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**City of Santee  
Regular Meeting Agenda**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071**

**April 10, 2013  
7:00 PM**

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor John Minto  
Council Members Jack Dale, Rob McNelis and John Ryan

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public 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 before the meeting is called to order. Speakers are limited to 3 minutes.

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
  - [Santee City Council 3-27-13 Regular Meeting](#)
  - [CDC Successor Agency 3-27-13 Regular Meeting](#)
  - [Public Financing Authority 3-27-13 Regular Meeting](#)
- (C) Approval of Payment of Demands as presented.**
- (D) Second Reading and adoption of an Ordinance amending the Zone District Base Map (R2013-1) to reclassify a portion of surplus state owned right-of-way on Via De Christina identified by right-of-way numbers 27492, 27493, 31332, 31333 and 31334 on County Assessor's page 383-44 to the Low-Medium Density Residential (R2) Zone District.**

- (E) Authorization for the purchase of one new 2013 Ford F-150 SuperCab XL pickup truck per State of California Contract #1-13-23-20D for an amount not to exceed \$25,112 and authorization for the City Manager to execute all necessary documents.
- (F) Adoption of a Resolution approving an Amended and Restated Joint Exercise of Powers Agreement for “Heartland Communications Facility Authority.”
- (G) Adoption of a Resolution waiving a minor mathematical bid irregularity, awarding the construction contract for the Citywide CMP Lining and Rehabilitation Program (CIP 2013-20) to Southwest Pipeline and Trenchless Corporation in the amount of \$775,576, and authorizing the Director of Development Services to approve changes orders in an amount not to exceed \$75,557.60.

**2. PUBLIC HEARINGS:**

- (A) Public Hearing to adopt the Housing Element (2013-2021) in accordance with state law (General Plan Amendment GPA2013-1).

Recommendation:

1. Open and close the Public Hearing; and
2. Certify the Negative Declaration (AEIS2013-1) pursuant to CEQA; and
3. Adopt Resolution approving the Housing Element and authorizing the City Manager to submit the Housing Element to the State Department of Housing and Community Development for certification.

**3. ORDINANCES (First Reading):**

*See Item 6B*

**4. CITY COUNCIL ITEMS AND REPORTS:**

- (A) Extension of excused absences for Council Member.

Recommendation:

Formally excuse Council Member John Ryan from attendance at Council meetings beginning in April 2013 and continuing through May 2013.

**5. CONTINUED BUSINESS:**

- (A) Report on factors impacting the FY 2013-14 and FY 2014-15 operating budget.**

Recommendation:

Receive report.

**6. NEW BUSINESS:**

- (A) Authorize execution of a second amendment to the lease agreement with the Padre Dam Municipal Water District for the Santee Teen Center.**

Recommendation:

Authorize the City Manager to execute the Second Amendment to the Lease Agreement.

- (B) A Resolution and Ordinance setting aside the certification of the Final Environmental Impact Report (FEIR) and the Revised Environmental Impact Report (REIR) for the Fanita Ranch Project, related approvals, and the Development Agreement by and among the City of Santee, Fanita Ranch L.P. and Barratt American Incorporated.**

Recommendation:

To satisfy the courts' requirements, City Council should set aside the Resolutions and Ordinance related to the FEIR and REIR certification and project approvals.

**7. COMMUNICATION FROM THE PUBLIC:**

*Each person 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.*

**8. CITY MANAGER REPORTS:**

**9. CDC SUCCESSOR AGENCY:**

(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:**

12. **CLOSED SESSION:**       None

13. **ADJOURNMENT:**



Apr	04	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
Apr	08	Community Oriented Policing Committee	Chamber Conf. Rm.
Apr	10	City Council Meeting	Chamber
Apr	24	City Council Meeting	Chamber
May	02	Santee Park & Recreation Committee	Bldg. 6 Conf. Rm.
May	08	City Council Meeting	Chamber
May	13	Community Oriented Policing Committee	Chamber Conf. Rm.
May	22	City Council Meeting	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.ci.santee.ca.us](http://www.ci.santee.ca.us).**

*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 202 of the American with Disabilities Act of 1990. 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.*

State of California    } County of San Diego    } ss. City of Santee            }	<b>AFFIDAVIT OF POSTING AGENDA</b>
I, <u>Patsy Bell, CMC, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on <u>April 5, 2013</u> at <u>4:30 p.m.</u>	
_____ Signature	<u>4/5/13</u> Date

City of Santee  
**COUNCIL AGENDA STATEMENT**

1B

**MEETING DATE** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,  
CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING  
AUTHORITY REGULAR MEETING OF MARCH 27, 2013

**DIRECTOR/DEPARTMENT** Patsy Bell, CMC, City Clerk

PB

**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.

**ATTACHMENTS (Listed Below)**

March 27, 2013 Minutes

## Minutes

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**March 27, 2013**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:08 p.m.

Council Members present were: Mayor/Chair Randy Voepel and Council/Authority Members Jack E. Dale and Rob McNelis. Vice Mayor/Vice Chair John W. Minto entered at 7:09 p.m. Council/Authority Member John Ryan was absent.

Staff present were: City Manager/Authority Secretary Keith Till, City/Authority Attorney Shawn Hagerty, Deputy City Manager/Director of Development Services Pedro Orso-Delgado, Director of Community Services Bill Maertz, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Bob Leigh, Director of Human Resources Jodene Dunphy, Director of Planning Melanie Kush, Assistant to the City Manager Kathy Valverde, Santee Sheriff's Captain Lisa Miller, City Clerk Patsy Bell, and Administrative Secretary Pam Coleman.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney)

**LEGISLATIVE INVOCATION: Pastor Leon Hostetler, Hosanna Christian Fellowship**

**PLEDGE OF ALLEGIANCE: Adrianna Diehl, Miss Santee Jr. Miss**

**ADJOURNMENT IN MEMORY: Joe Miller, Santee Sheriff Department Retired Senior Volunteer Patrol (RSVP)**

Mayor Voepel presented the Adjournment in Memory Certificate to Joe Miller's wife, Linda Miller, and his family.

**Draft**

**PRESENTATION: Introduction of 2013 Miss Santee & Miss Teen Santee**

Cloisart City seal lapel pins were presented to the Miss Santee Princesses Syndey, Riley, and Mackenzie; and Miss Santee Jr. Misses Serenity and Adrianna.

Crystal City seal paperweights were presented to outgoing Miss Santee 2012 Victoria Heyne and Miss Santee Teen 2012 Casey Maynard in appreciation of their exceptional service and representation of the City during the past year.

Vice Mayor Minto congratulated and introduced Miss Santee Teen 2013 Marrissa Lawrence and Miss Santee 2013 Emily Zobel, and presented each of them with an engraved pen and a gold City seal lapel pin.

A gold City seal lapel pin was presented to Miss Santee Teen First Runner-up Nikki Gibbs and Miss Santee First Runner-up Isabella Lenhoff.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA: None**

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Meeting Minutes:**
  - **Santee City Council 3-13-13 Regular Meeting**
  - **CDC Successor Agency 3-13-13 Regular Meeting**
  - **Public Financing Authority 3-13-13 Regular Meeting**
- (C) Approval of Payment of Demands as presented.**
- (D) Approval of the expenditure of \$50,444.59 for February 2013 legal services and related costs.**
- (E) Authorization for the City Manager to execute a Cost Sharing Agreement to fund a Water Quality reference Study with the San Diego Region Stormwater CoPermittees and Caltrans.**
- (F) Adoption of a Resolution authorizing the submission of the annual Housing Element Progress Report for calendar year 2012 to the State of California Office of Planning and Research and the State of California Department of Housing and Community Development. (Reso 20-2013)**

Draft

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member McNelis, the Agenda and Consent Calendar were approved as presented with all voting aye, except Council Member Ryan who was absent.

## 2. PUBLIC HEARINGS:

- (A) **Public Hearing to amend the City of Santee General Plan (GPA2013-2) and the Town Center Specific Plan (TCSPA2013-1) to change the land use designations of two properties on Magnolia Avenue in the Town Center Specific Plan Area, and one property on Via De Christina, with concurrent amendment to the zoning district base map, Title 17 of the Municipal Code to re-classify property on Via De Christina by Ordinance (R2013-1). Related Case File: AEIS2013-2 (Reso 21-2013)**

**Entered Into the Record:** A letter from the County of San Diego in opposition to Sites 2 and 3.

The Public Hearing opened at 7:33 p.m. City Manager Till introduced the item, requested that Sites 2 and 3 be withdrawn from consideration and answered Council's questions.

### **PUBLIC SPEAKERS:**

#### In Opposition

- April Heinze, County of San Diego, in opposition to the proposed uses for Sites 2 and 3
- Claudia Anzures, County of San Diego

#### Neutral

- Warren Savage

**ACTION:** On motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing closed at 7:49 p.m., the Negative Declaration as to the Via de Christina site (Site 1) was approved as complete and in compliance with CEQA, the Resolution approving the General Plan Amendment (GPA2013-2) was adopted, and the Ordinance was approved for First Reading with all voting aye, except Council Member Ryan who was absent.

## 3. ORDINANCES (First Reading): *See Item 2A*

## 4. CITY COUNCIL ITEMS AND REPORTS:

Council Member McNelis thanked Santee resident Jean Emmons for keeping our community clean by picking up litter on her daily walks.

Draft

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

- (A) Resolution authorizing the submittal of an application and execution of agreements with the California Department of Transportation for the Gillespie Field Community-Based Transportation Planning (CBTP) grant. (Reso 22-2013)

**Entered Into the Record:** A letter from Senator Joel Anderson in support of staff recommendation.

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Dale, the Resolution authorizing the submittal of an application for a Caltrans FY 2013-2014 Community-Based Transportation Planning grant and authorizing the City Manager to execute funding agreements was adopted with all voting aye, except Council Member Ryan who was absent.

7. COMMUNICATION FROM THE PUBLIC: None

8. CITY MANAGER REPORTS: None

9. CDC SUCCESSOR AGENCY:  
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:  
(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 7:51 p.m. and convened in Closed Session at 7:55 p.m. with all Members present, except Council Member Ryan who was absent.

Draft

**12. CLOSED SESSION:**

**(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: Equity Lifestyle Properties, Inc. and MHC Financing Limited Partnership Two v. City of Santee, SDSC Case No. 37-2012-00065477.

**(B) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: MHC Financing Limited Partnership Two v. City of Santee, USDC Case No. 12 CV 253 W-POR.

**(C) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Government Code Section 54956.9

Name of Case: Cameron's Mobile Estates, LLC v. City of Santee Case No. 37-2012-00069606-CU-WM-EC

**(D) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Cases: Preserve Wild Santee v. City of Santee  
San Diego Superior Court Case No. 37-2008-00075168

**(E) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

Government Code Section 54956.9

Name of Cases: Preserve Wild Santee v. City of Santee  
San Diego Superior Court Case No. 37-2009-00097042

Council Members reconvened in Open Session at 8:36 p.m. with all Members present, except Council Member Ryan who was absent. Mayor Voepel reported that direction was given to staff on all items.

**13. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:36 p.m. in Memory of Joe Miller, Santee Sheriff Department Retired Senior Volunteer Patrol.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Patsy Bell, City Clerk and for  
Authority Secretary Keith Till

City of Santee  
**COUNCIL AGENDA STATEMENT**

1C

**MEETING DATE** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** PAYMENT OF DEMANDS

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

**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**

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

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *HL*

Approval of the payment of demands as presented.

**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/19/13	Accounts Payable	\$ 150,130.88
03/20/13	Payroll	270,533.83
03/21/13	Accounts Payable	165,179.20
03/21/13	Accounts Payable	74,294.13
03/26/13	Accounts Payable	<u>1,252,686.71</u>
	TOTAL	<u>\$ 1,912,824.75</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					
101750	3/19/2013	10190 AUDIO ASSOCIATES OF SAN DIEGO	10660 REVISED	50275	CHAMBER AUDIO/VISUAL REPAIR	4,155.64					
					<b>Total :</b>	<b>4,155.64</b>					
101751	3/19/2013	10018 BENCHMARK LANDSCAPE SVCS INC	101865 102026 102027	50138 50195 50195	LANDSCAPE MAINTENANCE - ROV LANDSCAPE EXTRA WORK LANDSCAPE EX WORK	12,567.64 168.00 400.00					
					<b>Total :</b>	<b>13,135.64</b>					
101752	3/19/2013	10876 CANNON SOLUTIONS AMERICA INC	987925522 987935129	50269 50269	PLOTTER MAINTENANCE PLOTTER USAGE	45.98 32.42					
					<b>Total :</b>	<b>78.40</b>					
101753	3/19/2013	10032 CINTAS #64	694547527		SHOP TOWEL/UNIFORM RENTAL	60.29					
					<b>Total :</b>	<b>60.29</b>					
101754	3/19/2013	10215 COUNTY OF SAN DIEGO	3/2/13-4/9/13		NOTICE OF NEG DEC	50.00					
					<b>Total :</b>	<b>50.00</b>					
101755	3/19/2013	10333 COX COMMUNICATIONS	052335901 3110 094812201	50096	8950 COTTONWOOD AVE CLOCK TWR INTERNET	233.15 60.00					
					<b>Total :</b>	<b>293.15</b>					
101756	3/19/2013	10200 DELGADO, PEDRO ORSO	287016177778		CELL PHONE	107.50					
					<b>Total :</b>	<b>107.50</b>					
101757	3/19/2013	10124 DEPENDABLE PLBMG HEATING & AIR	644233	50140	BACKFLOW TESTING	165.00					
					<b>Total :</b>	<b>165.00</b>					
101758	3/19/2013	10250 EAST COUNTY CALIFORNIAN	00015735	50009	PUBLICATION/ NOTICES	182.00					
					<b>Total :</b>	<b>182.00</b>					
101759	3/19/2013	10057 ESGIL CORPORATION	03/04/13 - 03/08/13		SHARE OF FEES	62,986.44					
					<b>Total :</b>	<b>62,986.44</b>					
101760	3/19/2013	10251 FEDERAL EXPRESS	2-199-83231		SHIPPING CHARGES	19.69					
					<b>Total :</b>	<b>19.69</b>					

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101761	3/19/2013	10628 FINELINE GRAFIX	1121	50245	BANNER INSTALL SVCS	200.00
					<b>Total :</b>	<b>200.00</b>
101762	3/19/2013	10600 HINDERLITER, DE LLAMAS & ASSOC	0020588-IN 0020588-IN(2ND PART)	50188	CNTRCT SVC-SALE TAX QTR/3 AUDIT-SALE TAX 2/QTR 2012	1,200.00 323.90
					<b>Total :</b>	<b>1,523.90</b>
101763	3/19/2013	10867 INTELLICEPT	17015	50271	SKATE STOPPERS	1,607.04
					<b>Total :</b>	<b>1,607.04</b>
101764	3/19/2013	10120 KEARNY PEARSON FORD	667805	50069	SHOP SUPPLIES	354.07
					<b>Total :</b>	<b>354.07</b>
101765	3/19/2013	10492 MARTIN & CHAPMAN COMPANY	2013031		ELECTION MANUAL	67.40
					<b>Total :</b>	<b>67.40</b>
101766	3/19/2013	10079 MEDICO PROFESSIONAL	1192543 1198618 1198619	50036 50036 50036	MEDICAL LINEN SRVC MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	12.93 16.68 12.93
					<b>Total :</b>	<b>42.54</b>
101767	3/19/2013	10410 MILLER, DAVID JOSEPH	32213		TEEN PROGRAM FNHS DJ	150.00
					<b>Total :</b>	<b>150.00</b>
101769	3/19/2013	10344 PADRE DAM MUNICIPAL WATER DIST	201-22553-28 201-23122-01 201-23238-01 201-24957-01 201-26680-31 201-26706-15 201-27372-15 201-29488-10 201-57657-11 201-57659-11 201-58652-10 203-00090-10 203-02742-17 203-02746-13		10118 MAGNOLIA AVE MAGNOLIA AVE -RW MAGNOLIA AVE-RW MAGNOLIA & MAST 10131 MAST BLVD RW SAN REMO ESTATES CONEJO RD BILTEER DR CUYAMACA ST CUYAMACA ST NE CUYAMACA STWOODGLEN MAGNOLIA N EL NOPAL RW 10601 MAGNOLIA AVE 10605 MAGNOLIA AVE	51.70 51.70 51.70 66.70 99.70 157.60 83.20 57.00 110.70 157.60 190.84 56.70 257.03 248.75

