.D. river to Braverman	LF	1320	255	336600	100980	437580	20	87516	\$525,096
	Total				910350	273105	1183455		236691	\$1,420,146

Median Mission Gorge Road EB approach at Carlton Hills Blvc

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
R8	Curbs	LF	930	60	55800	16740	72540	20	14508	\$87,048
	Surface	LF	520	165	85800	25740	111540	21	22308	\$133,848
	Total				141600	42480	184080		36816	\$220,896

Median Kohl's Entrance WB Approach

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
S12	Curbs and surface	LF	80	60	4800	1440	6240	20	1248	\$7,488
	Surface	LF	80	165	13200	3960	17160	21	3432	\$20,592
	Pavement removal	LF	80	30	2400	720	23520	20	4704	\$28,224
	Total			255	20400	6120	26520		9384	\$35,904

Median Mast Blvd between Carlton Hills Blvd and Domer Roac

	Item	Unit Code	Quantity	Average Price Per Unit	Const. Cost	30% Construction Contingency	Construction Total	Life	20% Admin/Engr Contingency	Project Total
S12	Curbs and surface	LF	120	60	7200	2160	9360	20	1872	\$11,232
	Surface	LF	60	165	9900	2970	12870	21	2574	\$15,444
	Pavement removal	LF	120	30	3600	1080	25380	20	5076	\$30,456
	Total			255	20700	6210	26910		9522	\$36,432

MEETING DATE July 14, 2021

ITEM TITLE AMERICAN RESCUE PLAN ACT FUNDING

DIRECTOR/DEPARTMENT Marlene Best, City Manager
Tim McDermott, Director of Finance *tm*

SUMMARY

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and includes \$350 billion in Coronavirus State and Local Fiscal Recovery Funds for state, local, territorial and tribal governments to support their response to the COVID-19 emergency and its economic impacts. The City of Santee will receive a direct allocation totaling \$7,325,525.00 to be received in two equal tranches approximately one year apart. The initial tranche in the amount of \$3,662,762.50 was received on May 20, 2021.

On May 10, 2021 the U.S. Department of the Treasury ("Treasury") released the Interim Final Rule which outlines the requirements for use of these funds. Additional guidance continues to be released periodically by Treasury through Compliance and Reporting Guidance and updates to Frequently Asked Questions. The attached Staff Report provides a discussion regarding the allowable uses of these funds and options for the City Council's consideration.

FINANCIAL STATEMENT *tm*

The City will receive a total of \$7,325,525.00 in ARPA Coronavirus State and Local Fiscal Recovery Funds.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Receive report and provide direction to staff regarding the use of American Rescue Plan Act funds.

ATTACHMENTS

1. Staff Report
2. Compliance Reporting Guidance Appendix 1: Expenditure Categories
3. Fact Sheet

STAFF REPORT
AMERICAN RESCUE PLAN ACT FUNDING
CITY COUNCIL MEETING
July 14, 2021

DISCUSSION

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and includes \$350 billion in Coronavirus State and Local Fiscal Recovery Funds for state, local, territorial and tribal governments to support their response to the COVID-19 emergency and its economic impacts. The City of Santee will receive a direct allocation totaling \$7,325,525.00 to be received in two equal tranches approximately one year apart. The initial tranche in the amount of \$3,662,762.50 was received on May 20, 2021.

On May 10, 2021 the U.S. Department of the Treasury (“Treasury”) released the Interim Final Rule which outlines the requirements for use of these funds. Additional guidance continues to be released periodically by Treasury through Compliance and Reporting Guidance and updates to Frequently Asked Questions. Treasury will continue to accept questions and comments regarding the Interim Final Rule through July 16, 2021.

In general, funds must be used for the following purposes.

- **Support public health expenditures**, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff.
- **Address negative economic impacts caused by the public health emergency**, including economic harm to workers, households, small businesses, impacted industries, and the public sector.
- **Aid the communities and populations hardest hit by the crisis**, supporting an equitable recovery by addressing not only the immediate harms of the pandemic, but its exacerbation of longstanding public health, economic and educational disparities.
- **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service during the pandemic.
- **Invest in water, sewer and broadband infrastructure**, improving access to clean drinking water, supporting vital wastewater and stormwater infrastructure, and expanding access to broadband internet.
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic.

Certain ineligible uses are specifically identified in the ARPA legislation and Treasury’s Interim Final Rule, which include the following: making a deposit to a pension fund; offsetting a revenue reduction from a tax cut; making debt service payments; paying legal settlements or judgements; making deposits to reserve funds; and using grant funds as federal matching funds.

Funds may be used to cover eligible costs incurred beginning March 3, 2021, though funds may be used in a retrospective way when providing premium pay or assistance to households or businesses impacted by the pandemic. Funds must be obligated no later than December 31, 2024 and expended no later than December 31, 2026.

Options for Use of Funding

In order to facilitate the review and discussion of the various options available to the City for the use of this funding, Attachment 2 has been provided which is the “Appendix 1: Expenditure Categories” from the Compliance and Reporting Guidance as issued by Treasury. Any uses of ARPA funds will need to be reported to Treasury utilizing these specific categories, thus they provide a useful roadmap for this review and discussion. The yellow-highlighted specific Expenditure Categories represent areas which staff has identified as the desired categories on which to focus. Following is a discussion by each major category, which includes suggested funding allocation amounts for City Council consideration.

1. **Public Health:** Eligible costs have been and continue to be incurred by the City, albeit at a reduced amount, for personal protective equipment (Expenditure Category or EC 1.5), for communications regarding public health matters (EC 1.8), and for public safety personnel responding to COVID-19 (EC 1.9).

Funding in the range of \$50,000 to \$100,000 could be allocated to this category.

2. **Negative Economic Impacts:** Local businesses and residents have been and many continue to be adversely impacted by the public health emergency. Through the CARES Act funding received from the State, County and directly through Community Development Block Grant allocations, the City has been able to provide nearly \$590,000 in support to local small businesses and \$133,000 in rental and utility cost support payments to residents. ARPA funding allocations to programs through ECs 2.2, 2.9, 2.10, 2.11 and 2.12 will allow the City to continue to provide much needed relief to affected households, small businesses, targeted industries such as restaurants and other hospitality businesses. The adopted Capital Improvement Program includes \$321,900 in funding support to the Cameron Family YMCA for the Santee Aquatics Center Upgrades project which would be funded through this category. In addition, EC 2.14 provides for the use of ARPA funds to rehire public sector staff to bring staffing levels back to pre-pandemic levels. The cost of two reinstated Recreation Coordinator positions and associated part-time staff could be recovered through the use of ARPA funds.

Funding in the range of \$250,000 to \$1,000,000 or more could be allocated to this category.

3. **Services to Disproportionately Impacted Communities:** Addressing homelessness is specifically identified in ECs 3.11 and 3.12, and in the Interim Final Rule which identifies “services to address homelessness such as supportive housing, and to improve access to stable, affordable housing among unhoused individuals”. ARPA funds could be used to strengthen the City participation in regional efforts to address the growing homelessness issues.

Funding of up to \$2.0 million could be allocated to this category.

4. **Premium Pay:** Staff does not recommend the allocation of any ARPA funds to this category.
5. **Infrastructure:** In regard to infrastructure, the ARPA limits the use of these funds to qualifying water, sewer and broadband projects. For water and sewer projects, the Interim Final Rule defines projects eligible under this category as those that would qualify to receive financial assistance through the EPA’s Clean Water State Revolving Fund or the Drinking Water State Revolving Fund. Such projects would include nonpoint source pollution management, stormwater systems and watershed pilot projects, among others, and are covered by ECs 5.6 and 5.9. The adopted Capital Improvement Program reflects the use

of \$2,178,930 of ARPA funds for the following projects: Corrugated Metal Pipe Storm Drain Replacement Program; Master Drainage Study Update; and Storm Drain Trash Diversion.