Voucher List  
CITY OF SANTEE

vcnlist  
03/19/2013 3:57:35PM

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101769	3/19/2013	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			203-02752-14		10609 MAGNOLIA AVE	519.26
			203-02928-21		MAGNOLIA AVE-VLLG	854.86
			203-02930-01		MAGNOLIA-NORTH OF KERRIGAN	185.26
			203-02988-02		10605 MAGNOLIA AVE BLDG #2	60.50
			203-03048-16		10629 MAGNOLIA AVE	417.15
			203-03136-19		10625 MAGNOLIA AVE	400.58
			203-03146-17		10613 MAGNOLIA AVE	519.26
			203-03156-14		10617 MAGNOLIA AVE	422.63
			203-03166-12		10621 MAGNOLIA AVE	375.72
			203-03202-01		MAGNOLIA AVE BLVD 7&8	60.50
			203-03628-02		MAGNOLIA AVE	57.00
			203-03846-02		MAGNOLIA AVE	185.26
			203-16111-10		EL NOPAL & JULIO	126.60
			203-52468-10		EUCALYPTUS CT	57.00
			204-02775-20		10210 WOODGLEN VISTA	1,112.60
			204-02857-01		WOODGLEN VISTA DR	997.60
			204-34525-03		CAMELOT HGT/PRINCESS JOANN	62.58
			209-03888-25		CUYAMACA ST LL FIELD	481.00
			209-03890-01		CUYAMACA ST LL	912.60
			209-03892-02		CUYAMACA ST	159.05
			209-03894-01		CUYAMACA @ MESA AVE	110.70
			209-03954-01		S FIELDS #1	817.60
			209-03956-01		S FIELD #2	687.60
			209-03958-01		S FIELDS #3	847.60
			209-04454-02		RIVERWALK DRIVE	742.60
			209-05700-01		550 PARK CENTER	540.04
			209-05720-01		550 PARK CENTER DR	185.26
			209-05730-01		550 PARK CENTER DR	185.26
			209-06564-10		MAST BLVD	84.70
			209-30458-10		MAGNOLIA AVE	115.70
			209-31659-01		MAGNOLIA AVE-RW	51.70
			209-31731-10		MAGNOLIA AVE & S BRAVERMAN	51.70
			209-60110-10		MISSION CREEK DR RW	135.70
			209-62784-19		MISSION CREEK TOWNHOMES	125.70
			209-64110-20		99 WILLOW POND RD	215.70
			209-65043-19		102 RIVER PARK DR RW	110.70

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101769	3/19/2013	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			209-71810-11		RIVER PARK DR	477.60
			209-71812-12		RIVER PARK DR	160.70
			209-72190-11		RIVER PARK DR	595.70
			209-72390-10		RIVER PARK DR RW	145.70
			209-72985-10		RIVER PARK DR RW	205.70
			242-00549-14		8950 COTTONWOOD AVE	592.85
			242-10356-04		10335 MISSION GORGE RD	60.50
			242-13058-02		10355 MISSION GORGE RD	119.99
			242-21086-10		CUYAMACA @ AIRPORT VISTA	83.20
			260-07501-01		WOODSIDE AVE @ NORTHCOATE	57.00
			260-12478-01		9161 SHAWDOW RD	799.06
			260-12480-01		9161 SHAWDOW HILL RD	291.69
			265-08965-02		DIAMONDBACK DR	131.75
			297-01296-03		CNSW SANTEE AREA FLOATER	312.58
					<b>Total :</b>	<b>18,650.21</b>
101770	3/19/2013	10157 PRIMO DJ'S	33-0250304		SPRING EGGSTRAVAGANZA	400.00
					<b>Total :</b>	<b>400.00</b>
101771	3/19/2013	10161 PRIZM JANITORIAL SERVICES, INC	7061	50106	JAN CUSTODIAL SERVICES	3,134.54
			7062	50107	JANITORIAL SERVICES - PARKS	2,235.75
					<b>Total :</b>	<b>5,370.29</b>
101772	3/19/2013	10095 RASA	4563	50186	PROFESSIONAL SERVICES	860.00
			4565	50186	PROFESSIONAL SERVICES	630.00
					<b>Total :</b>	<b>1,490.00</b>
101773	3/19/2013	10768 SANTEE SCHOOL DISTRICT	6792		FIELD LIGHTS	2,795.22
					<b>Total :</b>	<b>2,795.22</b>
101774	3/19/2013	10585 SHARP REES-STEALY MEDICAL	257		ANNUAL PHYSICALS	6,330.75
					<b>Total :</b>	<b>6,330.75</b>
101775	3/19/2013	10487 SIEMENS INDUSTRY INC	400094298	50282	TRAFFIC SIGNAL IMPROV.	8,010.60
			400094422	50282	TRAFFIC SIGNAL IMPROV.	1,325.62
					<b>Total :</b>	<b>9,336.22</b>



Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
101782	3/21/2013	10779 NATIONAL BENEFIT SERVICES LLC	PPE 03/13/13		FLEXIBLE SPENDING ACCOUNT	1,626.12			
					Total :	1,626.12			
101783	3/21/2013	10784 NATIONAL UNION FIRE INSURANCE	March 2013		VOLUNTARY AD&D	182.06			
					Total :	182.06			
101784	3/21/2013	10353 PERS	03 13 3		PERS RETIREMENT PAYMENT	125,733.95			
					Total :	125,733.95			
101785	3/21/2013	10335 SAN DIEGO FIREFIGHTERS FEDERAL	March 2013		LONG TERM DISABILITY-SAFETY	960.00			
					Total :	960.00			
101786	3/21/2013	10424 SANTEE FIREFIGHTERS	PPE 03/13/13		SFFA DUES/PEC	2,191.20			
					Total :	2,191.20			
101787	3/21/2013	10776 STATE OF CALIFORNIA	PPE 03/13/13		WITHHOLDING ORDER	652.45			
					Total :	652.45			
101788	3/21/2013	10783 UNITED WAY OF SAN DIEGO COUNTY	March 2013		UNITED WAY	116.00			
					Total :	116.00			
101789	3/21/2013	10001 US BANK	P Date 03/13/13		PARS RETIREMENT PAYMENT	585.18			
					Total :	585.18			
101790	3/21/2013	10959 VANTAGE TRANSFER AGENT/457	ICMA PPE 03/13/13		ICMA	29,456.84			
					Total :	29,456.84			
101791	3/21/2013	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 03/13/13		RETIREE HEALTH SAVINGS ACCOL	3,675.40			
					Total :	3,675.40			
10 Vouchers for bank code : ubgen						Bank total :	165,179.20		
10 Vouchers in this report						Total vouchers :	165,179.20		

Bank code :	ubgen	Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: *Ammy Jackson*  
Date: 3/21/13  
Approved by: *[Signature]*  
Date: 3-21-13



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101792	3/26/2013	10003 A & B SAW & LAWNMOWER SHOP	20843	50154	ROPE	6.48
					<b>Total :</b>	<b>6.48</b>
101793	3/26/2013	10007 AQUA SUN POOL SERVICE	08	50100	FOUNTAIN SERVICE	1,331.00
					<b>Total :</b>	<b>1,331.00</b>
101794	3/26/2013	10017 BAY CITY ELECTRIC WORKS	W108344	50131	GENERATOR MAINT.	182.02
					<b>Total :</b>	<b>182.02</b>
101795	3/26/2013	10320 BAYLIN, BRETT	2		INSTRUCTOR PAYMENT	157.50
					<b>Total :</b>	<b>157.50</b>
101796	3/26/2013	10018 BENCHMARK LANDSCAPE SVCS INC	101864	50195	LANDSCAPE MAINTENANCE - LMD	9,883.00
					<b>Total :</b>	<b>9,883.00</b>
101797	3/26/2013	10021 BOUND TREE MEDICAL LLC	81016862	50050	EMS SUPPLIES	1,140.36
			81016863	50050	EMS SUPPLIES	144.69
			81016864	50050	EMS SUPPLIES	54.67
			81018211	50050	EMS SUPPLIES	45.13
			81019529	50050	EMS SUPPLIES	46.66
			81019530	50050	EMS SUPPLIES	259.20
			87347234-CR	50050	CREDIT - EMS SUPPLIES	-9.57
			87352707-CR	50050	CREDIT - EMS SUPPLIES	-2.12
			87352708-CR	50050	CREDIT - EMS SUPPLIES	-2.84
			87355464-CR	50050	CREDIT - EMS SUPPLIES	-7.08
					<b>Total :</b>	<b>1,669.10</b>
101798	3/26/2013	10008 BPI PLUMBING	S-14498	50132	PLUMBING REPAIRS/MAINT	90.00
			S-14522	50132	PLUMBING REPAIRS	135.00
			S-14563	50132	PLUMBING REPAIRS	360.00
			S-14564	50132	PLUMBING REPAIRS	90.00
					<b>Total :</b>	<b>675.00</b>
101799	3/26/2013	10542 C2 REPROGRAPHICS	530120		COPIES	923.95
					<b>Total :</b>	<b>923.95</b>
101800	3/26/2013	10029 CANNON PACIFIC SERVICES INC	810070	50101	STREET SWEEPING	11,112.15

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101800	3/26/2013	10029 CANNON PACIFIC SERVICES INC	(Continued)			11,112.15
101801	3/26/2013	10876 CANNON SOLUTIONS AMERICA INC	987946579	50269	PLOTTER MAINTENANCE	45.98
					Total :	45.98
101802	3/26/2013	10147 CARL WARREN & COMPANY	55307		CLAIM SERVICES RENDERED	259.63
					Total :	259.63
101803	3/26/2013	10299 CARQUEST AUTO PARTS	11102-284846	50260	VEHICLE REPAIR PART	17.60
					Total :	17.60
101804	3/26/2013	10032 CINTAS #64	694550028		SHOP TOWEL/JUNIFORM RENTAL	98.48
					Total :	98.48
101805	3/26/2013	10979 CITY OF LA MESA	15014		FINGERPRINTING COSTS	580.00
					Total :	580.00
101806	3/26/2013	10801 CLAIMS MANAGEMENT ASSOC INC	521169		CLAIM SERVICES RENDERED	92.30
					Total :	92.30
101807	3/26/2013	10164 COCA-COLA REFRESHMENTS	41087204014		SPRING EGGSTRAVAGANZA	1,290.98
					Total :	1,290.98
101808	3/26/2013	10038 COSTCO WHOLESALE #403	0403110192293	50034	WATER/COFFEE FOR STATIONS	90.90
					Total :	90.90
101809	3/26/2013	10215 COUNTY OF SAN DIEGO	MARCH 27, 2013		LEGAL DOCUMENT	2,206.25
					Total :	2,206.25
101810	3/26/2013	10358 COUNTY OF SAN DIEGO	13CTOFSAN08	50040	SHERIFF RADIOS	4,845.00
			13CTOFSASN08	50040	800MHZ NETWRK ACCESS-FIRE/P1	1,272.00
					Total :	6,117.00
101811	3/26/2013	10040 COUNTYWIDE MECHANICAL SYS INC	12062181	50110	HVAC PREVENTATIVE MAINT	75.00
					Total :	75.00
101812	3/26/2013	10333 COX COMMUNICATIONS	063453006		9534 VIA ZAPADOR	307.80
			066401501		10601 N MAGNOLIA AVE	31.41

Bank code : ubgen											
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount					
101812	3/26/2013	10333 COX COMMUNICATIONS	08312012	50215	CDBG SUBRECIPIENT REIMB.	339.21	Total :				339.21
101813	3/26/2013	10608 CRISIS HOUSE				699.15	Total :				699.15
101814	3/26/2013	10043 D & D SERVICES INC	22860	50102	ANIMAL DISPOSAL - FEB	970.00	Total :				970.00
101815	3/26/2013	10046 D MAX ENGINEERING INC	2544	24381	PROFESSIONAL SERVICES	1,905.90	Total :				1,905.90
101816	3/26/2013	10054 ELDERHELP OF SAN DIEGO	12312012	50217	CDBG SUBRECIPIENT REIMB.	816.00	Total :				816.00
101817	3/26/2013	10056 EPIC PEST CONTROL & LANDSCAPE	1EPC8754	50152	FEB PEST CONTROL SVCS	810.00	Total :				810.00
101818	3/26/2013	10057 ESGIL CORPORATION	03/11/13 - 03/15/13		PLAN CHECK FEES	2,347.86	Total :				2,347.86
101819	3/26/2013	10009 FIRE ETC	45394	50011	FIREFIGHTER HELMET LINER	96.12	Total :				96.12
101820	3/26/2013	10065 GLOBAL POWER GROUP INC	28038	50103	ELECTRICAL REPAIRS	560.00	Total :				560.00
101821	3/26/2013	10457 HAZARD CONSTRUCTION COMPANY	15543		RETENTION REDUCTION	176,451.71	Total :				176,451.71
101822	3/26/2013	10256 HOME DEPOT CREDIT SERVICES	5153507	50055	EQUIPMENT REPAIR PARTS	17.19	Total :				17.19
			6153445	50055	STATION REPAIR MATERIALS	22.52	Total :				22.52
101823	3/26/2013	10075 IRON MOUNTAIN INFO MGMT INC	103882221	50142	DATA/STORAGE SVC FEB 2013	167.17	Total :				167.17
			GPX6429-GPX6437	50123	OFF-SITE STORAGE	511.89	Total :				511.89
101824	3/26/2013	10120 KEARNY PEARSON FORD	670939	50069	VEHICLE REPAIR PARTS	270.47	Total :				270.47

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
101824	3/26/2013	10120 KEARNY PEARSON FORD	(Continued) 670952 671287	50069 50069	VEHICLE REPAIR PART CREDIT FOR CORE CHARGE	64.59 -81.00 <b>254.06</b>
101825	3/26/2013	10151 KONICA MINOLTA BUSINESS	223923005	50143	COPIES 1/23 - 2/20, 2013	69.50 <b>69.50</b>
101826	3/26/2013	10242 LEIGH, BOB	03/13/13	50292	TUITION REIMBURSEMENT	1,084.00 <b>1,084.00</b>
101827	3/26/2013	10154 MCDUGAL LOVE ECKIS BOEHMER &	83409		CLAIM SERVICES	730.51 <b>730.51</b>
101828	3/26/2013	10079 MEDICO PROFESSIONAL	1202171 1202172	50036 50036	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	24.16 12.93 <b>37.09</b>
101829	3/26/2013	10306 MOTOROLA SOLUTIONS INC	13945830	50276	RADIOS AND SUPPLIES	13,344.86 <b>13,344.86</b>
101830	3/26/2013	10082 MUELLER'S TRUCK & EQUIP SVC	11214	50243	VEHICLE REPAIR	833.67 <b>833.67</b>
101831	3/26/2013	10083 MUNICIPAL EMERGENCY SVCS INC	00390521-SNV		FIREFIGHTER JACKETS	413.05 <b>413.05</b>
101832	3/26/2013	10085 NATIONAL SAFETY COMPLIANCE INC	55740		DRUG/ALCOHOL TESTING	282.21 <b>282.21</b>
101833	3/26/2013	10860 OFFICE TEAM	37429775		TEMP SERVICES	78.32 <b>78.32</b>
101834	3/26/2013	10344 PADRE DAM MUNICIPAL WATER DIST	201-58731-10 230-27089-15 230-37565-10 230-38028-12 231-06288-20		NW CUYAMACA STAWOODGLEN 9518 MAST BLVD 9557 MAST BLVD 9643 MAST BLVD 9721 MAST BLVD	190.84 51.70 84.70 125.70 51.70

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code : ubgen						
101834	3/26/2013	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 231-06864-12		9793 MAST BLVD	115.70
					<b>Total :</b>	<b>620.34</b>
101835	3/26/2013	10101 PROFESSIONAL MEDICAL AND	Z960637 Z960638 Z960639	50058 50058 50058	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	90.35 84.00 63.00
					<b>Total :</b>	<b>237.35</b>
101836	3/26/2013	10606 SAN DIEGO COUNTY SHERIFF'S	SHERIFF JAN 2013		LAW ENFORCEMENT-JAN 2013	973,863.96
					<b>Total :</b>	<b>973,863.96</b>
101837	3/26/2013	10450 SAN DIEGO POSTAL & SHIPPING	67655		POSTAGE INK CARTRIDGE	280.38
					<b>Total :</b>	<b>280.38</b>
101838	3/26/2013	10487 SIEMENS INDUSTRY INC	400094744 400096498 400096753 400097519	50282 50282 50282 50282	TRAFFIC SIGNAL MAINT. TRAFFIC SIGNAL MAINT. TRAFFIC SIGNAL CALL OUTS TRAFFIC SIGNAL CALL OUTS	2,634.54 2,634.54 2,079.98 2,658.56
					<b>Total :</b>	<b>10,007.62</b>
101839	3/26/2013	10314 SOUTH COAST EMERGENCY VEHICLE	467319	50059	VEHICLE REPAIR PARTS	218.94
					<b>Total :</b>	<b>218.94</b>
101840	3/26/2013	10217 STAPLES ADVANTAGE	115820099 115820377 115830180 115830319 115830388	50060 50256 50089 50089	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES STAPLES STAPLES	122.36 445.32 123.55 381.72 27.87
					<b>Total :</b>	<b>1,100.82</b>
101841	3/26/2013	10116 STAT PHARMACEUTICALS INC	409811-00	50071	PHARMACEUTICALS	33.75
					<b>Total :</b>	<b>33.75</b>
101842	3/26/2013	10027 STATE OF CALIFORNIA	959063		FINGERPRINTING COSTS	96.00
					<b>Total :</b>	<b>96.00</b>
101843	3/26/2013	10121 SUPERIOR READY MIX LP	552625	50108	ASPHALT	74.95

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
101843	3/26/2013	10121 SUPERIOR READY MIX LP	112091	50150	PROpane	74.95
101844	3/26/2013	10158 THE SOCO GROUP INC	118302 129938 779698	50150 50150 50249	PROpane PROpane FLEET CARD FUELING	67.27 65.16 66.01 1,563.54 1,761.98
101845	3/26/2013	10133 UNDERGROUND SERVICE ALERT	220130652	50115	DIG ALERT	196.50 196.50
101846	3/26/2013	10978 US BANK	3338135 3338136		LEASE REV BOND/SR2005 EXP TAX ALLOC BOND/2005 SER A	1,050.00 1,050.00 2,100.00
101847	3/26/2013	10642 USPS-HASLER	031913		POSTAGE REIMBURSEMENT	1,020.65 1,020.65
101848	3/26/2013	10136 WEST COAST ARBORISTS INC	86012 86013 86014	50175 50175 50175	TREE MAINTENANCE TREE MAINTENANCE TREE MAINTENANCE	3,309.00 7,892.60 8,833.00 20,034.60
101849	3/26/2013	10317 WM HEALTHCARE SOLUTIONS INC	0173050-2793-4 0173051-2793-2	50029 50029	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	97.43 97.47 194.90
101850	3/26/2013	10232 XEROX CORPORATION	066806906	50211	PRINTER MAINT. & USAGE	401.10 401.10
101851	3/26/2013	10232 XEROX CORPORATION	066806907 066806908 066806909	50116 50066 50117	XEROX LEASE PAYMENT XEROX LEASING/COPING COPIES	233.09 323.05 230.42 786.56

60 Vouchers for bank code : ubgen Bank total : 1,252,686.71

60 Vouchers in this report Total vouchers : 1,252,686.71

Bank code :	ubgen	Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: *Jenny Jacobs*  
Date: 3-26-13  
Approved by: *[Signature]*  
Date: 3-26-13

City of Santee  
**COUNCIL AGENDA STATEMENT**

1D

**MEETING DATE** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, AMENDING THE ZONE DISTRICT BASE MAP (R2013-1) TO RECLASSIFY A PORTION OF SURPLUS STATE OWNED RIGHT-OF-WAY ON VIA DE CHRISTINA IDENTIFIED BY RIGHT-OF-WAY NUMBERS 27492, 27493, 31332, 31333 AND 31334 ON COUNTY ASSESSOR'S PAGE 383-44 TO THE LOW-MEDIUM DENSITY RESIDENTIAL(R2) ZONE DISTRICT

**DIRECTOR/DEPARTMENT** Patsy Bell, CMC, City Clerk

PB

**SUMMARY**

The introduction and first reading of the above-entitled Ordinance was approved at a Regular Council Meeting on March 27, 2013.

The Ordinance is now presented for second reading by title only, and adoption.

Vote at First Reading:    AYES:     DALE, MINTO, MCNELIS, VOEPEL  
                                     NOES:     NONE  
                                     ABSENT:  RYAN

**FINANCIAL STATEMENT** None

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION**

Adopt Ordinance

**ATTACHMENTS (Listed Below)**

Ordinance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, TO AMEND THE ZONE DISTRICT BASE MAP (R2013-01)  
TO RECLASSIFY A PORTION OF SURPLUS STATE-OWNED RIGHT-OF-WAY ON  
VIA DE CHRISTINA IDENTIFIED BY RIGHT-OF-WAY NUMBERS 27492, 27493,  
31332, 31333 AND 31334 ON COUNTY ASSESSOR'S PAGE 383-44 TO THE LOW-  
MEDIUM DENSITY RESIDENTIAL(R2) ZONE DISTRICT**

**PREVIOUS ASSESSOR'S PARCEL NUMBERS: 383-440-45, -46, -47, 48, and -49**

**(RELATED CASE FILE: GPA2013-2)**

**WHEREAS**, on January 23, 2013, the City Council authorized staff to initiate General Plan Amendment and concurrent Rezone of surplus right-of-way located along the north side of Via de Christina, west of Via de Victoria; and

**WHEREAS**, the 0.53-acre surplus property was formerly developed with five single-family residences on Via de Christina in the Low-Medium Density Residential (R2) District, as shown on the City of Santee General Plan Land Use Element Map, Figure 1-1; and

**WHEREAS**, the site's irregular shape precludes subdivision into standard 6,000 square foot lots consistent with the Low-Medium Density Residential (R2) District standards and surrounding neighborhood; and

**WHEREAS**, Objective 1.0 of the Recreation Element of the General Plan aims to provide a minimum of 10 acres of park and recreational facilities for every 1,000 population in Santee, and seeks to increase acreage in all sections (quadrants) of the City; and

**WHEREAS**, the City desires to change the Zone District classification from "Low-Medium Density Residential (R2)" to "Park/Open Space" and provide a mini park within the neighborhood that utilizes said surplus property, thereby furthering the goal of equitable distribution of recreational facilities by locating almost every home within one mile of a neighborhood park and within three miles of a regional or community park; and

**WHEREAS**, the surplus site is situated within the Gillespie Field Airport Influence Area, and the change to "Park/Open Space" has been determined consistent with the Gillespie Field Airport Land Use Compatibility Plan per letter dated February 11, 2013; and;

**WHEREAS**, consultation with the Native American Heritage Commission and local tribal representatives did not raise any concerns or objections to the General Plan Amendment and concurrent Zone District Amendment; and

**ORDINANCE NO. \_\_\_\_\_**

**WHEREAS**, the proposed General Plan Amendment and concurrent Zone Code Amendment was referred to affected entities pursuant to Government Code section 65352. Comments received by the Padre Dam Municipal Water District pertain to their negotiations with Caltrans for an ingress and egress easement across the site and future park development would not adversely affect such easement; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for General Plan Amendment GPA2013-2, and Rezone R2013-1, which identified no significant impacts resulting from the land use change and a Negative Declaration (AEIS2013-2) was prepared and advertised for public review from March 7 through March 27, 2013; and

**WHEREAS**, on March 27, 2013, the City Council held a duly advertised public hearing on General Plan Amendment GPA2013-2, and Zone Reclassification R2013-1; and

**WHEREAS**, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

The City Council of the City of Santee, California, does ordain as follows:

**SECTION 1:** The request to change the zoning classification of approximate 0.53-acre surplus property (previous assessor's parcel numbers 383-440-45, -46, -47, -48, and -49) currently designated Low-Medium Density Residential (R2) to Park/Open Space, as depicted in Exhibits A-1 and A-2 attached hereto and incorporated herein, is hereby approved because it furthers the goals and objectives of the General Plan by: 1) providing recreational amenities in an underserved section of the City and increasing the parkland inventory toward the goal of 10 acres per 1,000 persons (Recreation Element, Objective 1.0); and 2) by minimizing potential land use conflicts (Land Use Element, Objective 8.0). Specifically, the Amendment will minimize potential land use conflicts which could otherwise arise given the site's irregular shape, inability to comply with the minimum development standards of the R2 Low-Medium Residential District, the need for an easement, and abutment to the eastbound on-ramp to State Route 52 (noise).

**SECTION 2:** The requested zone reclassification to change the Zone District Map as depicted in Exhibits A-1 and A-2 attached hereto and incorporated herein, is compatible with surrounding residential uses.

**SECTION 3:** The Zone Reclassification R2013-1 will not result in a significant adverse impact upon the environment and the Negative Declaration dated March 7, 2013, is approved.

**SECTION 4:** The Zoning District Map is hereby amended to reflect zone classifications consistent with General Plan Amendment GPA2013-2.

**SECTION 5:** This Ordinance shall become effective thirty (30) days after its passage.

**ORDINANCE NO. \_\_\_\_\_**

**SECTION 6:** The City Clerk is hereby directed to certify the adoption of this ordinance and cause the same to be published as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 27<sup>th</sup> day of March, 2013, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 10<sup>th</sup> day of April 2013, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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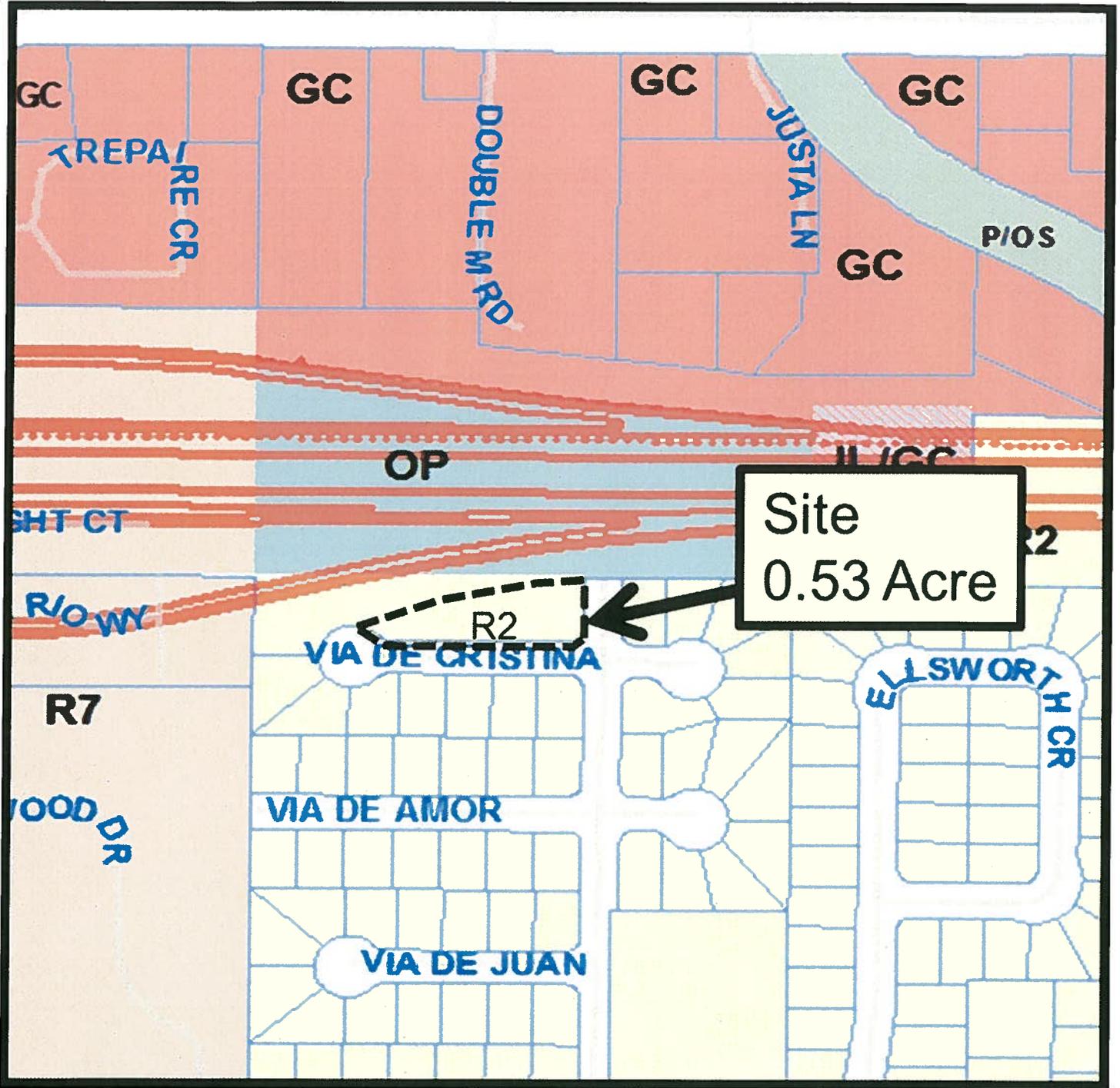
**RANDY VOEPEL, MAYOR**

**ATTEST:**

---

**PATSY BELL, CMC, CITY CLERK**

Exhibit A-1: Existing Zone District Base Map with site shown  
Exhibit A-2: Proposed Zone District Base Map with site shown



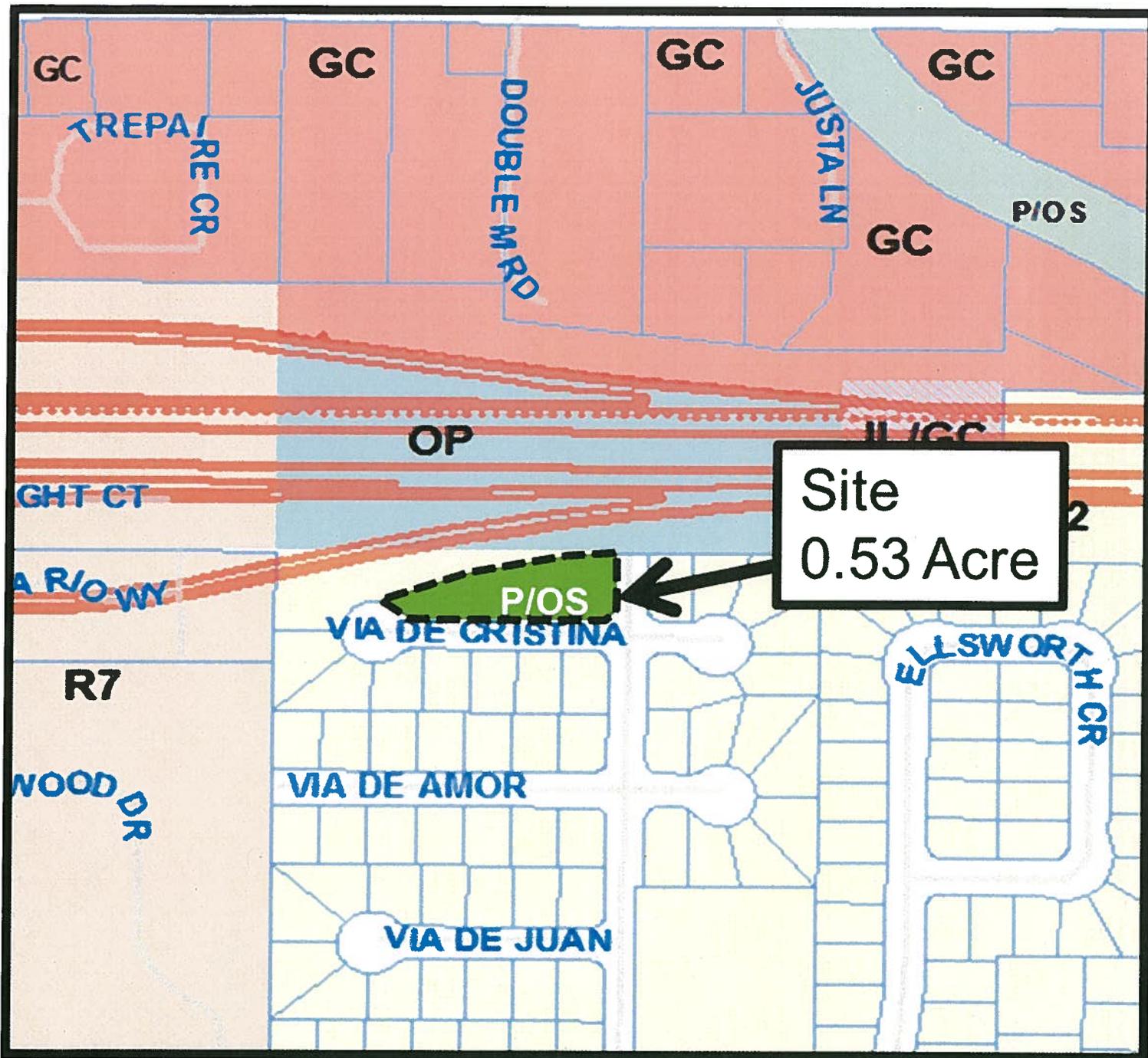
City of Santee  
 GPA2013-1 (RELATED CASE FILE: R2013-1, AEIS2013-2)

Exhibit A-1

**Existing Land Use Designations**



R2 – Low-Medium Density Residential (2 – 5 units/gross acre)  
 This designation is intended for residential development characterized by single-family homes in standard subdivision form (6,000 square foot lots).