For broadband projects, the guidance from Treasury continues to develop regarding allowable projects. The Interim Final Rule requires eligible projects to reliably deliver minimum speeds of 100 Mbps download and 100 Mbps upload, with limited exceptions. Projects must also be designed to serve unserved or underserved households and businesses, defined as those that are not currently served by a wireline connection that reliably delivers at least 25 Mbps download speed and 3 Mbps of upload speed. Broadband projects are covered by ECs 5.16 and 5.17. The adopted Capital Improvement Program reflects the use of \$1,280,000 of ARPA funds for the following projects: Broadband Infrastructure Improvements for Disaster Recovery (providing a secure, wired, fiberoptic connection from Mission Gorge Road to the Public Works Operations Center); and Citywide Broadband Master Plan (completing a study to identify broadband needs in the City and how best to meet those needs, and includes funding to make initial broadband infrastructure improvements). Staff will continue to evaluate the eligibility of the proposed broadband projects, and any funds allocated for this purpose could be reallocated at any time to another eligible use if desired or warranted.

Funding in the amount of \$3,458,930 has been allocated to stormwater and broadband projects through the adopted Capital Improvement Program. These allocations may be revised at any time by the City Council.

6. Revenue Replacement: ARPA funding may be used to provide government services to the extent of a reduction in revenue experienced due to the pandemic. The Interim Final Rule provides a formula for calculating this revenue loss which is performed in the aggregate for most revenue types received by the City, using a three year pre-pandemic lookback to arrive at an average annual rate of growth and applying this prospectively. Based on Santee's calculated 4.4% average annual rate of revenue growth, a \$1.4 million revenue reduction occurred in calendar year 2020. ARPA funds could be utilized to provide government services to the extent of this calculated revenue reduction. An additional calculated revenue reduction in overall revenue below the 4.4% average annual rate of revenue growth is reasonably expected in calendar year 2021 for which ARPA funds could also be used. Any ARPA funds to be used for the provision of government services in accordance with EC 6.1 would provide opportunities for increasing budgetary allocations for a variety of programs, services and capital projects.

Funding of up to \$1.4 million for calendar year revenue replacement, plus an additional amount conservatively estimated at \$600,000 for a total of \$2.0 million, could be allocated to this category as revenue replacement to be used for the provision of government services.

7. Administrative Expenses: ARPA funding may be used for costs incurred in administering the ARPA grant funds, including the planning, reporting and managing of programs and projects utilizing ARPA funds under EC 7.1.

Funding in the range of \$50,000 to \$100,000 could conservatively be allocated to administrative expenses.

Other ARPA Funded Programs

In addition to the \$350 billion in Coronavirus State and Local Fiscal Recovery Funds provided by the ARPA, funding was provided by the ARPA for several other assistance programs such as the Coronavirus Capital Projects Fund (\$10 billion), Homeowner Assistance Fund (\$9.961 billion) and Emergency Rental Assistance Program (\$21.55 billion). While this funding is only directly available to states, territories, tribal governments and in some cases local governments with populations over 200,000, staff will continue to monitor options to access these funds through either the State or County.

Requested Action and Next Steps

Staff is requesting that the City Council provide input and direction regarding priorities for the use of ARPA funding. Staff will then bring back a specific expenditure plan at the August 11, 2021 City Council meeting reflecting the direction received. Once approved by the City Council, the expenditure plan can be amended by the City Council at any time based on changes in priorities or if warranted by additional guidance received from Treasury in order to ensure the funds are expended in compliance with all federal guidelines and requirements.



Appendix 1: Expenditure Categories

The Expenditure Categories (EC) listed below must be used to categorize each project as noted in Part 2 above. The term “Expenditure Category” refers to the detailed level (e.g., 1.1 COVID-10 Vaccination). When referred to as a category (e.g., EC 1) it includes all Expenditure Categories within that level.

1: Public Health	
1.1	COVID-19 Vaccination ^
1.2	COVID-19 Testing ^
1.3	COVID-19 Contact Tracing
1.4	Prevention in Congregate Settings (Nursing Homes, Prisons/Jails, Dense Work Sites, Schools, etc.)*
1.5	Personal Protective Equipment
1.6	Medical Expenses (including Alternative Care Facilities)
1.7	Capital Investments or Physical Plant Changes to Public Facilities that respond to the COVID-19 public health emergency
1.8	Other COVID-19 Public Health Expenses (including Communications, Enforcement, Isolation/Quarantine)
1.9	Payroll Costs for Public Health, Safety, and Other Public Sector Staff Responding to COVID-19
1.10	Mental Health Services*
1.11	Substance Use Services*
1.12	Other Public Health Services
2: Negative Economic Impacts	
2.1	Household Assistance: Food Programs* ^
2.2	Household Assistance: Rent, Mortgage, and Utility Aid* ^
2.3	Household Assistance: Cash Transfers* ^
2.4	Household Assistance: Internet Access Programs* ^
2.5	Household Assistance: Eviction Prevention* ^
2.6	Unemployment Benefits or Cash Assistance to Unemployed Workers*
2.7	Job Training Assistance (e.g., Sectoral job-training, Subsidized Employment, Employment Supports or Incentives)* ^
2.8	Contributions to UI Trust Funds
2.9	Small Business Economic Assistance (General)* ^
2.10	Aid to Nonprofit Organizations*
2.11	Aid to Tourism, Travel, or Hospitality
2.12	Aid to Other Impacted Industries
2.13	Other Economic Support* ^
2.14	Rehiring Public Sector Staff
3: Services to Disproportionately Impacted Communities	
3.1	Education Assistance: Early Learning* ^
3.2	Education Assistance: Aid to High-Poverty Districts ^
3.3	Education Assistance: Academic Services* ^
3.4	Education Assistance: Social, Emotional, and Mental Health Services* ^
3.5	Education Assistance: Other* ^
3.6	Healthy Childhood Environments: Child Care* ^
3.7	Healthy Childhood Environments: Home Visiting* ^
3.8	Healthy Childhood Environments: Services to Foster Youth or Families Involved in Child Welfare System* ^



3.9	Healthy Childhood Environments: Other* ^
3.10	Housing Support: Affordable Housing* ^
3.11	Housing Support: Services for Unhoused Persons* ^
3.12	Housing Support: Other Housing Assistance* ^
3.13	Social Determinants of Health: Other* ^
3.14	Social Determinants of Health: Community Health Workers or Benefits Navigators* ^
3.15	Social Determinants of Health: Lead Remediation ^
3.16	Social Determinants of Health: Community Violence Interventions* ^
4: Premium Pay	
4.1	Public Sector Employees
4.2	Private Sector: Grants to Other Employers
5: Infrastructure²⁷	
5.1	Clean Water: Centralized Wastewater Treatment
5.2	Clean Water: Centralized Wastewater Collection and Conveyance
5.3	Clean Water: Decentralized Wastewater
5.4	Clean Water: Combined Sewer Overflows
5.5	Clean Water: Other Sewer Infrastructure
5.6	Clean Water: Stormwater
5.7	Clean Water: Energy Conservation
5.8	Clean Water: Water Conservation
5.9	Clean Water: Nonpoint Source
5.10	Drinking water: Treatment
5.11	Drinking water: Transmission & Distribution
5.12	Drinking water: Transmission & Distribution: Lead Remediation
5.13	Drinking water: Source
5.14	Drinking water: Storage
5.15	Drinking water: Other water infrastructure
5.16	Broadband: "Last Mile" projects
5.17	Broadband: Other projects
6: Revenue Replacement	
6.1	Provision of Government Services
7: Administrative	
7.1	Administrative Expenses
7.2	Evaluation and Data Analysis
7.3	Transfers to Other Units of Government
7.4	Transfers to Non-entitlement Units (States and territories only)

*Denotes areas where recipients must identify the amount of the total funds that are allocated to evidence-based interventions (see Use of Evidence section above for details)

^Denotes areas where recipients must report on whether projects are primarily serving disadvantaged communities (see Project Demographic Distribution section above for details)

²⁷ Definitions for water and sewer Expenditure Categories can be found in the EPA's handbooks. For "clean water" expenditure category definitions, please see: <https://www.epa.gov/sites/production/files/2018-03/documents/cwdefinitions.pdf>. For "drinking water" expenditure category definitions, please see: <https://www.epa.gov/dwsrf/drinking-water-state-revolving-fund-national-information-management-system-reports>.