City of Santee  
 GPA2013-1 (RELATED CASE FILE: R2013-1, AEIS2013-2)

Exhibit A-2

**Proposed Land Use Designations**



P/OS – Park/Open Space

This designation determines areas of permanent open spaces, biological resource protection and parks (Land Use Element).



**City of Santee**  
**COUNCIL AGENDA STATEMENT**

1F

**MEETING DATE** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION APPROVING AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT FOR "HEARTLAND COMMUNICATIONS FACILITY AUTHORITY"

**DIRECTOR/DEPARTMENT** Chief Robert Leigh, Fire Department *RL*

**SUMMARY**

The Heartland Communications Facility Authority (HCFA) is a Joint Powers Authority that currently provides fire service and medical dispatch for nine San Diego County agencies including Santee. The original Agreement has been in effect since June 25, 1986. It has been amended several times since then to accommodate changing agency memberships and to revise contract language as necessary. The most recent amendment was in January 2010 when the East County Fire Protection District consolidated under the San Miguel Fire Protection District.

A new draft Agreement has been amended and restated to reflect current membership of eight agencies, member agency terms, financial responsibilities including the method of membership assessment as well as debts and liabilities, establishment of a new committee and other changes summarized in the attached "Proposed Amendments to JPA Document".

The HCFA Commission approved the draft Agreement on April 3<sup>rd</sup>, 2013. HCFA member agencies must approve the Amended and Restated Agreement by May 3<sup>rd</sup> before it can be adopted in final form by the Heartland Communications Facility Authority. A Resolution approving the Amended and Restated Agreement is attached.

**FINANCIAL STATEMENT** *m*

Santee's FY12-13 base HCFA membership assessment of \$247,761 is projected to be \$270,649 in FY 13-14. This is an increase of \$22,888. The HCFA assessment is paid by the City's General Fund, with a portion reimbursed by County Service Area 69.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *RL*

Approve

**ATTACHMENTS (Listed Below)**

Proposed Amendments to JPA Document (summary)  
Resolution with attached Amended and Restated Joint Exercise of Powers Agreement

**Heartland Communications Authority**  
**Proposed Amendments to JPA Document**

<b><u>Section:</u></b>	<b><u>Description of Change</u></b>
Opening	Updates the list of member agencies.
2	Recommits member agencies to initial three year term effective July 1, 2013.
3.A.	Specifies that the debt and liabilities of the agency <u>are</u> the obligations of the member agencies on a pro-rata basis.
3.D.	Creates a Management Advisory Committee (MAC) comprised of the City Managers of the member cities and the Fire Chiefs of the member districts.
3.E.	Clarifies that the Director reports to the Board of Chiefs and is an at-will employee.
3.F.(3)	Establishes that MAC is “advisory only”, and will meet twice per year to review the budget, CIP, reserves, and operations.
4.A.	Clarifies that the debt and liabilities are the obligations of the member agencies on a pro-rata basis.
4.A.	Limits long term financing to the <u>projected life</u> of facility or equipment being financed or ten years, whichever comes first.
5.C.(1)	Changes assessments solely to a <u>pro-rata cost per call basis</u> as determined by the number of incidents by agency in the previous calendar year.
5.C.(3)	Provides a clearer definition of debt and long term liabilities. Long term liability definition includes any under or un-funded employee related expenses.
8	Clarifies that withdrawing agencies must pay pro-rata share of outstanding debt and long term liabilities upon withdrawal. Requires that withdrawing agency pay off its obligations within 30 days of the withdrawal date.

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS  
AGREEMENT FOR "HEARTLAND COMMUNICATIONS FACILITY AUTHORITY"**

**WHEREAS**, the City of Santee is a member of the Heartland Communications Facility Authority for "911" computer-aided dispatching and records management related to fire and medical emergencies; and

**WHEREAS**, the Heartland Communications Facility Authority Commission has recommended to member agencies that they approve an Amended and Restated Joint Exercise of Powers Agreement which must first be approved by a majority of the current member agencies in order to be effective; and

**WHEREAS**, the City Council of the City of Santee finds it to be in the best interest of the Heartland Communications Facility Authority to approve the Amended and Restated Joint Exercise of Powers Agreement.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the attached "Amended and Restated Joint Exercise of Powers Agreement to 'Heartland Communications Facility'" is approved and the City manager is authorized to execute the Agreement on behalf of the City of Santee.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this \_\_\_\_ day of April 2013, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

Attachment: Amended & Restated Joint Exercise of Powers Agreement

**AMENDED AND RESTATED**  
**JOINT EXERCISE of POWERS AGREEMENT for**  
**"HEARTLAND COMMUNICATIONS FACILITY AUTHORITY"**

A Joint Exercise of Powers Agreement was originally made and entered into on the 25th day of June, 1986 ("Original Agreement"), amended on the 1st day of July 2009, and most recently amended on the 1<sup>st</sup> Day of July 2013 by and among the **ALPINE FIRE PROTECTION DISTRICT, BONITA-SUNNYSIDE FIRE PROTECTION DISTRICT, CITY OF CORONADO, CITY OF EL CAJON, CITY OF LA MESA, LAKESIDE FIRE PROTECTION DISTRICT, CITY OF LEMON GROVE, and the CITY OF SANTEE** (collectively the "Member Agencies" and individually "Member Agency"), all of which are organized and existing under and by virtue of the laws of the State of California.

**WITNESSETH:**

**WHEREAS, the Member Agencies desire to amend and restate the Original Agreement by this agreement ("Agreement"); and**

**WHEREAS, the Member Agencies are each empowered by law to acquire sites, construct, equip, staff, maintain, operate and lease public buildings and related facilities for the purpose of communications; and**

**WHEREAS, the Member Agencies desire to provide fire communication and related services, and equip, staff, and operate a regional public safety services communications facility, and to provide a vehicle for the accomplishment thereof; and**

**WHEREAS, the Member Agencies desire to accomplish the aforesaid purpose by jointly exercising their common powers in the manner set forth in this Agreement; and**

**WHEREAS, the Member Agencies are authorized to jointly exercise their powers pursuant to the provisions of Article 2, Chapter 4, Part 2, Division 2, Title 5, Sections 55631 through 55634, and Article 1, Chapter 5, Division 7, Title 1, Sections 6500 through 6530, of the Government Code of the State of California; and**

**NOW, THEREFORE, the Member Agencies, for and in consideration of the mutual benefits, promises, and agreements set forth herein, AGREE as follows:**

**SECTION 1. Restatement and Purpose.**

Effective as of the 1<sup>st</sup> day of July, 2013 ("Effective Date"), this Agreement amends, restates, and supersedes in its entirety the Original Agreement.

This Agreement is made pursuant to California Government Code Section 6500, et seq., hereinafter referred to as the "Act," to permit the joint exercise of certain powers common to Member Agencies. The purpose of this Agreement is to exercise these powers jointly by equipping, maintaining, operating and staffing a facility and providing emergency call receiving and dispatching services to said Member Agencies. Such purpose will be accomplished and common powers exercised in the manner set forth in this Agreement. This Agreement shall continue the obligations of the Member Agencies under the previous Agreement, which formed this Joint Powers Authority, along with all Amendments thereto. All pre-existing obligations, rights, and privileges of the Member Agencies shall continue hereunder, subject to the terms and conditions of this Agreement.

**SECTION 2. Term.**

This Agreement shall become effective as of the date hereof and shall be binding upon all parties hereto, until the close of the third full fiscal year following said effective date, and shall thereafter continue in full force and effect as long as the number of Member Agencies is not reduced below two (2), or until such time as the Agencies agree to terminate the Agreement, in the manner set forth in SECTION 8.

**SECTION 3. Authority.**

A. Creation of Authority.

Pursuant to Section 6506 of the Act, there is hereby created a public entity, separate and apart from the Member Agencies, to be known as the "Heartland Communications Facility Authority" (hereinafter "Authority"). The Debts, Liabilities, and Obligations of the Authority shall constitute the Debts, Liabilities, and Obligations of the Member Agencies on a pro rata basis as set forth in this Agreement.

B. Commission.

The Authority shall be governed by a Commission, which shall be called the "Heartland Communications Facility Commission" (hereinafter "Commission") and which shall exercise the powers set forth in Section 4(B) of this Agreement. Each Member Agency which is a party to this Agreement shall have one primary designated seat and one alternate seat on the Commission, and shall fill such seat by appointment from its governing body, in accordance with the Member Agency's policies and procedures. A Commissioner shall serve at the pleasure of the appointing Member Agency, except such appointee shall cease to be a Commissioner if he/she ceases to be a member of the governing body of the appointing Member Agency, or if the appointing Member

Agency ceases to be a party to this Agreement. Each appointing Member Agency shall notify the Secretary of their respective appointments. The Secretary shall notify each Member Agency of the appointments of the other parties.

C. Board of Chiefs.

Pursuant to Section 6508 of the Act, there is hereby created an administrative entity, immediately subordinate to the Commission, to be known as the "Board of Chiefs" (hereinafter "Board," whose members are hereinafter referred to as "Chief(s)") and which shall exercise the powers set forth in Section 4(C) of this Agreement. Each Member Agency shall have not more than two seats on the Board, to be filled by the respective Agency's Fire Chief or his or her designee, if the Authority provides fire dispatch services, and by the Police Chief, if police dispatch services are provided. A Chief or his or her designee shall serve at the pleasure of the Member Agency of which he/she is a representative, except he/she shall cease to be a Chief if he/she ceases to be the Fire Chief, Police Chief or their designee for the Member Agency, or if such Member Agency ceases to be a party to this Agreement. Each of the Member Agencies shall notify the Secretary of the names of its respective Chiefs, as applicable.

D. Management Advisory Committee

A Management Advisory Committee (hereinafter "MAC") shall be made up of the City Managers of each of the member cities, and the Fire Chiefs of the member districts. A MAC representative shall serve at the pleasure of the Member Agency of which he/she is a representative, except he/she shall cease to be a MAC representative if he/she ceases to be the City Manager of the member city, or Fire Chief of the member district.

E. Administration.

The Authority may employ a Director (hereinafter "Director"). The Director shall be authorized to act on behalf of the Commission in all matters relating to the day to day operations of the Authority, implementation of the approved budget, and the direction of the personnel of the Authority under the general direction of the Board. The Director shall be hired by, report to, and serve at the pleasure of the Board, with the ratification of the Commission.

F. Meetings of the Commission, and the Board,

(1) Regular and Special Meetings of the Commission.

The Commission shall provide for its regular meetings; however, it shall hold at least one regular meeting immediately prior to each April 30, at which meeting the Commission shall consider and adopt the preliminary budget for the Authority, with final adoption by July 31st, for the ensuing fiscal year. The Commission shall provide for such further meetings, as may be needed, depending upon the pressure of business or as may reasonably be requested by any Commissioner. The date, hour, and location at

which any regular meeting shall be held shall be fixed by resolution, and a copy of such resolution shall be filed with each of the Member Agencies.

(2) Regular Meetings of the Board.

The Board shall provide for its regular meetings; however, it shall hold at least one regular meeting each quarter. The Board may provide for further meetings, as may be needed, depending upon the pressure of business or as may reasonably be requested of the Chair of the Board by a majority of the Chiefs. The date, hour, and location at which regular meetings shall be held shall be fixed by resolution, and a copy of the resolution shall be filed with each of the Member Agencies.

(3) Meetings of the MAC

The MAC shall meet occasionally and as necessary but at least twice per year to review the proposed budget, financial performance, capital improvement program, financial reserves, and to provide advisement regarding operations and business matters to the Commission. One meeting shall be prior to budget adoption, a second meeting shall be a mid-year review. The role of the MAC shall be advisory only to the Commission. Meetings may be convened with sufficient notice to MAC members at the request of the MAC, Commission, Board, or Director at a convenient time, date, and location. The MAC shall have no officers and because the role of the MAC shall be to provide review and advisement, no quorum shall be necessary for the MAC to conduct a meeting. A good faith effort will be made to contact all MAC members and to attain a majority of members to attend any scheduled meeting.

(4) Ralph M. Brown Act.

The Commission and the Board shall adopt rules for conducting their meetings and other business. All meetings of the Commission and the Board, including without limitation regular, adjourned regular, and special meetings, shall be called, noticed, and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California).

(5) Minutes.

The Secretary shall cause minutes of regular, adjourned regular, and special meetings to be kept, and shall, as soon as possible after each meeting, provide a copy of the minutes to each Commissioner and each Chief, respectively, and to each of the Member Agencies.

(6) Quorum.

A majority of the Commission and/or Board shall constitute a quorum for the transaction of business. A lesser number of each body may adjourn for lack of a quorum. A majority vote of the Commission or the Board is required to take action.

**G. Officers and Respective Duties.**

**(1) Chair and Vice Chair of the Commission.**

The Commission shall elect a Chair and Vice Chair at its first regular meeting, and thereafter, at the first regular meeting held in each succeeding calendar year, the Commission shall elect or re-elect its Chair and Vice Chair. In the event the Chair or Vice Chair so elected ceases to be a Commission Member, the resulting vacancy shall be filled at the meeting of the Commission held after such vacancy occurs. In the absence or inability of the Chair to act, the Vice Chair shall act as Chair. The Chair, or in his/her absence the Vice Chair, shall preside and conduct all meetings of the Commission.

**(2) Secretary of the Commission.**

The Director shall be the Secretary of the Commission. The Secretary will keep minutes and will prepare an agenda for each meeting of the Commission and the Board. The Secretary will solicit agenda items for regular meetings at least fifteen working days in advance, and will distribute the agenda and supporting documentation in accordance with the provisions of the Ralph M. Brown Act. The Secretary will meet jointly with the Chair of the Board of Chiefs and Chair of the Commission at least ten working days in advance to develop the agenda. Agenda items will be supported by appropriate documentation and explanation. The Secretary will deliver the agenda and supporting documentation to each Commissioner, each officer of the Authority, and the Chair of the Board at least five working days prior to the scheduled meeting.

**(3) Attorney of the Authority.**

The Attorney to the Authority shall be selected by the Commission and serve at the will of the Commission. The Attorney shall advise the Commission in connection with any business relating to the Authority. The Commission may, as determined necessary, employ other counsel to represent and/or advise the Commission on business and/or other litigation.

**(4) Treasurer/Controller of the Authority.**

The Treasurer/Controller shall be appointed by the Commission, attend the meetings of the Commission, and advise the Commission in connection with any accounting, budgetary, monetary, or other financial matters relating to the Authority. The duties and responsibilities of the Treasurer/Controller include, but are not limited to, those set forth in Government Code Sections 6505, 6505.5, and 6509.5, and shall include the following:

(a) Establish, with the Commission's approval, the annual budget format, accounts, and documentation pertaining thereto, which most nearly reflect the objectives of the Authority and the operation of the communications program;

(b) Establish and maintain the particular funds and accounts as required by generally accepted accounting practices and which most accurately and appropriately record and report the operations of the Authority as represented by the annual budget document;

(c) Enforce strict compliance with the approved annual budget and approve only expenditures authorized therein;

(d) Ensure that all available cash on hand is at all times fully invested in a cash management program and investment portfolio pertaining thereto, in accordance with the provisions of California Government Code Section 53600 et seq.; he/she will further ensure that sufficient liquidity is maintained to meet the Authority's cash disbursement needs;

(e) Furnish quarterly revenue, expenditure, and funds status reports to the Chair of the Commission; coordinate an annual audit of the basic financial statements in accordance with generally accepted governmental auditing standards; and facilitate an annual agreed upon procedures review of the debts, liabilities, and obligations of the Authority according to each member's pro rata share of call volumes;

(f) Maintain an inventory of all property of the Authority, and may designate the Authority Director as the custodian of such property;

(g) With advice from the Commission, obtain and maintain liability and casualty insurance for the Authority and for the property of the Authority, respectively; and

(h) Make all books and records of the Authority in his/her hands open to inspection at all reasonable times by representatives of the Member Agencies.

(5) Chair and Vice Chair of the Board.

The Board shall elect a Chair and Vice Chair at its first regular meeting of each calendar year. In the event that the Chair or Vice Chair so elected ceases to be a Chief, the resulting vacancy shall be filled at the meeting of the Board held after such vacancy occurs. In the absence or inability of the Chair to act, the Vice Chair shall act as Chair. The Chair, or in his/her absence the Vice Chair, shall preside at and conduct all meetings of the Board.

(6) Secretary of the Board.

The Director shall be the Secretary of the Board. The Secretary will keep minutes and will prepare an agenda for each meeting of the Board.

**SECTION 4. Powers and Duties.**

**A. Authority.**

The Authority shall have the powers common to the Member Agencies set forth in recitals of this Agreement, to wit: the power to acquire sites and construct, equip, staff, maintain, operate and lease public buildings, and related facilities for the purpose of communications.

The Authority is hereby authorized in its own name to perform all acts necessary for the exercise of common powers, including, but not limited to, any or all of the following:

- (1) To make and enter into contracts;
- (2) To employ agents and employees;
- (3) To acquire, construct, manage, maintain and operate any buildings, works or improvements;
- (4) To acquire, hold, or dispose of property within the County of San Diego;
- (5) To incur Debts, Liabilities, or Obligations;
- (6) To receive gifts, contributions and donations of property and funds, services, and other forms of financial assistance, from persons, firms and corporations, and any governmental entity;
- (7) To rent or lease communications services to public or non-public agencies;
- (8) To sue and be sued in its own name.

Such powers shall be exercised in the manner provided in the Act, and, except as expressly set forth herein, are subject only to such restrictions as are imposed upon the City of El Cajon in the exercise of similar powers, pursuant to Joint Power Act Section 6509. **The Debts, Liabilities, and Obligations of the Authority shall also be the Debts, Liabilities, and Obligations of Member Agencies on a pro rata basis according to each agency's respective percentage of call volumes.**

The Authority shall exercise aforesaid powers as needed to implement the purpose of this Agreement. Pursuant to Section 6504 of the Act, the Authority is empowered, and by this Agreement required, to assess the Member Agencies to finance the entire operation of the Authority in the manner set forth in this Agreement. The Authority may contract indebtedness for capital items only in the manner otherwise permitted by law. However, **long-term financing shall be limited to the projected life term of the equipment or facility being financed, or a ten-year period, whichever comes first.**

B. Commission.

The Commission, as governing body of the Authority, shall formulate and set policy, including budget and purchasing policies, and shall exercise the powers set forth in SECTION 4. A. of this Agreement to accomplish its purpose. While the Commission retains full control and is responsible for the affairs of the Authority, it shall rely upon the Board for actual program development, implementation, and operation. The normal vehicle by and through which this shall be accomplished is the annual budget, in the manner set forth in this Agreement.

C. Board.

The Board is the administrative arm of the Commission and is authorized to act on behalf of the Commission as necessary for the ordinary conduct of business. The Board is responsible to the Commission for development of a consolidated regional public safety services communications program, and for the leasing of facilities, acquisition of equipment, personnel staffing, and full-time maintenance and operation of the communications program.

The Board shall exercise its authority and responsibilities by and through its Chair, whose appointment is set forth in Section 6 of this Agreement.

**SECTION 5. Fiscal Year, Financing and Annual Budget.**

A. Fiscal Year.

The Authority's fiscal year shall be the twelve-month period commencing each July 1.

The Authority shall operate only under an approved fiscal year budget. The Authority may not operate at a deficit.

B. Budget Reserve.

The Member Agencies shall pay for the entire operation of the Authority, using the annual expenditure budget determining the total amount of assessment required. Each annual budget shall include a minimum Reserve for Contingency equal to ten percent (10%) of otherwise budgeted and approved expenditures. Money may be expended from this Reserve only with the expressed approval of the Commission. The Reserve shall roll over as the beginning balance of the subsequent fiscal year. The total assessment against the Member Agencies may be reduced by expected revenue from executed contracts for dispatch services to public and non-public agencies and by unexpended/unobligated monies available at the end of the fiscal year prior to the year for which the budget is applicable.

**C. Assessments, Budget.**

The Commission, in adopting an annual budget, thereby fixes the assessment against the Member Agencies, which is binding thereon, except as otherwise set forth in this Agreement regarding default or withdrawal. The amount of assessment against an individual Member Agency shall be determined, and specified in the budget, in accordance with criteria set forth in a budget policy established by Resolution.

The budget policy shall include, but is not limited to, the following:

**(1) Operation and Maintenance Expenses.**

The costs of operating and maintaining a communications facility and the communications/computer equipment housed therein shall include, but are not limited to, personnel salaries and benefits, office and computer supplies and other consumables, payments to lease a facility, and replacement parts necessary to repair equipment due to normal wear and tear from ordinary usage.

These expenses shall be shared among the Member Agencies using each Member Agency's pro rata share of the number of incidents (calls for service) in their jurisdiction, dispatched in the calendar year immediately preceding the Authority's fiscal year.

**(2) Capital Expenditures.**

Capital expenditures shall include the cost of original purchase of communications and computer equipment, hardware and other fixed asset type items, typically having a useful life of more than two years, including equipment improvements and additions, as opposed to replacement parts for ordinary maintenance during the useful life of the capital items. All costs associated with such purchase, such as installation, shall be capitalized. Replacement of equipment at the end of its useful life shall be a capital item.

Assessment of Member Agencies for capital expenditures shall be in accordance with the formula for operating expenses set forth in (1), above. Capital expenditures incurred for and unique to a minority of the Member Agencies shall be equally shared by such minority. The Commission may set up special cost allocation for these purchases, but all members funding the purchase must approve of the allocation.

**(3) Long Term Liabilities and Obligations**

**"Long Term Liabilities" shall be defined as obligations incurred through the conduct of business payable more than one year into the future and therefore, not within the current fiscal year and operating budget and may include any unfunded or underfunded or termination funding of employee benefit related expenses.**

**(4) Debt and Debt Financing.**

**"Debt" shall be defined as the use of borrowed monies to be repaid in the future to purchase facilities, equipment or to pay for operational obligations. On behalf of the Authority, the Commission may approve purchase of items or improvements using debt financing. The Debt shall not be binding on any Member Agency unless the debt was approved by the governing board of such Member Agency. If a Member Agency has approved the debt financing, that Member Agency shall be liable for making payments in accordance with the payment schedule established at the time the member approved the financing.**

**(5) Payment of Assessment.**

**Upon adoption of the fiscal year budget by the Commission, and the forwarding thereof to the governing bodies of the Member Agencies by the Secretary, the assessments fixed therein are automatically due and payable without further notice as follows:**

<b>July 15:</b>	<b>35%</b>	<b>of total assessment</b>
<b>October 15:</b>	<b>25%</b>	<b>of total assessment</b>
<b>January 15:</b>	<b>25%</b>	<b>of total assessment</b>
<b>April 15:</b>	<b>15%</b>	<b>of total assessment</b>

**The Commission may set a different payment schedule to accommodate the purchase of capital items, if sufficient monies would not otherwise be on hand to pay for such purchases.**

**A five percent late charge shall be imposed upon assessment payments not received by the Authority within forty-five (45) calendar days following mailing of assessments. An additional five percent shall be imposed if payment is not made within an additional thirty calendar days. If an assessment including late charges is not paid in full within seventy-five calendar days following any scheduled due date, the Member Agency shall be in default and subject to automatic termination from this Agreement as provided under Section 8 of this Agreement. Upon termination of a Member Agency in default, all outstanding obligations or assessments under this Section shall become immediately due and payable. Upon withdrawal by or termination of a Member Agency, payment of debt acquired under this Section shall be governed by Section 8 of this Agreement.**

#### D. Budget Administration

The Board has the authority to fully implement the approved budget. The Director, with the approval of the Board, may recommend expenditures and budgetary transfers or adjustments. However, neither the Director nor the Board may exceed the personnel staffing authorized in the budget, either in number, position classification, or salary. In addition, neither the Director nor the Board may alter the capital budget, utilize the Reserve for contingency, or increase the total amount of the approved expenditure budget without Commission approval.

#### **SECTION 6. Personnel.**

A. The Authority may employ a Director and any other positions deemed necessary to staff the communications program. The positions must be authorized and funded in the Authority's annual budget.

B. The Director, with oversight of the Board, is authorized to act on behalf of the Board in all matters of personnel administration, given the positions and funding authorized by the Commission in the Authority's budget. This includes, but is not limited to, hiring, supervisory direction, performance evaluations, disciplinary matters, and terminations.

C. The Board, subject to approval by Commission, may employ a Director and communications dispatchers, to be known as "Fire Communications Dispatchers," and any other positions deemed necessary. The positions must be authorized and funded in the Authority's annual budget.

#### **SECTION 7. Dispatch Service to Other Agencies.**

The Authority may provide dispatch service to public agencies and non-public agencies not a party to this Agreement, but only upon the majority vote of the Commission. Such service shall be by contract, executed by the Chair of the Board on behalf of the Commission. The Commission shall establish by contract, the amount of charge for the service.

#### **SECTION 8. Withdrawal; Termination.**

Each Member Agency shall remain a party to this Agreement, and share in the costs of start-up and operation of the communications program until the close of the third full fiscal year following the effective date hereof, or the effective date of membership, whichever is later. If, in the interim, any Member Agency defaults on payment of any assessment as defined in SECTION 5.C., or otherwise breaches this Agreement, such Member Agency shall be automatically terminated as a party to this Agreement. The terminated Agency remains liable for the defaulted payment and late charges for the balance of the year's assessment, and for assessments for years

remaining in the minimum three-year term of agreed participation. Such subsequent assessments will be determined as if the terminated Member Agency were still a party to the Agreement; the assessment will be due and payable in full on July 1 of the fiscal year for which levied. **Such terminated Agency shall also be liable for its pro rata share of Debt, Long Term Liabilities and Obligations incurred as defined in Sections 5.C.3. and 5.C.4.**

After expiration of the three full years of membership, any Member Agency defaulting on payment shall be automatically terminated and shall be liable for any defaulted payments, late charges, and its pro rata share of Debt, Long Term Liabilities and Obligations incurred as defined in Sections 5.C.3. and 5.C.4.

After three full years of membership, a Member Agency may withdraw as a party to this Agreement without penalty commencing on the June 30 of the third full fiscal year following the date of its membership, or on any June 30 thereafter, with one hundred eighty (180) days' prior notice to the Authority. Such withdrawing party shall perform all obligations under this Agreement until the noticed June 30 date of withdrawal.

The Authority retains the right to seek legal redress, if necessary, to obtain payment of amounts due. The Authority is entitled to costs and attorney fees related to such legal redress. A terminated Member Agency or an Agency that withdraws forfeits any claim to any assets of the Authority.

Notwithstanding the above, any Member Agency which withdraws shall be obligated to pay to the Authority a sum equal to the percentage of said Member's assessment for the fiscal year ending on the date of withdrawal. **Further, a withdrawing agency shall pay such Debt, Long Term Liabilities and Obligations that have accrued on a pro rata basis existing on the date of withdrawal. Said payment shall be a cash payment of the full amount made within 30 days of the withdrawal date.**

#### **SECTION 9. Dissolution.**

The Agreement shall terminate and the Authority is thereby dissolved if the number of parties to this Agreement becomes less than two, or if the parties unanimously agree to terminate the Agreement. In either instance, dissolution shall only be effective upon a June 30, but shall in no event be effective until the requirements of SECTION 10 are satisfied.

#### **SECTION 10. Disposition of Assets.**

A. This Agreement may not be terminated and disposition of assets made to parties to the Agreement until the Authority reasonably exhausts all means of collecting any monies due to the Authority. The Commission must formally accept a final accounting prepared by the Treasurer/Controller before any final disposition of net assets may be made, and termination of the Agreement consummated.

B. If the cause for termination was reduction of the number of parties to the Agreement to less than two, all net assets of the Authority shall become the property of the sole remaining party to the Agreement.

C. If the cause for termination is mutual agreement, the total dollar amount of the net assets shall be apportioned among such parties according to the relative assessments paid by those parties during the entire term of the Agreement.

D. In no event shall assets be transferred to Member Agencies until all Debts, Long Term Liabilities and Obligations are retired.

**SECTION 11. Amendment to Agreement.**

The Agreement may be amended by a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board, if applicable. The Commission shall then forward the proposed amendment with its recommendation to the governing body of each party to the Agreement. The proposal shall be accompanied by a copy of the proposed amendment to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the party concurs with the amendment. The Secretary shall notify each party of the resultant action.

**SECTION 12. Additional Parties to the Agreement.**

Member Agencies, as defined in the Act, which are not parties hereto, may become parties hereto only (upon approval by the Commission) by amendment to this Agreement as defined in SECTION 11 hereof, and subject to the following terms and conditions:

A new Member Agency may be permitted to join the Authority upon a majority vote of the Commission only after approval of two-thirds vote of the Member Agencies. The Commission and the new Member Agency may enter into a separate agreement with respect to the terms and conditions for membership not inconsistent with this Joint Powers Agreement.

A. The Commission shall set the annual fee for the additional party and the number of years that this fee will apply.

B. The additional party shall pay a buy-in fee as determined by majority vote of the Commission after consideration has been given to the following factors:

1. The book value of the Authority's long-term fixed assets (capital expenditures).
2. The book value of the Authority's current assets.

3. The Authority's unappropriated reserves for contingencies.
4. Benefits received by Member Agencies by adding the additional party.
5. Such other facts that the Commission believes are germane to a determination.

C. The effective date of the amendment to this Agreement and inclusion as an additional party shall only occur on a July 1.

Such Member Agencies which become parties hereto shall be entitled to all the rights and obligations, including three year minimum participation, and shall become a Member Agency as defined in this Agreement.

***SECTION 13. Severability.***

Should any part, term, portion, or provision of this Agreement or the application thereof of any person or circumstances, be in conflict with any State or Federal law, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms, portions or provisions, or the application thereof to other persons or circumstances, shall be deemed severable and shall not be affected thereby, provided such remaining portions or provisions can be construed in substance to continue to constitute the Agreement that the parties intended to enter into in the first instance.

***SECTION 14. Hold Harmless.***

Each Member Agency shall defend, indemnify, and save all other individual Member Agencies and the Member Agency and Authority harmless from any and all claims arising out of that individual Member Agency's negligent performance of this Agreement. Any loss or liability resulting from the negligent acts, errors, or omissions of the Commission, Board, Director, and/or staff, while acting within the scope of their authority under this Agreement, shall be borne by the Authority exclusively. The provisions of this Section 14 shall survive the termination or expiration of this Agreement.

***SECTION 15. Successors.***

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto.

***SECTION 16. Notice of State.***

A notice of the creation of the Authority by this Agreement, and/or any amendments to this Agreement, shall be filed by the Authority with the Secretary of

State pursuant to Section 6503.5 of the Act. IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, and their official seals to be hereto affixed as of the day and year first above written.

**ALPINE FIRE PROTECTION DISTRICT**

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**BONITA-SUNNYSIDE FIRE PROTECTION DISTRICT**

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**CITY OF CORONADO**

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**CITY OF EL CAJON**

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

**CITY OF LA MESA**

**Attest:**

\_\_\_\_\_

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**LAKESIDE FIRE PROTECTION DISTRICT**

**Attest:**

\_\_\_\_\_

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**CITY OF LEMON GROVE**

**Attest:**

\_\_\_\_\_

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**CITY OF SANTEE**

**Attest:**

\_\_\_\_\_

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

1G

**MEETING DATE** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CMP LINING AND REHABILITATION PROGRAM (CIP 2013-20).

**DIRECTOR/DEPARTMENT** Pedro Orso-Delgado, Development Services *POD*

**SUMMARY**

This item requests City Council to award the construction contract for the Citywide CMP Lining and Rehabilitation Program (CIP 2013-20).

This project will repair failed corrugate metal pipe (CMP) storm drain at 14 locations: De Vos Drive, Carlton Oaks Drive, Massot Avenue, Inverness Road, Allano Way, Pine Valley Drive including pipelines located within easements on private property. These pipe facilities were classified as high priority replacements in the Citywide Corrugate Metal Pipe Assessment report completed in 2012.

On March 28, 2013, four bids were received and opened, with a low bid of \$775,576.00 submitted by Southwest Pipeline and Trenchless Corporation. The bid submitted by Southwest Pipeline and Trenchless Corporation had a minor mathematical error resulting in a lower bid price than shown on their submitted bid. Their bid has been deemed a responsive and responsible bid and was 19% higher than the Engineer's estimate of \$650,000.00. Upon review of the submitted bid items and due to the specialized nature of the work, the cost to repair three of the largest pipeline sections in the contract were under-estimated which accounts for received bids being higher than the Engineer's Estimate. Staff requests a waiver of a minor mathematical bid irregularity which has been determined to not affect the resulting low bidder. Staff also requests authorization for the Director of Development Services to approve change orders in an amount not to exceed \$77,557.60.