FACT SHEET: The Coronavirus State and Local Fiscal Recovery Funds Will Deliver \$350 Billion for State, Local, Territorial, and Tribal Governments to Respond to the COVID-19 Emergency and Bring Back Jobs

May 10, 2021

Aid to state, local, territorial, and Tribal governments will help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery

Today, the U.S. Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, to provide \$350 billion in emergency funding for eligible state, local, territorial, and Tribal governments. Treasury also released details on how these funds can be used to respond to acute pandemic response needs, fill revenue shortfalls among these governments, and support the communities and populations hardest-hit by the COVID-19 crisis. With the launch of the Coronavirus State and Local Fiscal Recovery Funds, eligible jurisdictions will be able to access this funding in the coming days to address these needs.

State, local, territorial, and Tribal governments have been on the frontlines of responding to the immense public health and economic needs created by this crisis – from standing up vaccination sites to supporting small businesses – even as these governments confronted revenue shortfalls during the downturn. As a result, these governments have endured unprecedented strains, forcing many to make untenable choices between laying off educators, firefighters, and other frontline workers or failing to provide other services that communities rely on. Faced with these challenges, state and local governments have cut over 1 million jobs since the beginning of the crisis. The experience of prior economic downturns has shown that budget pressures like these often result in prolonged fiscal austerity that can slow an economic recovery.

To support the immediate pandemic response, bring back jobs, and lay the groundwork for a strong and equitable recovery, the American Rescue Plan Act of 2021 established the Coronavirus State and Local Fiscal Recovery Funds, designed to deliver \$350 billion to state, local, territorial, and Tribal governments to bolster their response to the COVID-19 emergency and its economic impacts. Today, Treasury is launching this much-needed relief to:

- Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control;
- Replace lost public sector revenue to strengthen support for vital public services and help retain jobs;
- Support immediate economic stabilization for households and businesses; and,
- Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations.

The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each jurisdiction to meet local needs—including support for households, small businesses, impacted industries, essential workers, and the communities hardest-hit by the crisis. These funds also deliver resources that recipients can invest in building, maintaining, or upgrading their water, sewer, and broadband infrastructure.

Starting today, eligible state, territorial, metropolitan city, county, and Tribal governments may request Coronavirus State and Local Fiscal Recovery Funds through the Treasury Submission Portal. Concurrent with this program launch, Treasury has published an Interim Final Rule that implements the provisions of this program.

FUNDING AMOUNTS

The American Rescue Plan provides a total of \$350 billion in Coronavirus State and Local Fiscal Recovery Funds to help eligible state, local, territorial, and Tribal governments meet their present needs and build the foundation for a strong recovery. Congress has allocated this funding to tens of thousands of jurisdictions. These allocations include:

Type	Amount (\$ billions)
States & District of Columbia	\$195.3
Counties	\$65.1
Metropolitan Cites	\$45.6
Tribal Governments	\$20.0
Territories	\$4.5
Non-Entitlement Units of Local Government	\$19.5

Treasury expects to distribute these funds directly to each state, territorial, metropolitan city, county, and Tribal government. Local governments that are classified as non-entitlement units will receive this funding through their applicable state government. Treasury expects to provide further guidance on distributions to non-entitlement units next week.

Local governments should expect to receive funds in two tranches, with 50% provided beginning in May 2021 and the balance delivered 12 months later. States that have experienced a net increase in the unemployment rate of more than 2 percentage points from February 2020 to the latest available data as of the date of certification will receive their full allocation of funds in a single payment; other states will receive funds in two equal tranches. Governments of U.S. territories will receive a single payment. Tribal governments will receive two payments, with the first payment available in May and the second payment, based on employment data, to be delivered in June 2021.

USES OF FUNDING

Coronavirus State and Local Fiscal Recovery Funds provide eligible state, local, territorial, and Tribal governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, more equitable economy as the country recovers. Within the categories of eligible uses, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities. Recipients may use Coronavirus State and Local Fiscal Recovery Funds to:

- **Support public health expenditures**, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
- **Address negative economic impacts caused by the public health emergency**, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
- **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Within these overall categories, Treasury’s Interim Final Rule provides guidelines and principles for determining the types of programs and services that this funding can support, together with examples of allowable uses that recipients may consider. As described below, Treasury has also designed these provisions to take into consideration the disproportionate impacts of the COVID-19 public health emergency on those hardest-hit by the pandemic.

1. Supporting the public health response

Mitigating the impact of COVID-19 continues to require an unprecedented public health response from state, local, territorial, and Tribal governments. Coronavirus State and Local Fiscal Recovery Funds provide resources to meet these needs through the provision of care for those impacted by the virus and through services that address disparities in public health that have been exacerbated by the pandemic. Recipients may use this funding to address a broad range of public health needs across COVID-19 mitigation, medical expenses, behavioral healthcare, and public health resources. Among other services, these funds can help support:

- **Services and programs to contain and mitigate the spread of COVID-19, including:**
 - ✓ Vaccination programs
 - ✓ Medical expenses
 - ✓ Testing
 - ✓ Contact tracing
 - ✓ Isolation or quarantine
 - ✓ PPE purchases
 - ✓ Support for vulnerable populations to access medical or public health services
 - ✓ Public health surveillance (e.g., monitoring for variants)
 - ✓ Enforcement of public health orders
 - ✓ Public communication efforts
 - ✓ Enhancement of healthcare capacity, including alternative care facilities
 - ✓ Support for prevention, mitigation, or other services in congregate living facilities and schools
 - ✓ Enhancement of public health data systems
 - ✓ Capital investments in public facilities to meet pandemic operational needs
 - ✓ Ventilation improvements in key settings like healthcare facilities

- **Services to address behavioral healthcare needs exacerbated by the pandemic, including:**
 - ✓ Mental health treatment
 - ✓ Substance misuse treatment
 - ✓ Other behavioral health services
 - ✓ Hotlines or warmlines
 - ✓ Crisis intervention
 - ✓ Services or outreach to promote access to health and social services
- **Payroll and covered benefits expenses** for public health, healthcare, human services, public safety and similar employees, to the extent that they work on the COVID-19 response. For public health and safety workers, recipients can use these funds to cover the full payroll and covered benefits costs for employees or operating units or divisions primarily dedicated to the COVID-19 response.

2. Addressing the negative economic impacts caused by the public health emergency

The COVID-19 public health emergency resulted in significant economic hardship for many Americans. As businesses closed, consumers stayed home, schools shifted to remote education, and travel declined precipitously, over 20 million jobs were lost between February and April 2020. Although many have since returned to work, as of April 2021, the economy remains more than 8 million jobs below its pre-pandemic peak, and more than 3 million workers have dropped out of the labor market altogether since February 2020.

To help alleviate the economic hardships caused by the pandemic, Coronavirus State and Local Fiscal Recovery Funds enable eligible state, local, territorial, and Tribal governments to provide a wide range of assistance to individuals and households, small businesses, and impacted industries, in addition to enabling governments to rehire public sector staff and rebuild capacity. Among these uses include:

- **Delivering assistance to workers and families**, including aid to unemployed workers and job training, as well as aid to households facing food, housing, or other financial insecurity. In addition, these funds can support survivor’s benefits for family members of COVID-19 victims.
- **Supporting small businesses**, helping them to address financial challenges caused by the pandemic and to make investments in COVID-19 prevention and mitigation tactics, as well as to provide technical assistance. To achieve these goals, recipients may employ this funding to execute a broad array of loan, grant, in-kind assistance, and counseling programs to enable small businesses to rebound from the downturn.
- **Speeding the recovery of the tourism, travel, and hospitality sectors**, supporting industries that were particularly hard-hit by the COVID-19 emergency and are just now beginning to mend. Similarly impacted sectors within a local area are also eligible for support.
- **Rebuilding public sector capacity**, by rehiring public sector staff and replenishing unemployment insurance (UI) trust funds, in each case up to pre-pandemic levels. Recipients may also use this funding to build their internal capacity to successfully implement economic relief programs, with investments in data analysis, targeted outreach, technology infrastructure, and impact evaluations.