**FINANCIAL STATEMENT** *for*

Funding for this project is provided through the Highway Users Tax Fund (Gas Tax), Developer Contribution and Drainage Impact Fees.

Design & Bidding	\$ 5,000.00
Construction Contract	775,576.00
Construction Change Orders	75,557.60
Construction Engineering / Management	40,000.00
Total Project Budget	<u>\$896,133.60</u>

**ENVIRONMENTAL REVIEW**

The project is categorically exempt from environmental review by sections 15301(c) and 15302(c) of the Guidelines to the California Environmental Quality Act.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** *JK*

Adopt the attached Resolution awarding the construction contract to Southwest Pipeline and Trenchless Corporation for a total amount of \$775,576.00 and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$75,557.60.

**ATTACHMENTS**

Resolution      Bid Summary

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AWARDING THE CONSTRUCTION CONTRACT FOR THE  
CITYWIDE CMP LINING AND REHABILITATION PROGRAM, (CIP 2013-20)**

**WHEREAS**, the City Clerk, on the 28th day of March, 2013, publicly opened and examined sealed bids for the Citywide CMP Lining and Rehabilitation Program, (CIP 2013-20) ("Project"); and

**WHEREAS**, the lowest received bid was submitted by Southwest Pipeline and Trenchless Corporation in the amount of \$775,576.00; and

**WHEREAS**, the bid received by Southwest Pipeline and Trenchless Corporation had a minor mathematical bid irregularity in which staff recommends City Council waive the bid irregularity; and

**WHEREAS**, staff recommends awarding construction contract to Southwest Pipeline and Trenchless Corporation, totaling \$775,576.00; and

**WHEREAS**, staff requests authorization to expend \$77,557.60 for unforeseen change orders and additional work.

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

**Section 1.** In the best interest of the City, minor bid irregularities are waived for the bid submitted by Southwest Pipeline and Trenchless Corporation.

**Section 2.** The construction contract for the Citywide CMP Lining and Rehabilitation Program, (CIP 2013-20) is awarded to Southwest Pipeline and Trenchless Corporation as the lowest responsive and responsible bidder in the amount of \$775,576.00 and the City Manager is authorized to execute the contract on behalf of the City.

**Section 3.** The Director of Development Services is authorized to approve change orders in an amount not to exceed \$77,557.60 for unforeseen items and additional work.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April 2013, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

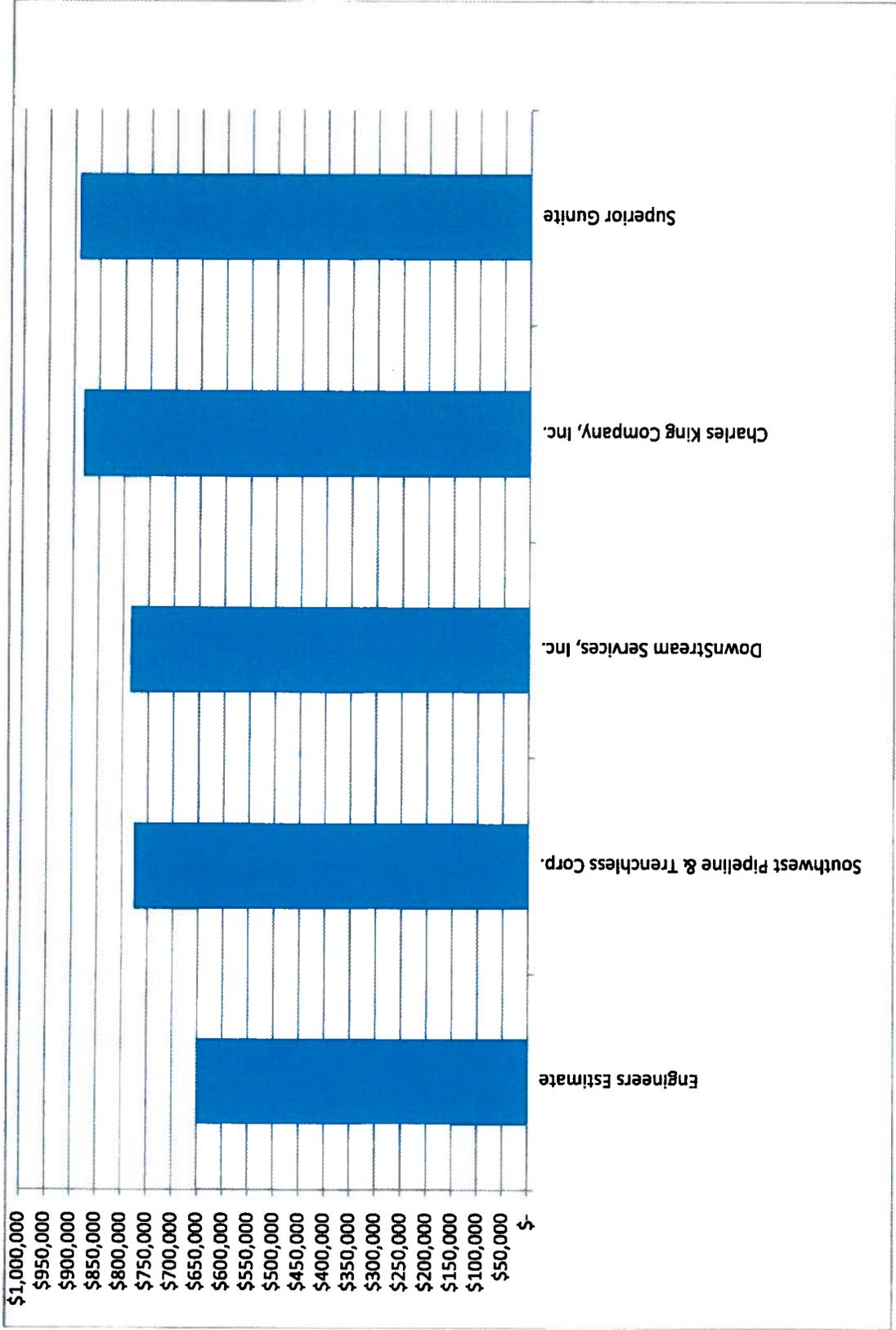
**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

**BID SUMMARY**  
**Citywide CMP Lining and Rehabilitation Program, CIP 2013-20**





## **STAFF REPORT HOUSING ELEMENT 2013-2021 (Fifth Revision)**

### **A. PROJECT DESCRIPTION**

The project is an update to the Housing Element, and requires a General Plan Amendment (GPA2013-1). The Housing Element 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. 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 serves as an integrated part of the General Plan, but is updated more frequently than other General Plan Elements to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community;
- Assisting in the provision of affordable housing;
- Removing governmental and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

### **B. PUBLIC PARTICIPATION**

The Housing Element process provided several opportunities for public input. Public workshops were held January 30, 2012 and February 28, 2012 to solicit input prior to beginning work on the document. Several business and community groups were invited to the meetings. In addition, staff reached out to these and additional community groups by email requesting further input.

The City also held a public workshop on November 14, 2012 and a public hearing on January 9, 2013, both related to the Housing Element. The workshop was to provide information on and request authorization to proceed with designating properties for the provision of land to accommodate the housing needs of lower income households. The January 9, 2013 hearing was both to approve these land use changes and to approve an ordinance implementing programs from the previous Housing Element.

During a public hearing held on February 13, 2013, the City Council authorized the draft Housing Element for transmittal to the state for review. A notice advertising the availability of the Negative Declaration and advertising tonight's hearing was placed in the Daily Californian on March 21, 2013.

## **C. BACKGROUND**

At the February 13, 2013 City Council meeting, staff received authorization to transmit the draft 2013-2021 Housing Element to the State Department of Housing and Community Development (HCD) for review. This would give the City the opportunity to revise the draft in response to the state's comments prior to adoption by the City Council.

The draft was transmitted to HCD on February 14, 2013. Discussions ensued with Veronica Tam and Associates and City staff to address minor revisions that, if made, would establish a Housing Element compliant with state law. These revisions are shown on the relevant pages of the Housing Element, with strike-out text indicating deletions, and underlined text representing additions. The revisions are determined to be minor, and primarily represent clarifications.

In response to HCD's comments a revised draft Housing Element was prepared and, in turn, submitted to HCD; confirmation was received that the revisions adequately addressed state law on March 5, 2013. The specific revision sheets are provided as Exhibit A, and HCD's approval letter is attached as Exhibit B. A complete clean version of the Housing Element is attached to the Resolution.

## **D. REVISION SUMMARY**

- New Program 14, in which staff will monitor on a project-by project basis the approval of a residential project by comparing the approved dwelling units per acre against the density mid-range of the respective residential zone identified in the Sites Inventory. Findings pursuant to Government Code Section 65863 would be included in each Resolution approving a multiple-family residential development. In this way, the inventory of sites throughout the Housing Element cycle would be monitored and validated over time, ensuring adequate capacity to accommodate the City's share of the regional housing needs throughout the reporting period. Revisions pertaining to this have been made in Section 3, "Housing Constraints" found on Page 3-6 and in Section 6, "Housing Plan" found on page 6-14.
- A statement was added to clarify that the occupancy standards for residential care facilities are no different from those for other residential uses. The revision pertaining to this has been made in Section 3, "Housing Constraints" found on page 3-12.
- Text was added to explain the appropriateness of the General Industrial Zone for emergency shelters. Revisions pertaining to this have been made in Section 3, "Housing Constraints" found on page 3-13.

- Farmworker housing, although not likely to be needed (no commercial agriculture, and no city residents reporting employment in agriculture), must be accommodated to be compliant with the Health and Safety Code. Details on number of beds or units have been deleted from the Housing Element. Revisions pertaining to this have been made in Section 3, "Housing Constraints", found on page 3-14, and in Section 6, "Housing Plan" found on page 6-16.
- For at least two decades the City has required Class A roofing (non-combustible material) when roofs are replaced, and in new construction. In response to a concern from HCD that this requirement may increase the cost of construction, text was added to explain that this is a small fraction of the overall cost, and, in fact, wood shingle roofing is not favored in high fire hazard zones. The revision pertaining to this has been made in Section 3, "Housing Constraints" found on page 3-24.
- Additional justification to show that affordable housing is feasible at less than 30 dwelling units per acre in the City of Santee was added, utilizing information from the construction of Forester Square and Cedar Creek projects. Revisions pertaining to this have been made in Section 4, "Housing Resources" found on pages 4-2, 4-3 and 4-8.
- The Sites Inventory (Appendix C of the Housing Element) was revised to list individual parcels where they were previously grouped, and parcels affected by the Gillespie Field Airport Land Use Compatibility Plan were asterisked. Revisions to the Inventory are found on pages C-1 through C-14.

## **E. ANALYSIS**

General Plan Consistency: Housing Element revisions are acknowledged in the General Plan. Specifically, Land Use Element, Section 8.4 "Implementation Procedures", states:

*Review and Update – The General Plan is dynamic in that it is based on currently available information, and existing community goals, objectives and needs, which are constantly changing. Government Code Section 654000(b) requires an annual report to be provided to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development "on the status of the (general) plan and progress in its implementation, including progress in meeting its share of regional housing needs..." Government Code Section 65588 requires that the Housing Element be reviewed and updated at least every five years."*

The Project is consistent with other Elements of the General Plan, and the findings shown below are included in the Resolution of Approval.

1. 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).
2. 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).
3. 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)
4. 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.
5. 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, including the completed extension of State Route 52 to State Route 67.
6. 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.
7. 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).

## **F. ENVIRONMENTAL STATUS**

Staff determined that the Housing Element would not have an adverse environmental effect, and prepared a draft Negative Declaration. Both the draft Negative Declaration and the draft Housing Element have been made available for public review and comment (March 21, 2013 through April 9, 2013). As of the date of preparation of this report, no comments were received on the Negative Declaration. The draft Negative Declaration is recommended for certification and a Notice of Determination will be filed with the County Clerk along with a \$2,206.25 Fish and Wildlife fee within 5 days after the Housing Element is adopted.

## **STAFF RECOMMENDATION**

1. Open and close the Public Hearing
2. Certify the Negative Declaration (AEIS2013-1) pursuant to CEQA
3. Adopt Resolution approving the Housing Element and authorizing the City Manager to submit the Housing Element to the State Department of Housing and Community Development for certification

## EXHIBIT A

Revised Housing Element Pages

## 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 recommendation 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 its governing body 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.<sup>2</sup>

Approximately ~~52-4863.91~~ acres of the residential sites inventory is located within the boundaries of the Gillespie Field ALUCP. Of this acreage, ~~28-3726.30~~ acres fall within Safety Zone 6, which will not negatively affect residential density. The remaining ~~24-1137.61~~ 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 AB 2292 downzoning "no net loss" findings can be made (**Section 6, Policy 5.7**). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (**Section 6, Program 14**). 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 rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

## 2. RESIDENTIAL DEVELOPMENT STANDARDS

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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:

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<sup>2</sup> [http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx)

The Zoning Ordinance also contains a Mobile Home Park Overlay District to accommodate mobile home parks in the City. According to Section 17.22.030, 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."

## SECOND DWELLING UNITS

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). State law also requires that local governments use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without a public hearing).

Second dwelling units are permitted in all residential zones on lots that contain an existing single-family home pursuant to Section 17.10.030(F)(6) of the Zoning Ordinance. Since January 1, 2003, six building permits have been issued for second dwelling units. In January 2013, the City amended the Zoning Ordinance to remove the Development Review Permit requirement. Second dwelling units are subject the ministerial building permit application process.

## 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 11139.3 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.

#### 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 B**. 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 a year round emergency shelter to accommodate an emergency shelter for at least 26 homeless individuals (identified unsheltered homeless population in Santee as of January-February 2012) 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, pursuant to State law:

- 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.

### **SINGLE ROOM OCCUPANCY (SRO) 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.

### **FARMWORKER HOUSING**

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations. Moreover, the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the share of the City’s population working in farming or agricultural occupations is negligible, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. Pursuant to State law, facilities to board farmworkers that have no more than 36 beds or 12 units must be treated as accessory or incidental to agriculture operations. The City will revise the Zoning Ordinance to evaluate farm worker housing in residential zones that currently allow agricultural operations and consider changes to the Zoning Ordinance to achieve consistency with State law (Section 6, Program 154).

## **4. SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS**

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For large subdivisions, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer include:

- Grading and improvement of public and private streets and alleys including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, street name signs and necessary barricades and safety devices;

## GENERAL PLAN AMENDMENT AND/OR ZONE CHANGE

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the City Council at a public hearing. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals. General Plan Amendments and Zone Code Amendments are generally processed concurrently with required project entitlements to save time.

## CEQA COMPLIANCE

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorically Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process.

## 6. BUILDING CODES AND ENFORCEMENT

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The City of Santee adopted the 2010 California Building Code (CBC), Part 2, Title 24 of the California Code of Regulations. The CBC is based on the International Building Code, 2009 Edition and considered to be the minimum necessary to protect the public's health, safety and welfare. 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.

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. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs. The primary focus of these hearings has been property maintenance issues.

The City of Santee actively pursues reported code violations in the City. From January 2010 through October 2012, the Department of Development Services and Code Enforcement conducted an estimated 8,515 inspections and resolved 3,424 cases. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes. Of the cases since 2010, 38 were referred to the City Attorney's office.

## 2. CREDITS TOWARDS THE RHNA

Since the RHNA uses January 1, 2010 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 January 1, 2010 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 4-1** summarizes Santee's RHNA credits and the remaining housing need through December 31, 2020.

**Table 4-1**  
**RHNA Credits and Remaining Need**

Income	RHNA	Building Permits	New Units Completed	Remaining Need
Extremely Low/Very Low (<50% AMI)	914	0	15	899
Low (51-80% AMI)	694	0	75	619
Moderate (81%-120% AMI)	642	35	0	607
Above Moderate (>120% AMI)	1,410	186	2	1,222
Total	3,660	221	92	3,347

### CEDAR CREEK APARTMENTS

The Cedar Creek Apartments was completed in 2010 and includes 48 dwelling units on 2.52 acres at 8616-8630 Fanita Drive, in the R-7 zone. Of the 48 units, 47 are rent-restricted to lower income households for 55 years. The affordability mix may vary, but at least 10 units must be reserved for very low income households. For the purposes of determining credits against the RHNA, the following affordability is assumed: 10 very low income units, 37 low income units, and one above moderate income unit. **Table 4-2** provides additional details about the project.

**Table 4-2**

General Plan:	R-7 (7-14 du/a)
Zoning:	R-7 (7-14 du/a)
Acres:	2.52
Total Units:	48
Type:	Type V construction two-story garden-style apartments with surface parking
Year Built:	2010
Actual Density:	19.0 du/a
% of Max Density:	135%
Affordability:	10 units (<50% AMI) 37 units (51-80% AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	12.8%
Per-unit Gap Financing:	\$112,255
Source: City of Santee, 2013.	

**FORESTER SQUARE APARTMENTS**

The Forester Square Apartments was substantially completed at the time of preparation of the Housing Element; full occupancy is anticipated in early 2013. The development provides a total of 44 housing units in the R-14 zone, of which, 43 are deed restricted as affordable to lower income households for 55 years. Like the Cedar Creek Apartments, the day-to-day affordability mix may vary, but at least five units must be reserved for very low income households at all times. For the purposes of determining credits against the RHNA, the following affordability is assumed: five very low income units, 38 low income units, and one above moderate income unit. Table 4-3 provides additional details about the project.

Table 4-3	
General Plan:	R-14 (14-22 du)
Zoning:	R-14 (14-22 du)
Acres:	1.64
Total Units:	44
Type:	Type V construction three-story garden-style apartments with surface parking
Year Built:	2013
Actual Density:	26.8 du
% of Max Density:	122% <sup>a</sup>
Affordability:	5 units (<50% AMI) 38 units (51-80% <sup>a</sup> AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	13.2% <sup>a</sup>
Per-unit Gap Financing:	\$127,767
Source: City of Santee, 2013.	

**OTHER BUILDING PERMITS**

In addition to the recently completed units within the Cedar Creek and Forrester Square apartment developments, 221 building permits have been issued for the construction of for-sale single-family detached, townhome and condominium product types between January 1, 2010 and December 31, 2012. Given the product mix and the prevailing sales prices, most of these units are assumed to be affordable to above moderate income households. However, 35 units permitted since January 1, 2010 were offered at prices affordable to moderate income household. As shown in **Table 2-19** on page 2-26, large moderate income households can afford to purchase homes up to \$395,100 without incurring cost burden. Of the 12 units constructed at Mission Villas Trails in 2011, seven units were sold at prices between \$383,000 and \$395,000. The first nine units sold within the 28-unit Las Brisas townhome development that is currently under construction ranged from \$260,000 to \$299,000; listings for the remaining 19 units range between \$321,000 and \$380,000. All of the units sold or pending sale within the Mission Villas Trails and Las Brisas townhome developments have three or four bedrooms, the minimum size necessary to avoid overcrowding among large households. Therefore, 35 of the 221 building permits issued since January 1, 2010 can be credited against the City's moderate income RHNA.

## City of Santee Housing Element

- o To ensure that proposed development is appropriate for a given site, the Planned Development would contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

### FEASIBILITY ANALYSIS

The Cedar Creek (2010) and Forester Square (2013) housing developments demonstrate the feasibility of constructing affordable housing in Santee on sites zoned for less than 30 units per acre. The Cedar Creek Apartments was built at 19.0 du/a with a per-unit gap financing of \$112,255 (Table 4-2 on page 4-2). The Forester Square Apartments achieved 26.8 du/a; however, the per-unit gap financing was \$127,767 (Table 4-2 on page 4-3). The average density of these two projects was 22.9 du/a. Forester Square was an applicant-initiated request to rezone Light Industrial to R-14. This demonstrates that the applicant found the R-14 zone, which allows 14 to 22 du/a, sufficient to provide affordable housing. Both developers assembled smaller contiguous parcels to facilitate their projects. The per-unit gap financing for the 19 du/a Cedar Creek Apartments was 14 percent lower than the per-unit gap financing required for the higher density 26.8 du/a Forester Square Apartments. Therefore, based on the recent experience of two affordable housing developers, it can be concluded that it is feasible to construct lower income housing in Santee in zones that allow up to 22 du/a, including the R-14 and R-22-1C zones.

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 22 units per acre.<sup>2</sup> The report found that “surface parked garden style apartments were found to generate the lowest financing gap” when compared to lower density townhomes and higher density stacked flats. The overall median density of projects included in the study was 22.1 du/a and the report identified four garden-style apartment projects constructed at less than 22 du/a, including one that achieved 21.6 du/a in Lakeside, which is an unincorporated community that borders Santee on the east.

### **LOT CONSOLIDATION INCENTIVES**

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, and zoned for multifamily uses consists of parcels that are smaller than one-acre in size. All of these parcels are identified as suitable to accommodate moderate income households; however, affordability for lower income households may be achieved through lot assemblage and consolidation. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The Cedar Creek and Forester Square apartments involved the consolidation and redevelopment of smaller parcels previously occupied by single-family homes to provide lower income housing and the Las Brisas development (currently under construction) involved the consolidation of parcels that included a single-family dwelling and an auto repair and vehicle storage yard to provide market-rate townhomes. Notwithstanding this successful track record, the City acknowledges that market forces and dwindling federal, State, regional, and local resources may

<sup>2</sup> “County of San Diego Housing Element Update, Housing Resources” prepared by Keyser Marston Associates, December 7, 2012.

**Program 13: Lot Consolidation Incentives**

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, that is zoned for multifamily uses and consists of parcels that are smaller than one-acre in size. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The City acknowledges that market forces and dwindling federal, State, regional, and local resources for may make similar consolidation more difficult in the future. In response, the City will research and evaluate the effectiveness of lot assemblage and consolidation incentives offered by other cities and counties. Based on the results of this research, the City will develop a menu of incentives appropriate for Santee and amend the Town Center Specific Plan (TCSP) and update the Zoning Ordinance. Incentives to be considered for developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses will be proportional to the number of lots and/or total area consolidated).

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Research and evaluate lot consolidation incentives offered by other cities and counties. Amend the Update the Zoning Ordinance to include lot consolidation incentives.  
**Timeframe:** Update the Zoning Ordinance to include lot consolidation incentives within one year of adoption of the 2013-2021 Housing Element. Annual monitoring and reporting throughout the planning period.

**Program 14: Monitoring of Residential Capacity (No Net Loss)**

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.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.  
**Timeframe:** Annual monitoring and reporting throughout the planning period.

**Program 154: Farm Worker Housing**

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations and the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will review and revise the Zoning Ordinance to address compliance with Sections 17021.5 and 17021.6 of the Health and Safety Code, ~~the California Employee Housing Act~~. ~~The City will explore the following revisions to the Zoning Ordinance to achieve compliance with State law:~~

~~Allow farm employee housing up to 36 beds and 12 units as an accessory use in all zones that allow agricultural uses.~~

~~Require a CUP for commercial agricultural uses and allow farm employee housing up to 36 beds and 12 units as an accessory use to an approved conditional agricultural use.~~

~~Prohibit commercial agricultural uses.~~

**Responsible Agency:** City of Santee Department of Development Services

**Financing:** Department budget

**2013-2021 Objectives:** Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6 ~~assess the need for farmworker housing as an accessory use in zones that allow agricultural uses.~~

**Timeframe:** Review and revise the Zoning Ordinance within one year of adoption of the Housing Element.

**Program 165: 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. While the 2013-2021 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Santee, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the 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.

Residential 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 2013-2020 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

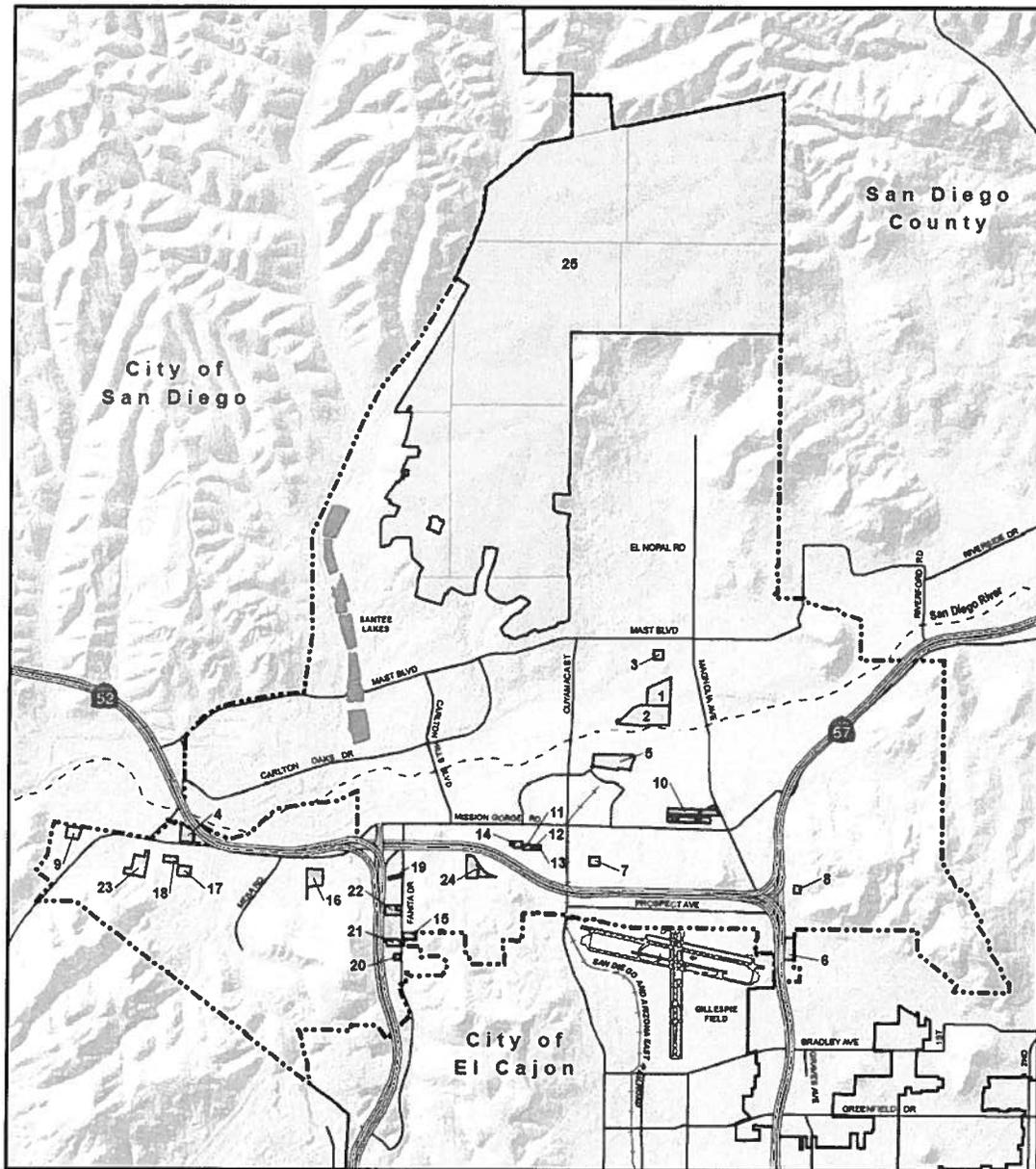


Figure C-1  
Residential Sites Inventory

City of Santee Housing Element

Table C-1  
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
<i>Very Low Income Sites</i>								
1	381-051-12	High Density Residential / R-22	26	12.27	318.99	318	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du. Very low income by default.	Vacant
2	381-050-62	Town Center / R-30-TC	30	20.21	600.90	600	County of San Diego owned lot. Minimum and maximum allowable density is 30 du. Very low income by default. Undeveloped site. No improvements.	Vacant
				<i>Very Low Income Sites Sub-total</i>	<i>919.89</i>	<i>918</i>		
<i>Low Income Sites</i>								
3	381-032-08	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
	381-032-07	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
4	383-061-01 7950 Mission Gorge Rd.	High Density Residential / R-22	26	0.84	21.80	21	Small one-story single-family home in poor condition. Circa 1960s construction. Rezoned from GC to R-22 in January 2013. Privately owned with consolidation potential because it is located adjacent to two other underutilized lots that were also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-03 383-061-02 7979 Mission Gorge Rd.	High Density Residential / R-22	26	3.76	97.8	97	Small one-story single-family home in poor condition and small one-story commercial building in fair condition. Most of the property is used for small animal raising and vehicle storage. Rezoned from GC to R-22 in January 2013. Single private owner of contiguous parcels with further consolidation potential because it is located adjacent to another underutilized lots that was also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-02 7970 Mission Gorge Rd.			1.87				
5	381-050-65	Town Center / R-22-TC	26	12.56	276.22	276	Undeveloped site. No improvements. Privately owned lot.	Vacant

Table C-1 Residential Sites									
Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status	
6	387-061-12 <del>2</del>	Medium-High Density Residential / R-14	18	2.28	41.12	41	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site..	Vacant	
	387-061-11 <del>2</del> 8355 Graves Ave	Medium-High Density Residential / R-14	18	2.76	49.65	49	Two detached one-story detached single-family units in fair condition plus a detached two-car garage and ~800SF metal storage shed. Circa 1960s construction. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized	
7	<del>384-042-22 &amp; 384-042-23</del> 9914 & 9936 Buena Vista Ave	Medium-High Density Residential / R-14	18	<del>4.97</del> 0.46	35.56	35	One Small one-story single-family home in poor condition and an operating auto repair shop in one-story garages (~6,000SF). Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized	
	<del>384-042-23</del> 9936 Buena Vista Ave	Medium-High Density Residential / R-14	18	1.51	22.28	22	Small one-story single-family home in poor condition. Circa 1970s construction. Privately owned.	Underutilized	
8	384-142-11 <del>1</del> 10952 Sunset Trail	Medium-High Density Residential / R-14	18	1.24	18.00	18	Small one-story single-family home in fair condition with detached one-car garage and carport. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized	
	383-021-07 7439 Simeon Dr	Medium-High Density Residential / R-14	18	1.00	37.84	37	Two small detached one-story single-family homes in poor condition. Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized	
9	<del>383-021-03 &amp; 383-021-04</del> 7427 Simeon Dr & 8746 Bashby Hill Dr	Medium-High Density Residential / R-14	18	<del>2.49</del> 1.09	659.99	654			
	383-021-04 8746 Bashby Hill Dr	Medium-High Density Residential / R-14	18	1.01	30.81	30.81			
<i>Low Income Sites Sub-total</i>									
<i>Moderate Income Sites</i>									

City of Santee Housing Element

Table C-1  
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
9 (Cont)	383-021-06 8758 Bushy Hill Dr	Medium-High Density Residential / R-14	22	0.56	10.03	10	Small one-story single-family home in good condition. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized R-14 lots with similar existing uses and conditions.	Underutilized
	384-106-02 8921 Edgemoor Dr	Town Center / R-22-TC	22	0.09	2.04	2	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-28* 8920 Edgemoor Dr	Town Center / R-22-TC	22	0.14	3.10	3	Two small detached one-story single-family homes in fair condition with detached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-16* 10349 & 10351 Park Ave	Town Center / R-22-TC	22	0.19	4.29	4	Small duplex with attached one-car garage in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
10	384-101-08* 10306 Park Ave	Town Center / R-22-TC	22	0.37	8.23	8	Small one-story single-family unit in fair condition. Slight roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-09 10430 Park Ave	Town Center / R-22-TC	22	0.21	4.67	4	Small one-story single-family home in good condition with attached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-15* 10366 Park Ave	Town Center / R-22-TC	22	0.42	9.13	9	Small one-story single-family home in good condition with attached two-car garage. For sale sign in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-01 10447 Park Ave	Town Center / R-22-TC	22	0.31	6.79	6	Dilapidated one-story single-family unit. Circa 1950s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-06 10440 Park Ave	Town Center / R-22-TC	22	0.37	8.08	8	Small one-story single-family unit in poor condition. Roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-107-24* 10421 Park Ave	Town Center / R-22-TC	22	0.15	3.27	3	Small one-story duplex in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-24* 10345 Park Ave	Town Center / R-22-TC	22	0.18	3.97	3	Small one-story single-family unit in fair condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-22* 10405 Park Ave	Town Center / R-22-TC	22	0.32	6.98	6	Small one-story single-family unit in fair condition. Minor roof damage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-16* 10328 Park Ave	Town Center / R-22-TC	22	0.34	7.37	7	Small one-story single-family home in fair condition. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-10 10451 Park Ave	Town Center / R-22-TC	22	0.20	4.49	4	Small one-story single-family home in poor condition. Unmaintained yard. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-25* 8917-8921 4th St	Town Center / R-22-TC	22	0.24	5.34	5	Three attached units in a small one-story building in good condition with attached one-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-104-07 8922 1st St	Town Center / R-22-TC	22	0.12	2.59	2	Very small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-12 10427 Park Ave	Town Center / R-22-TC	22	0.15	3.36	3	Small one-story single-family home in fair condition with detached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-07 10450 Park Ave	Town Center / R-22-TC	22	0.27	5.91	5	Small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized

10  
(Cont.)