3. **Serving the hardest-hit communities and families**

While the pandemic has affected communities across the country, it has disproportionately impacted low-income families and communities of color and has exacerbated systemic health and economic inequities. Low-income and socially vulnerable communities have experienced the most severe health impacts. For example, counties with high poverty rates also have the highest rates of infections and deaths, with 223 deaths per 100,000 compared to the U.S. average of 175 deaths per 100,000.

Coronavirus State and Local Fiscal Recovery Funds allow for a broad range of uses to address the disproportionate public health and economic impacts of the crisis on the hardest-hit communities, populations, and households. Eligible services include:

- **Addressing health disparities and the social determinants of health**, through funding for community health workers, public benefits navigators, remediation of lead hazards, and community violence intervention programs;
- **Investments in housing and neighborhoods**, such as services to address individuals experiencing homelessness, affordable housing development, housing vouchers, and residential counseling and housing navigation assistance to facilitate moves to neighborhoods with high economic opportunity;
- **Addressing educational disparities** through new or expanded early learning services, providing additional resources to high-poverty school districts, and offering educational services like tutoring or afterschool programs as well as services to address social, emotional, and mental health needs; and,
- **Promoting healthy childhood environments**, including new or expanded high quality childcare, home visiting programs for families with young children, and enhanced services for child welfare-involved families and foster youth.

Governments may use Coronavirus State and Local Fiscal Recovery Funds to support these additional services if they are provided:

- within a Qualified Census Tract (a low-income area as designated by the Department of Housing and Urban Development);
- to families living in Qualified Census Tracts;
- by a Tribal government; or,
- to other populations, households, or geographic areas disproportionately impacted by the pandemic.

4. **Replacing lost public sector revenue**

State, local, territorial, and Tribal governments that are facing budget shortfalls may use Coronavirus State and Local Fiscal Recovery Funds to avoid cuts to government services. With these additional resources, recipients can continue to provide valuable public services and ensure that fiscal austerity measures do not hamper the broader economic recovery.

Many state, local, territorial, and Tribal governments have experienced significant budget shortfalls, which can yield a devastating impact on their respective communities. Faced with budget shortfalls and pandemic-related uncertainty, state and local governments cut staff in all 50 states. These budget shortfalls and staff cuts are particularly problematic at present, as these entities are on the front lines of battling the COVID-19 pandemic and helping citizens weather the economic downturn.

Recipients may use these funds to replace lost revenue. Treasury's Interim Final Rule establishes a methodology that each recipient can use to calculate its reduction in revenue. Specifically, recipients will compute the extent of their reduction in revenue by comparing their actual revenue to an alternative representing what could have been expected to occur in the absence of the pandemic. Analysis of this expected trend begins with the last full fiscal year prior to the public health emergency and projects forward at either (a) the recipient's average annual revenue growth over the three full fiscal years prior to the public health emergency or (b) 4.1%, the national average state and local revenue growth rate from 2015-18 (the latest available data).

For administrative convenience, Treasury's Interim Final Rule allows recipients to presume that any diminution in actual revenue relative to the expected trend is due to the COVID-19 public health emergency. Upon receiving Coronavirus State and Local Fiscal Recovery Funds, recipients may immediately calculate the reduction in revenue that occurred in 2020 and deploy funds to address any shortfall. Recipients will have the opportunity to re-calculate revenue loss at several points through the program, supporting those entities that experience a lagged impact of the crisis on revenues.

Importantly, once a shortfall in revenue is identified, recipients will have broad latitude to use this funding to support government services, up to this amount of lost revenue.

5. Providing premium pay for essential workers

Coronavirus State and Local Fiscal Recovery Funds provide resources for eligible state, local, territorial, and Tribal governments to recognize the heroic contributions of essential workers. Since the start of the public health emergency, essential workers have put their physical well-being at risk to meet the daily needs of their communities and to provide care for others.

Many of these essential workers have not received compensation for the heightened risks they have faced and continue to face. Recipients may use this funding to provide premium pay directly, or through grants to private employers, to a broad range of essential workers who must be physically present at their jobs including, among others:

- ✓ Staff at nursing homes, hospitals, and home-care settings
- ✓ Workers at farms, food production facilities, grocery stores, and restaurants
- ✓ Janitors and sanitation workers
- ✓ Public health and safety staff
- ✓ Truck drivers, transit staff, and warehouse workers
- ✓ Childcare workers, educators, and school staff
- ✓ Social service and human services staff

Treasury's Interim Final Rule emphasizes the need for recipients to prioritize premium pay for lower income workers. Premium pay that would increase a worker's total pay above 150% of the greater of the state or county average annual wage requires specific justification for how it responds to the needs of these workers.

In addition, employers are both permitted and encouraged to use Coronavirus State and Local Fiscal Recovery Funds to offer retrospective premium pay, recognizing that many essential workers have not yet received additional compensation for work performed. Staff working for third-party contractors in eligible sectors are also eligible for premium pay.

6. Investing in water and sewer infrastructure

Recipients may use Coronavirus State and Local Fiscal Recovery Funds to invest in necessary improvements to their water and sewer infrastructures, including projects that address the impacts of climate change.

Recipients may use this funding to invest in an array of drinking water infrastructure projects, such as building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines.

Recipients may also use this funding to invest in wastewater infrastructure projects, including constructing publicly-owned treatment infrastructure, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly-owned treatment works.

To help jurisdictions expedite their execution of these essential investments, Treasury's Interim Final Rule aligns types of eligible projects with the wide range of projects that can be supported by the Environmental Protection Agency's Clean Water State Revolving Fund and Drinking Water State Revolving Fund. Recipients retain substantial flexibility to identify those water and sewer infrastructure investments that are of the highest priority for their own communities.

Treasury's Interim Final Rule also encourages recipients to ensure that water, sewer, and broadband projects use strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions.

7. Investing in broadband infrastructure

The pandemic has underscored the importance of access to universal, high-speed, reliable, and affordable broadband coverage. Over the past year, millions of Americans relied on the internet to participate in remote school, healthcare, and work.

Yet, by at least one measure, 30 million Americans live in areas where there is no broadband service or where existing services do not deliver minimally acceptable speeds. For millions of other Americans, the high cost of broadband access may place it out of reach. The American Rescue Plan aims to help remedy these shortfalls, providing recipients with flexibility to use Coronavirus State and Local Fiscal Recovery Funds to invest in broadband infrastructure.

Recognizing the acute need in certain communities, Treasury's Interim Final Rule provides that investments in broadband be made in areas that are currently unserved or underserved—in other words, lacking a wireline connection that reliably delivers minimum speeds of 25 Mbps download and 3 Mbps upload. Recipients are also encouraged to prioritize projects that achieve last-mile connections to households and businesses.

Using these funds, recipients generally should build broadband infrastructure with modern technologies in mind, specifically those projects that deliver services offering reliable 100 Mbps download and 100

Mbps upload speeds, unless impracticable due to topography, geography, or financial cost. In addition, recipients are encouraged to pursue fiber optic investments.

In view of the wide disparities in broadband access, assistance to households to support internet access or digital literacy is an eligible use to respond to the public health and negative economic impacts of the pandemic, as detailed above.

8. Ineligible Uses

Coronavirus State and Local Fiscal Recovery Funds provide substantial resources to help eligible state, local, territorial, and Tribal governments manage the public health and economic consequences of COVID-19. Recipients have considerable flexibility to use these funds to address the diverse needs of their communities.


To ensure that these funds are used for their intended purposes, the American Rescue Plan Act also specifies two ineligible uses of funds:

- **States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue due to a change in law from March 3, 2021 through the last day of the fiscal year in which the funds provided have been spent.** The American Rescue Plan ensures that funds needed to provide vital services and support public employees, small businesses, and families struggling to make it through the pandemic are not used to fund reductions in net tax revenue. Treasury's Interim Final Rule implements this requirement. If a state or territory cuts taxes, they must demonstrate how they paid for the tax cuts from sources other than Coronavirus State Fiscal Recovery Funds—by enacting policies to raise other sources of revenue, by cutting spending, or through higher revenue due to economic growth. If the funds provided have been used to offset tax cuts, the amount used for this purpose must be paid back to the Treasury.
- **No recipient may use this funding to make a deposit to a pension fund.** Treasury's Interim Final Rule defines a "deposit" as an extraordinary contribution to a pension fund for the purpose of reducing an accrued, unfunded liability. While pension deposits are prohibited, recipients may use funds for routine payroll contributions for employees whose wages and salaries are an eligible use of funds.

Treasury's Interim Final Rule identifies several other ineligible uses, including funding debt service, legal settlements or judgments, and deposits to rainy day funds or financial reserves. Further, general infrastructure spending is not covered as an eligible use outside of water, sewer, and broadband investments or above the amount allocated under the revenue loss provision. While the program offers broad flexibility to recipients to address local conditions, these restrictions will help ensure that funds are used to augment existing activities and address pressing needs.

MEETING DATE July 14, 2021


ITEM TITLE RESOLUTION AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RECON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATED TO THE REZONING OF PROPERTIES IN ACCORDANCE WITH THE HOUSING ELEMENT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 


SUMMARY On October 28, 2020 the City Council authorized the execution of a professional services agreement ("Agreement") in an amount not to exceed \$172,805 with RECON Environmental, Inc. to prepare a Program Environmental Impact Report for the rezones associated with the Housing Element Sites Inventory. After evaluation of the draft Housing Element by the California Department of Housing and Community Development in March 2021, it was determined that an additional 25 acres of housing sites would need to be identified as by-right housing sites.

The proposed First Amendment to the Agreement would expand the scope of work to include additional environmental analysis for by-right housing sites identified in the Housing Element. The additional scope of work would include additional environmental analysis for air quality, biology, cultural resources, and noise. In addition, the term of the Agreement would be extended to June 30, 2022. The cost of the additional scope of work is for an amount not to exceed \$195,165.

ENVIRONMENTAL REVIEW Per California Environmental Quality Act (CEQA) Guidelines Section 15378, this action is not a project under CEQA and, therefore, is not subject to CEQA review.

FINANCIAL STATEMENT Funds have been appropriated in the adopted Fiscal Year 2021-22 Operating Budget in the amount of \$22,360 for the cost of the proposed First Amendment to the Agreement. 

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION  Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with RECON Environmental, Inc. for additional environmental consulting services relating to the Housing Element Rezones Program Environmental Impact Report for an additional amount not to exceed \$22,360, bringing the total contract amount to an amount not to exceed \$195,165.

ATTACHMENTS

Resolution (with the First Amendment to the Agreement attached as Exhibit A)



RESOLUTION NO.

RESOLUTION AUTHORIZING THE EXECUTION OF FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RECON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATED TO THE REZONING OF PROPERTIES IN ACCORDANCE WITH THE HOUSING ELEMENT

WHEREAS, on October 28, 2020 the City Council authorized the City Manager to execute a Professional Services Agreement (“Agreement”) with RECON Environmental, Inc. to provide professional services relating to the Housing Element Rezones Program Environmental Impact Report; and

WHEREAS, the First Amendment to the Agreement would extend to term of the Agreement to June 30, 2022 and expand the Scope of Services by providing site specific information and analysis of air quality, biological resources, cultural resources, and noise measurements and modelling for by-right Housing Element sites; and

WHEREAS, the First Amendment to the Agreement is authorized pursuant to Sections 3 and 14 of the Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California that the City Manager is authorized to execute the First Amendment to the Agreement, attached hereto as Exhibit A.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of July, 2021 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

EXHIBIT A

FIRST AMENDMENT TO AGREEMENT WITH RECON ENVIRONMENTAL, INC.

[attached behind this cover page]

**FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BY AND
BETWEEN CITY OF SANTEE AND
RECON ENVIRONMENTAL, INC.**

This First Amendment (“Amendment”), dated this 14th day of July, 2021, for reference purposes only, is entered into by and between the City of Santee, a California charter city (“City”) and RECON Environmental, Inc., a corporation (“Consultant”). City and Consultant are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties.” This First Amendment is entered into in light of the following recited facts (each a “Recital”).

RECITALS

A. City, under the Professional Services Agreement dated January 12, 2021 (“Agreement”), has retained the services of Consultant to provide professional services relating to the Housing Element Rezones Program Environmental Impact Report (the “Project”).

B. City and the Consultant desire to amend the Agreement to add to the scope of work to include site specific information and analysis of air quality, biological resources, cultural resources, and noise measurements and modelling for by-right Housing Element sites, and to extend the Term of the Agreement. The cost of this additional scope of work will be an additional amount not to exceed \$22,360 beyond the limit originally agreed to in the Agreement.

C. This First Amendment is authorized pursuant to Sections 3 and 14 of the Agreement.

NOW, THEREFORE, in consideration of the Recitals and the terms and conditions set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties set forth their mutual covenants and understandings as follows:

TERMS

1. **SERVICES:** The Scope of Services, Agreement Exhibit “A”, is hereby amended and supplemented by the Scope of Services (SUPPLEMENTAL), attached to this Amendment as Exhibit “A” and incorporated into this Amendment by this reference.

2. **COMPENSATION:** Section 2.b of the Agreement is hereby amended to increase the total amount paid for services rendered by Consultant pursuant to this Agreement by \$22,360, from the previous amount of \$172,805 to the amended amount of \$195,165. The Schedule of Charges set forth in Exhibit “B” of the Agreement is hereby amended as set forth in Exhibit “B” Schedule of Charges (SUPPLEMENTAL) attached to this Amendment and incorporated into this Amendment by this reference.

3. TERM: The Activity Schedule set forth in Exhibit "C" of the Agreement is hereby amended as set forth in Exhibit "C" Activity Schedule (AMENDED) attached to this Amendment and incorporated into this Amendment by this reference. Section 8 "Term of Agreement and Time of Performance" is hereby revised to read, in its entirety, as follows:

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Activity Schedule shown in Exhibit "C" attached hereto and made a part hereof; provided, however, that the contents of this Amendment and the Agreement shall supersede any provisions in Exhibit "C" that are inconsistent therewith. Work shall commence upon authorization from the City. Unless a different date is set forth in the Activity Schedule, the term of the Agreement shall be from the date of execution of the Agreement through June 30, 2022. Such term may be extended upon written agreement of both City and Consultant.

4. CONTINUING EFFECT OF AGREEMENT. Except as amended by this First Amendment, all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

[SIGNATURES ARE ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

CITY OF SANTEE

RECON Environmental, Inc.

By: _____

By: _____

Marlene Best

Print Name: _____

City Manager

Title: _____

Date: _____

Date: _____

**APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP**

By: _____

Shawn Hagerty, City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES (SUPPLEMENTAL)

The Housing Element Sites Inventory has been updated to include the possibility that the following sites could be developed ministerially if the future proposal includes 20 percent affordable housing: Sites 15, Site 16A, Site 20B, and Site 24.

To ensure potential impacts associated with the ministerial development of these sites are addressed, the additional scope of work associated with air quality, biology, cultural resources, and noise is as follows:

Task 1: Air Quality

The additional scope of work will include:

- Site specific construction and operational emission calculations for worse case build-out of the four additional sites.
- Emission calculations will be based on the maximum development potential under the proposed land use and zoning designations.

Task 2: Biological Resources

The additional scope of work will include:

- Site-specific biological analysis to the extent it is available at four additional sites: Site 15, Site 16A, Site 20B, and Site 24. The potential impacts and any feasible mitigation (focusing on ordinance or regulatory compliance) will be identified.

Task 3: Cultural Resources

The additional scope of work will include:

- Request a records search from the South Coastal Information Center for Site 16.
- Conduct an on-foot survey of the approximately 50-acres to include parcel 15, 16A, 20 and 24 and record any historic and prehistoric cultural resources that are discovered during the survey. The interval between filed personnel will be approximately 15 meters. Prepare a summary of the findings to include in the PEIR cultural resources section.
- Provide up to two site forms and/or updates to the local data repository.
- Subcontract to Red Tail Environmental to provide a Native American monitor during the survey.
- Subcontract to IS Architecture: Prepare Department of Parks & Recreation form regarding the structure including background research, chain of title, and site visit to make a CEQA level evaluation of significance.

Task 4: Noise

The additional scope of work will include the following for the four additional sites:

- Noise measurements.
- Contour mapping.
- Construction and operational noise calculations.

EXHIBIT B
SCHEDULE OF CHARGES (SUPPLEMENTAL)

Task	Cost
Task 1: Air Quality	\$ 2,124.00
Task 2: Biological Resources	\$ 1,824.00
Task 3: Cultural Resources	\$ 4,318.00
Cultural Subcontractor-RedTail	\$ 920.00
Cultural Subcontractor- IS Architecture	\$ 8,800.00
Task 4: Noise	\$ 4,374.00
Total	\$ 22,360.00

EXHIBIT C

ACTIVITY SCHEDULE (SUPPLEMENTAL)

Task	Completion Date	Duration
Issue NOP	August 4, 2021	1 week
Scoping Meeting	August 11, 2021	1 day
Preferred Land Use Alternative to Consultant Team	August 15, 2021	-
Submit Administrative Draft PEIR to City (<i>with gaps in traffic, noise, and air</i>)	September 10, 2021	6 weeks
City complete review of Administrative Draft PEIR	September 30, 2021	3 weeks
SANDAG modeling (10 weeks from receipt of preferred Land Use Alternative)	September 30, 2021	10 weeks
Transportation data to RECON for Noise, Air/GHG inputs	October 25, 2021	4 weeks from SANDAG model results
RECON prepare revisions to Administrative Draft PEIR based on City comments and incorporate <i>traffic, noise, air, and GHG analysis</i>	November 12, 2021	2 weeks
City complete review of final revisions	December 6, 2021	3 weeks
Incorporate final Draft PEIR edits (minor revisions) and prepare for public review	December 20, 2021	2 weeks
Public review of Draft PEIR (<i>45 days</i>)	January 7, 2022 – February 23, 2022	45 days
Prepare Screencheck Final PEIR and Response to Comments	March 4, 2022	3 weeks
City complete review of Screencheck Final PEIR	April 8, 2022	3 weeks
Revise Final PEIR	April 22, 2022	2 weeks
Final City review	April 29, 2022	1 week
Print & Distribute Final EIR	May 6, 2022	1 week
Public Hearing/EIR Certification	By June 30, 2022	

MEETING DATE July 14, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES FOR THE SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

On December 9, 2020, the City Council authorized the execution of a professional services agreement for an amount not to exceed \$30,000 with Harris & Associates (“Harris”) to prepare the environmental justice sections of the Safety Element (“Element”) of the Santee General Plan. The scope of services includes developing new policies regarding environmental justice, developing a community survey, supporting stakeholder engagement, and preparing the Mitigated Negative Declaration (MND) required for the project in accordance with the California Environmental Quality Act.

The proposed First Amendment to the Agreement would expand the scope of services to include the update of the Safety Element sections of the Element and the assembly of the entire Safety and Environmental Justice Element. Given the wide range of legislative mandates that include an identification of risks and policies for the protection of the community, environmental justice, and climate change adaption/resiliency, a consultant’s working knowledge of available technical studies and resources, is desired and would allow for consistency in data and policy language throughout the Element. Harris would review existing plans and data relevant to the assessment of existing conditions, and potential threats to public facilities including a review of existing General Plan policies, the Sustainable Santee Plan, Local Hazard Mitigation Plan (LHMP) and the recently updated City Geotechnical Seismic Hazard Study. Harris would continue to coordinate with staff on the public engagement process with key stakeholders, and complete all remaining technical and legal requirements of the Safety Element update as specified in State law.

The cost of the proposed expanded scope of work is an amount not to exceed \$50,870, which would bring the total contract amount to an amount not to exceed \$80,870.

Approval of the proposed First Amendment would allow Harris to prepare the entire Element and the associated MND, streamlining the review process.

ENVIRONMENTAL REVIEW

This amendment is not subject to the California Environmental Quality Act (CEQA) because it is not a “project” (14 Cal. Code Regs., § 15378) as it would not result in a physical change in the environment. The Safety and Environmental Justice Element and related CEQA document, will be circulated for public review and input and presented to the City Council for approval at a later date.

FINANCIAL STATEMENT *m*

Funds have been appropriated in the adopted Fiscal Year 2021-22 Planning Division budget in the amount of \$50,870 for the cost of the proposed First Amendment to the Agreement.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Adopt the Resolution authorizing the City Manager to execute the First Amendment to the Professional Services Agreement with Harris & Associates to prepare a joint Safety and Environmental Justice Element.

ATTACHMENT

Resolution (with the First Amendment to the Agreement attached as Exhibit A)

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST
AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH
HARRIS & ASSOCIATES FOR THE SAFETY AND ENVIRONMENTAL JUSTICE
ELEMENT**

WHEREAS, the City of Santee ("City"), under the Professional Services Agreement authorized by the City Council on December 9, 2020 ("Agreement"), retained Harris & Associates ("Consultant"), to provide professional services relating to the environmental justice sections of the Safety and Environmental Justice Element ("Element"), and the associated Mitigated Negative Declaration; and

WHEREAS, the City and the Consultant desire to amend the Agreement to expand the scope of work to include the preparation of the safety sections of the Element and the assembly of the entire Element, for an additional amount not to exceed \$50,870, bringing the total contract amount to an amount not to exceed \$80,870, and to extend the Term of the Agreement to January 31, 2022; and

WHEREAS, this First Amendment is authorized pursuant to Sections 4 and 14 of the Agreement.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California that the City Manager is authorized to execute the First Amendment to the Agreement, attached hereto as Exhibit A.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of July, 2021 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

RESOLUTION NO.

EXHIBIT A

FIRST AMENDMENT TO PSA WITH HARRIS

[attached behind this cover page]

**FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BY AND BETWEEN CITY OF SANTEE AND HARRIS & ASSOCIATES**

This First Amendment (“Amendment”), dated this ____ day of _____, 2021, for reference purposes only, is entered into by and between the City of Santee, a California charter city (“City”) and Harris & Associates, a corporation (“Consultant”). City and Consultant are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties.” This First Amendment is entered into in light of the following recited facts (each a “Recital”).

RECITALS

A. City, under the Professional Services Agreement authorized by the City Council on December 9, 2020 (“Agreement”), retained Consultant to provide professional services relating to the environmental justice sections of the Safety and Environmental Justice Element (“Element”) as well as the associated Mitigated Negative Declaration (the “Project”).

B. City and the Consultant desire to amend the Agreement to expand the scope of services to include the preparation of the safety sections of the Element, and the assembly of the entire Element, for an additional amount not to exceed \$50,870, bringing the total contract amount to an amount not to exceed \$80,870, and to extend the term of the Agreement; and

C. This First Amendment is authorized pursuant to Sections 4 and 14 of the Agreement.

NOW, THEREFORE, in consideration of the Recitals and the terms and conditions set forth in this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties set forth their mutual covenants and understandings as follows:

TERMS

1. SCOPE OF SERVICES: The Scope of Services, Agreement Exhibit “A”, is hereby revised to include the Scope of Services (SUPPLEMENTAL), attached to this Amendment as Exhibit “A” and incorporated into this Amendment by this reference.

2. COMPENSATION: Section 2.b of the Agreement is hereby amended to increase the total amount paid for services rendered by Consultant pursuant to this Agreement by \$50,870 from the previous amount of \$30,000 to the current amount of \$80,870. The Schedule of Charges set forth in Exhibit “B” of the Agreement is hereby amended to include the charges as set forth in Exhibit “B” Schedule of Charges (SUPPLEMENTAL) attached to this Amendment and incorporated into this Amendment by this reference.

3. TERM: The Activity Schedule set forth in Exhibit “B” of the

Agreement is hereby amended to include the schedule as set forth in Exhibit "B" Activity Schedule (SUPPLEMENTAL) attached to this Amendment and incorporated into this Amendment by this reference. Section 3 "Term of Agreement and Time of Performance" is hereby revised to read, in its entirety, as follows:

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Activity Schedule shown in Exhibit "B" attached hereto and made a part hereof; provided, however, that the contents of this Agreement, as amended, shall supersede any provisions in Exhibit "B" that are inconsistent therewith. Work shall commence upon authorization from the City. Unless a different date is set forth in the Activity Schedule, the term of the Agreement shall be from the date of execution of the Agreement through January 31, 2022 unless terminated sooner pursuant to the provisions of this Agreement or when the services are complete. Such term may be extended upon written agreement of both City and Consultant.

4. CONTINUING EFFECT OF AGREEMENT. Except as amended by this First Amendment, all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

CITY OF SANTEE

By: _____

Marlene Best, City Manager

Date: _____

CONSULTANT:

By: _____

Diane Sandman

Senior Director

Date: _____

**APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP**

By: _____

Shawn Hagerty, City Attorney

Date: _____

EXHIBIT A
SCOPE OF SERVICES (SUPPLEMENTAL)



April 8, 2021

Melanie Kush
Development Services Director
City of Santee
10601 Magnolia Avenue
Santee, California 92071

RE: SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT AMENDMENT

Dear Ms. Kush:

Harris & Associates (Harris) is pleased to submit this proposal to expand our current scope of work for the City of Santee's (City's) Safety and Environmental Justice Element. A description of the project background and need, scope of work, schedule and cost is provided below.

BACKGROUND AND NEED

In November 2020, the City contracted with Harris to assist in preparing a joint Safety and Environmental Justice Element (Element). Harris is currently contracted to support the development of the Environmental Justice component of the Element by conducting the underlying analysis, developing goals and policies, supporting public engagement, and providing language for City staff to incorporate into the Element. City Staff is responsible for preparation of the Safety Element content and assembly of the final Safety and Environmental Justice Element using the content that Harris & Associates provides. Harris is not currently under contract to provide Safety Element content or assemble/format/edit the Element.

In addition, Harris is currently contracted to prepare an Initial Study/Negative Declaration (IS/ND) for the proposed Safety & Environmental Justice Element, in order to comply with the California Environmental Quality Act (CEQA). This document will address both portions of the Element, which are being prepared separately by Harris and the City.

The following scope of work would expand Harris' contract to include development of Safety Element content, including GIS data, and prepare the final combined Environmental and Safety Element, including graphics, formatting and editing. Having Harris prepare the content for both portions of the Element will allow for consistency in visual presentation including graphics, policy language and other aspects of the plan, efficiency due to Harris' experience preparing these Elements for other agencies, and streamlining the document for evaluation in the IS/ND.

The following scope of work reflects the additional tasks Harris would need to conduct to complete the joint Safety & Environmental Justice Element.

SCOPE OF WORK

The Safety Element of a general plan addresses a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic losses.

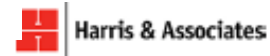
Per state law, the Safety Element of a general plan must:

- Identify and protect the community from any unreasonable risks associated with natural hazards, including seismically induced, slope instability, geologic hazards, flooding, and wildland or urban fires.
- Include mapping of known seismic and other geologic hazards.

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EXHIBIT A

SCOPE OF SERVICES (SUPPLEMENTAL)



- Address evacuation routes, peak load water supply requirements, and minimum road widths and clearances as they relate to identified fire or geologic hazards.
- Identify information regarding flood hazards, including flood hazard zones, national flood insurance program maps, dam failure inundation maps, floodplain mapping, levee protection zones, inundation areas, historical data on flooding, existing or planned development in flood hazard zones, agencies with responsibility for flood protection, and essential public facilities during flooding.
- Coordinate flood hazard mapping with US Army Corps of Engineers, Office of Emergency Services, and Department of Water Resources.
- Identify and address risks of fire for land classified as state responsibility areas or very high fire hazard severity zones (SB 1241).
- Include a vulnerability assessment that identifies how climate change is expected to affect hazard conditions in the community. It must also include a set of goals, policies, and measures to adapt and improve resiliency to these anticipated changes (SB 379).
- Include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes (SB 99).
- Identify evacuation routes and evaluate their capacity, safety, and viability under a range of emergency scenarios (AB 747).
- Consult with Office of Emergency Services.
- Submit draft Safety Element to the California Geologic Survey of the Department of Conservation and the State Board of Forestry and Fire Protection and all fire protection agencies with jurisdiction in the planning area.

If certified by FEMA, a local hazard mitigation plan may be incorporated by reference to meet applicable requirements related to the Safety Element. However, the City's participation in the County's Multi-jurisdictional Local Hazard Mitigation Plan (MLHMP) does not satisfy many of the state requirements pertaining to Safety Elements, most notably SB 379, AB 747, and SB 99. Therefore, the following scope of work represents a comprehensive update of the City's Safety Element. Harris acknowledges that some work has already been completed by City staff in drafting updated content in support of the Safety Element, and the budget reflects these contributions.

Task 1: Project Kick-Off and Expectation Setting

The Harris Team will coordinate a Safety Element kick-off meeting with City staff. This meeting will provide an opportunity to confirm scope and timeline. At the project kick-off meeting, City staff will provide Harris with guidance regarding data sources to aid in the collection process, and provide recommendations on Safety Element Committee participants based on proposed topics of the Safety Element. Harris will also confirm document style and formatting standards.

Deliverable(s)

- Agenda
- Meeting minutes

Task 2: Plan Review and Data Collection

Harris will collect and review existing plans related to public safety, including the City of Santee profile in the County's MJHMP as well as existing content City Staff has developed in support of the Safety Element. Harris will prepare a request for information that includes GIS data the City maintains on critical facilities, emergency response facilities, and natural hazards. Harris staff will evaluate the existing data and identify additional data needs.

Deliverable(s)

- Request for Information

Task 3: Web-Page, Public Engagement, and Safety Committee Meetings

Harris will work with the City to create a web-page on the City's website to post information related to the Safety Element Update, including public presentations and the draft Element. Harris assumes the City will be responsible for posting meeting agendas, presentations, and meeting minutes onto the web-page and any social media outlets for public meetings and

EXHIBIT A

SCOPE OF SERVICES (SUPPLEMENTAL)



workshops. Public meeting agendas will be prepared by Harris and sent two weeks in advance for the City to post to the web-page and social media.

Harris will work with City staff to identify appropriate stakeholders, including fire marshals and emergency managers, to serve on the Safety Committee. We will coordinate and facilitate two internal (not public) Safety Committee meetings through the Safety Element update process.

- **Safety Committee Meeting 1:** Harris will review the Safety Element update process, including existing state legislation driving the Safety Element update. Harris will also present the topics and hazards that will be covered in the Safety Element update. Harris will present the draft maps and exhibits, along with hazard profiles for feedback.
- **Safety Committee Meeting 2:** Harris will solicit feedback on draft goals, policies, and implementation actions.

Harris will also facilitate three public meetings in support of the Safety & Environmental Justice Element.

- **Environmental Justice Workshop:** Harris recommends hosting at least one Environmental Justice Workshop where the public is invited to learn about the concept of environmental justice and share their input about how the City can promote environmental justice in their community. The Workshop will be structured as a “listening session” and the community input will inform the development of environmental justice objectives and policies. This workshop is critical to demonstrate robust public engagement, as recommended by the Office of Planning and Research’s General Plan Guidelines. This workshop is not within Harris’ current scope of work for the Environmental Justice component.
- **City Council Workshop:** Harris will facilitate a City Council workshop that is open to the public after the public review draft of the Element has been posted. This will give the public and the City Council an opportunity to ask questions and provide feedback before the Element is sent to governmental agencies.
- **City Council Adoption Hearing:** After the Element is approved by governmental agencies, it will go back to City Council for adoption. Harris will participate in the City Council hearing in support of City staff, including a presentation to Council, if requested.

Deliverable(s)

- Web-page content
- Safety Committee Meetings (2)
 - Agenda, presentation, meeting minutes
- Public Meetings
 - Environmental Justice Workshop (1) – Agenda, presentation, meeting minutes
 - City Council Workshop (1) – Agenda, presentation, meeting minutes
 - City Council Hearing (1) – Staff report content, presentation (if requested)

Task 4: Technical Analysis (Hazard Profiles & Descriptions)

Harris will prepare a profile, or description, of each hazard/topic that will be addressed in the Safety Element, described below. Harris will revise maps/profiles based on City and Safety Committee feedback (see Safety Committee Meeting 2 in Task 3).

NATURAL HAZARDS

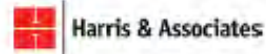
Harris will provide a description of natural hazards that have the potential to affect the City, including flooding hazards, geologic and seismic hazards, and fire hazards. This section of the Safety Element will feature hazard maps to identify areas of the City with greater exposure. Natural hazard maps will also assimilate the locations of critical buildings and compare to particular hazard zones.

CLIMATE CHANGE

Consistent with the requirements of SB 379, the Safety Element will include a climate vulnerability assessment that describes how existing hazards will become more severe or occur more frequently. This section will highlight likely future changes in the frequency or severity of existing natural hazards, as well as new hazards that result from climate change such as extreme heat. This section will also summarize potential impacts of climate change, including impacts on public health, water resources, and energy reliability. The City’s Sustainable Santee Plan will be referenced in this section.

EXHIBIT A

SCOPE OF SERVICES (SUPPLEMENTAL)



EMERGENCY PREPAREDNESS

Harris will discuss existing emergency management plans, procedures and programs. This section will address the requirements of SB 99. Authoritative state guidance has not yet been developed to determine the type and level of analysis needed to satisfy SB 99. However, Harris has previously developed and applied a methodology to define and identify residential developments without sufficient evacuation routes. The Governor's Office of Planning and Research has reviewed and accepted our proposed methodology. Harris' GIS staff will conduct the evacuation route analysis using results of specific hazard assessments and a suite of geospatial tools and methods.

FIRE, POLICE, AND EMS

Harris will identify existing emergency response service locations, and assess fire, police, and EMS response, programs, and mutual aid agreements.

HAZARDOUS MATERIALS

Harris will identify the locations of hazardous or toxic material sites and existing preventative policies and responsive procedures to hazardous material exposure or contamination.

CRIME AND SAFETY

Harris will identify crime rates in the City and existing crime prevention programs and resources.

GIS MAPS AND EXHIBITS

Harris will prepare geospatial maps and exhibits for natural hazards (seismic hazard zones and geologic stability, flooding hazards, and fire hazards), climate change (climate projections), emergency preparedness (evacuation routes), and hazardous materials.

Deliverable(s)

- Draft Hazard Profiles and for each hazard/topic
- Draft Maps & Exhibits
 - Map of relative geologic stability and potential landslide activity
 - Map identifying areas of flood risk
 - Map of fire hazard and service
 - Exhibits of climate projections for heat and precipitation
 - Map of evacuation routes, gathering points, distribution centers, and emergency facilities
- Revised Hazard Profiles and Maps based on City and Committee feedback
- One meeting with City staff

Task 5: Goals and Strategy Development

Harris will prepare a list of goals and policies for the City to consider for inclusion in the Safety Element. Safety goals and policies will aim to minimize risk associated with potential hazards and build capacity to respond to long-term stress and short-term disruptions associated with hazard events. Environmental Justice goals and policies will be developed through Harris' existing contract. Harris will update the goals and policies based on feedback from the Safety Committee.

Deliverable(s)

- Matrix of Safety Element Goals and Policies
- Revised Matrix of Safety Element Goals and Policies
- One meeting with City staff

EXHIBIT A
SCOPE OF SERVICES (SUPPLEMENTAL)



Task 6: Prepare Draft and Final Elements

Harris will prepare a draft Safety & Environmental Justice Element, including all text and graphics as appropriate to facilitate a user-friendly document. The format and style of the Element will be based upon a consensus between Harris and City staff determined at the Kickoff Meeting. Harris will be responsible for incorporating the analysis and supporting objectives and policies from the Safety and Environmental Justice components into the combined Element. Harris is already under contract to deliver the analysis, goals and policies, and draft language to satisfy the Environmental Justice component. The additional effort to prepare the Safety Element component and combine the two components is included in this scope of work amendment.

The first draft is intended solely for City staff and the Safety Committee to review and provide feedback. Harris will incorporate feedback from the first draft into a second, public review draft, which will be posted to the City's website for public comment. Based on feedback received during the public comment period (including public workshops), Harris will prepare a third draft that, upon City approval, will be sent to the Board of Forestry and Fire Protection (Board) and to every local agency that provides fire protection to territory in the city least ninety (90) days prior to adoption for review and approval. Harris will finalize the Safety & Environmental Justice Element based on comments received from the Board and other agencies, and present the final Element to the City Council for adoption.

Deliverable(s)

- First Draft (Internal Review) Safety & Environmental Justice Element
- Second Draft (Public Review Draft) Safety & Environmental Justice Element
- Third Draft (Board of Forestry and Fire Protection) Safety & Environmental Justice Element
- Final (City Council) Safety & Environmental Justice Element
- Three meetings with City staff
- 1 paper copy of each draft and final Element

**EXHIBIT B
SCHEDULE OF CHARGES AND ACTIVITY
SCHEDULE (SUPPLEMENTAL)**

SCHEDULE

A schedule with potential durations for each deliverable is provided below.

Task	Milestone/Deliverable	Duration
1	Project Kick-Off	1 Day
2	Request for Information	2 Weeks
3	Prepare Web-Page Content	3 Days
3	Environmental Justice Workshop	1 Day
4	Draft Hazard Profiles, Maps, & Exhibits	3 Weeks
3	Safety Committee Meeting #1	1 Day
4	Revise Hazard Profiles, Maps, & Exhibits	1 Week
5	Matrix of Goals & Policies	2 Weeks
3	Safety Committee Meeting #2	1 Day
5	Revise Matrix of Goals & Policies	1 Week
6	Prepare First Draft (Internal Review) Element	3 Weeks
6	Prepare Second Draft (Public Review) Element	4 Weeks
3	City Council Workshop	1 Day
6	Prepare Third Draft (Board Review) Element – 90 days	1 Week
6	Prepare Final Draft Safety Element	1 Week
3	City Council Adoption Hearing	1 Day

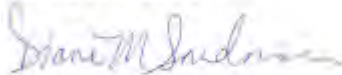
COST

The total cost for Tasks 1–6 is \$50,870. A breakdown of costs by task is provided below. Staff rates are provided in the attached billing rate schedule.

Task	Cost
Task 1: Project Kick-Off and Expectation Setting	\$925
Task 2: Plan Review and Data Collection	\$1,835
Task 3: Web-Page, Public Engagement, and Safety Committee Meetings (5)	\$10,270
Task 4: Technical Analysis (Hazard Profiles & Descriptions)	\$9,850
Task 5: Goals and Strategy Development	\$4,820
Task 6: Prepare Draft and Final Element (3 Drafts, 1 Final)	\$22,670
Expenses (printing, mileage)	\$500
Total	\$50,870

Should you have any questions regarding this letter proposal, please contact me at (619) 481-5001 or Diane.Sandman@WeAreHarris.com.

Sincerely,
Harris & Associates, Inc.



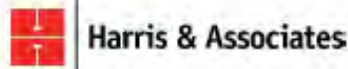
Diane Sandman, AICP
Senior Director, Environmental Planning + Compliance
(619) 481-5001 ■ Diane.Sandman@WeAreHarris.com

Att: Billing Rate Schedule

Harris & Associates, Inc. ■ Safety and Environmental Justice Element Amendment

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EXHIBIT B
SCHEDULE OF CHARGES AND ACTIVITY
SCHEDULE (SUPPLEMENTAL)



RANGE OF HOURLY RATES:

Applicable to City of Santee for Safety and Environmental Justice Element Support

Effective January 1 - December 31, 2021

ENVIRONMENTAL PLANNING + COMPLIANCE

	<u>HOURLY RATE</u>
Project Directors	\$215-260
Project Managers	\$160-215
Project Analysts	\$75-160
Technical Support	\$90-150
Administrative Support	\$60-115

Notes:

Rates are subject to adjustment due to promotions during the effective period of this schedule. A new rate schedule will become effective January 1st of every year.

All subconsultant charges and direct costs are subject to a 10% markup.

When applicable, MILEAGE charges will be at the current IRS rate, and REPRODUCTION costs will be as follows: Black & White printing will be \$0.08/page (8.5x11) and \$0.16/page (11x17). Color printing will be \$0.16/page (8.5x11) and \$0.32/page (11x17).