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-102-02* 10412 Park Ave	Town Center / R-22-TC	22	0.33	7.16	7	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-18* 10361 Park Ave	Town Center / R-22-TC	22	0.20	4.38	4	Small one-story single-family home in fair condition with attached two-car garage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-13* 10315 Park Ave	Town Center / R-22-TC	22	0.20	4.32	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-14* 10356 Park Ave	Town Center / R-22-TC	22	0.56	12.33	12	Small two-story single-family home in fair condition with attached two-car garage in poor condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-16* 10413 Park Ave	Town Center / R-22-TC	22	0.20	4.44	4	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
10 (Cont.)	384-108-27* 10365 Park Ave	Town Center / R-22-TC	22	0.32	7.06	7	Small one-story single-family home in poor condition plus detached one-story duplex in poor condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-17* 10417 Park Ave	Town Center / R-22-TC	22	0.20	4.35	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-12* & 384-109-11 8921 & 8925 Cottonwood Ave	Town Center / R-22-TC	22	<del>0.36</del> 0.20	7.88	7	Dilapidated one-story duplex and small one-story single-family unit in poor condition. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-11* 8925 Cottonwood Ave			0.16				
	384-103-09 10462 Park Ave	Town Center / R-22-TC	22	0.21	4.53	4	Dilapidated two-story single-family home with severe roof and façade damage. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-103-08	Town Center / R-22-TC	22	0.21	4.67	4	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized lots.	Vacant
	384-109-15* & 384-109-17 10325-10333 Park Ave	Town Center / R-22-TC	22	0.37 0.19 0.18	8.13	8	Three very small detached one-story single-family homes in poor condition and one in fair condition. Circa 1960s construction. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-11 8964 Magnolia Ave	Town Center / R-22-TC	22	1.25	27.57	27	Operating church with four one-story buildings (total ~8,000SF) in fair condition and a large parking lot. Non-profit owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-16 8932 1st St	Town Center / R-22-TC	22	0.60	13.29	13	One-story single-family home in poor condition. Circa 1950s construction. Non-profit owner inquired about an affordable housing project and expressed interest in acquiring adjacent properties for consolidation.	Underutilized
	384-101-19* 10340 Park Ave	Town Center / R-22-TC	22	0.34	7.50	7	Small one-story single-family home in poor condition. Paint and façade maintenance issues plus boarded window. Debris and inoperative vehicle storage in front yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-08 10426 Park Ave	Town Center / R-22-TC	22	0.19	4.21	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-11* 10318 Park Ave	Town Center / R-22-TC	22	0.21	4.65	4	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-17* 10355 Park Ave	Town Center / R-22-TC	22	0.20	4.33	4	Small one-story single-family home in poor condition. Façade damage and unmaintained fencing. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

City of Santee Housing Element

Table C-1  
Residential Sites

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-104-06 9004 Magnolia Ave	Town Center / R-22-TC	22	0.42	9.15	9	Small one-story single-family home in poor condition with attached two-car garage. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-07* 10404 Park Ave	Town Center / R-22-TC	22	0.34	7.40	7	Small one-story single-family home in poor condition. Roof, façade, and paint damage. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-17* 10326 Park Ave	Town Center / R-22-TC	22	0.21	4.69	4	Small one-story single-family home in fair condition with attached one-car garage. For-sale sign in the yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
10 (Cont.)	384-101-12* 10314 Park Ave	Town Center / R-22-TC	22	0.22	4.79	4	Small one-story single-family home in good condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-18* 10342 Park Ave	Town Center / R-22-TC	22	0.22	4.88	4	Small one-story single-family home in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-03 10418 Park Ave	Town Center / R-22-TC	22	0.30	6.64	6	Small one-story single-family home in poor condition with one-car garage. Roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-52* 8835 Olive Ln	Medium-High Density Residential / R-14	22	0.30	5.34	5	Small one-story single-family unit in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
11	384-020-45* 8839 Olive Ln	Medium-High Density Residential / R-14	22	0.27	4.81	4	Small one-story single-family home in poor condition. Paint issues, damaged façade, and unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-51* 9620 MacCool Ln	Medium-High Density Residential / R-14	22	0.28	5.03	5	Small one-story single-family home in poor condition with attached one-car garage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
12	384-020-43 <sub>2</sub>	Medium-High Density Residential / R-14	18	0.26	4.62	4	Undeveloped site. No improvements. Privately owned lot.	Vacant
	384-020-40 <sub>2</sub> 9646 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
13	384-020-34 9650-9652 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex is good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-04 <sub>2</sub>	Medium-High Density Residential / R-14	18	0.45	8.06	8	Undeveloped site. No improvements. Privately owned lot.	Vacant
14	384-330-08 <sub>2</sub>	Medium-High Density Residential / R-14	18	0.94	16.98	16	Undeveloped site. No improvements. Privately owned lot.	Vacant
	386-330-22	Medium Density Residential / R-7	10.5	1.91	20.07	20	Undeveloped site. No improvements. Privately owned lot.	Vacant
15	386-330-23	Medium Density Residential / R-7	10.5	0.14	1.45	1	Undeveloped site. No improvements. Privately owned lot.	Vacant
	383-112-32 8705 Marrokal Ln	Medium Density Residential / R-7	10.5	3.19	33.44	33	Small single-story home in poor condition. Circa 1950s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
16	383-112-33	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
16 (Cont.)	383-112-34	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant
	383-112-35 8643 Marrokai Ln	Medium Density Residential / R-7	10.5	1.07	11.26	11	Two-story single-family in good condition. Circa 1990s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
	383-260-28 8707 Carribean Wy	Medium Density Residential / R-7	10.5	2.00	21.00	21	Dilapidated one-story single-family home with corrugated metal storage sheds and outdoor storage. Privately owned lot with consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel.	Underutilized
17	383-260-29 8655 Carribean Wy	Medium Density Residential / R-7	10.5	1.00	10.50	10	Small one-story single-family home in poor condition and outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to a 2.00-acre underutilized R-7 parcel.	Underutilized
	383-260-41 8646 Carribean Wy	Medium Density Residential / R-7	10.5	0.54	5.67	5	Small one-story single-family home in poor condition. 1970s construction. Outdoor storage of refuse and household items. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
	383-260-04 7844-7854 Rancho Fanita Dr	Medium Density Residential / R-7	10.5	0.92	9.66	9	Five small detached one-story single-family units in fair condition. Circa 1970s construction. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
19	383-260-40	Medium Density Residential / R-7	10.5	0.54	5.68	5	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized parcels.	Vacant
	383-490-56*	Medium Density Residential / R-7	10.5	0.72	7.52	7	Undeveloped site. No improvements. Privately owned lot.	Vacant
20	386-202-05	Medium Density Residential / R-7	10.5	0.38	3.96	3	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site.	Vacant

Table C-1 Residential Sites									
Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status	
21	386-202-04 8306 Fanita Dr	Medium Density Residential / R-7	10.5	0.48	5.08	5	Dilapidated small one-story single-family home located adjacent to an existing multifamily development. Severe exterior façade and roof damage. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized	
	386-201-23 8410 Fanita Dr	Medium Density Residential / R-7	10.5	2.33	24.48	24	Small one-story building (approximately 4,000SF) in fair condition with operating church and parking lot. Non-profit owned.	Underutilized	
	386-192-17 8572 Fanita Dr	Medium Density Residential / R-7	10.5	1.73	18.20	18	Small one-story single-family home in fair condition with detached carport. Privately owned lot with consolidation potential because it is located adjacent to a 1.27-acre underutilized R-7 lot.	Underutilized	
22	386-192-29 8606 Fanita Dr	Medium Density Residential / R-7	10.5	1.27	13.34	13	Two detached one-story single-family units. One is in poor condition. The other in fair condition. Outdoor storage of inoperable vehicles, refuse, and household items. Privately owned lot with consolidation potential because it is located adjacent to a 1.73-acre underutilized R-7 lot.	Underutilized	
	386-300-10 8714 Starpine Dr	Medium Density Residential / R-7	10.5	1.00	10.52	10	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to two underutilized R-7 parcels (7.01 acres total) and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized	
23	386-300-13 & <del>386-300-29</del>	Medium Density Residential / R-7	10.5	7.04	73.63	73	Operating water filtration, bottling, and distribution facility on a small portion of the large site. The ~4,000SF building is in fair condition with distribution truck storage located behind structure. Single owner of two contiguous parcels. Further consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized	
	5.82								
24	386-300-29 <del>7739</del> Mission Gorge Rd	Medium Density Residential / R-7	10.5	1.19	4.96	4	Small one-story single-family home in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized	
	384-012-01* 9354 Prospect Ave	Medium Density Residential / R-7	10.5	0.47					

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-012-09* 8734 Atlas View Dr	Medium Density Residential / R-7	10.5	0.26	2.75	2	Small one-story single-family home in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-55* 8742 Atlas View Dr	Medium Density Residential / R-7	10.5	0.96	10.06	10	Small one-story single-family home in poor condition. Circa 1960s construction. Unmaintained landscaping with inoperative vehicle storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-04* 8716 Atlas View Dr	Medium Density Residential / R-7	10.5	0.51	5.35	5	Small one-story single-family home with detached two-car garage in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-61* 9428 Prospect Ave	Medium Density Residential / R-7	10.5	0.11	1.17	1	Small one-story single-family home with one-car attached garage in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-06* 9350 Rapture Ln	Medium Density Residential / R-7	10.5	0.31	3.24	3	Small one-story single-family home in poor condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
24 (Cont.)	384-012-05* 8726 Atlas View Dr	Medium Density Residential / R-7	10.5	0.82	6.61	8	Small one-story single-family home in poor condition with two-car detached garage. Significant roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-02* 9362 Prospect Ave	Medium Density Residential / R-7	10.5	0.48	5.01	5	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-42* 9422 Prospect Ave	Medium Density Residential / R-7	10.5	0.07	0.69	1	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-012-45* 8717 Atlas View Dr	Medium Density Residential / R-7	10.5	0.60	6.32	6	Two small detached one-story single-family units and a small two-story duplex in fair condition. Single-family units are circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-44* 8711 Atlas View Dr	Medium Density Residential / R-7	10.5	0.54	5.62	5	Small one-story single-family home in fair condition. Circa 1960s construction. Inoperative vehicle and refuse storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-08* 9366 Rapture Ln	Medium Density Residential / R-7	10.5	0.16	1.70	1	Small one-story single-family home in poor condition. Paint, shingle, and yard maintenance issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-43* 8703 Atlas View Dr	Medium Density Residential / R-7	10.5	0.19	1.98	1	Two very small detached one-story single-family units in fair condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
24 (Cont.)	384-012-59* 9436 Prospect Ave	Medium Density Residential / R-7	10.5	0.17	1.83	1	Dilapidated small one-story single-family home with outdoor inoperative vehicle, boat, and camper storage. Façade damage with exposed insulation. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-48* 8727 Atlas View Dr	Medium Density Residential / R-7	10.5	0.28	2.94	2	Small one-story single-family home in poor condition. Vegetation growing up side of the home and into the roof. Shingle damage. Circa 1960s construction. Extensive outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-011-15* 8750 Atlas View Dr	Medium Density Residential / R-7	10.5	1.21	12.72	12	Dilapidated small one-story single-family home. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**EXHIBIT B**

**Housing Element Approval Letter from Department of Housing and Community  
Development**

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

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov

**RECEIVED**

MAR 11 2013

Dept. of Development Services  
City Of Santee

March 5, 2013

Ms. Melanie Kush, Director  
Planning and Zoning Services  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

Dear Ms. Kush:

**RE: Review of the City of Santee's Draft Housing Element Update**

Thank you for submitting the City of Santee's draft housing element update received for review on February 15, 2013 along with additional revisions received on March 5, 2013. The draft housing element was submitted for the 5th planning cycle and covers the 2013-2021 planning period. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code (GC) Section 65585(b). Various communications with Mr. Travis Cleveland, Associate Planner and Ms. Veronica Tam, the City's consultant, facilitated the review.

The draft element addresses statutory requirements. As a result, the element will comply with State housing element law (Article 10.6 of the Government Code) once adopted and submitted to the Department, pursuant to GC Section 65585(g).

For your information, Senate Bill 375 (Chapter 728, Statutes of 2008) added GC Section 65588(e)(4) regarding timely adoption of the housing element. Localities on an 8-year planning period that do not adopt the housing element within 120 calendar days from the statutory due date (April 30, 2013 for SANDAG localities) are required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

The Department appreciates the hard work, dedication and responsiveness provided by Mr. Cleveland and Ms. Tam throughout the review of the housing element and looks forward to receiving Santee's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

  
Glen A. Campora  
Assistant Deputy Director

## RESOLUTION NO.

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT (GPA2013-1) FOR THE ADOPTION OF THE HOUSING ELEMENT FOR THE 2013-2021 CYCLE

**WHEREAS**, the City must plan to meet the existing and projected housing needs of all economic segments of the community; in order for the private market to adequately address these needs and housing demand, the City has an adopted Housing Element which provides unconstrained opportunities for housing development; and

**WHEREAS**, pursuant to State Government Code Section 65588, the City is required to update the Housing Element of its General Plan to ensure the continued unconstrained opportunity to provide housing in accordance with its fair share allocation; and

**WHEREAS**, pursuant to California Government Code Section 65583.2, the City of Santee has demonstrated that there is adequate land capacity at adopted residential densities to provide housing affordable to low, moderate and above-moderate households during the 2013-2021 Housing Element cycle; and

**WHEREAS**, the State Department of Housing and Community Development reviewed the Housing Element and issued a letter on March 5, 2013 which determines that the Element is in substantial compliance with housing element law; and

**WHEREAS**, in accordance with Public Utilities Code Section 21676, the proposed General Plan Amendment (Housing Element) was been submitted to the San Diego County Airport Land Use Commission (ALUC) for a land use consistency determination, and was determined conditionally consistent at the ALUC meeting on March 7, 2013 by Resolution 2005-0005; and

**WHEREAS**, in accordance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2013-1) was prepared. Based on the conclusions of the Initial Study, it was determined that there were no substantial adverse impacts to the environment, and a Negative Declaration was prepared and advertised for a 20-day public review from March 21 through April 9, 2013; and

**WHEREAS**, on April 10, 2013, the City Council held a duly advertised public hearing on the General Plan Amendment (GPA2013-1); 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 is in the best interest of the public because the updated Housing Element: 1) identifies adequate sites' existing zoning and development standards, along with services and facilities to facilitate and encourage the development of a variety of housing types for all income levels; 2) assists in the

## RESOLUTION NO.

development of adequate housing to meet the needs of lower- and moderate-income households; 3) removes governmental constraints to the maintenance, improvement and development of housing, where appropriate; 4) conserves and improves the condition of the existing affordable housing stock; and 5) promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

**NOW, THEREFORE**, the City Council of the City of Santee, California, does resolve as follows:

**SECTION 1:** The General Plan Amendment GPA2013-1 to adopt the updated Housing Element is in the best interest of the public because it is consistent with the provisions 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, and provides a comprehensive strategy that establishes goals, policies and programs to provide housing for all economic segments of the community.

**SECTION 2:** 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

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

General Plan land uses, including the completed extension of State Route 52 to State Route 67.

- 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.
  
- 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 3:** The General Plan Amendment GPA2013-1 will not result in a significant adverse impact upon the environment and the Negative Declaration dated March 21, 2013 is hereby approved.

**SECTION 4:** The Housing Element (2013-2021) is hereby adopted, attached hereto as Exhibit "A". The City Manager is authorized to transmit the adopted Housing Element to the state Department of Housing and Community Development for certification.

**ADOPTED** at a Regular Meeting of the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10<sup>th</sup> day of April, 2013, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

Attachment A: 2013-2021 Housing Element

## ATTACHMENT A

Final Draft of City of Santee 2013-2021 Housing Element



**HOUSING  
ELEMENT**

# CITY OF SANTEE

## HOUSING ELEMENT 2013-2021



ADOPTED APRIL 10, 2013

**CITY OF SANTEE 2013-2021**  
**HOUSING ELEMENT**

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# 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 designated Planned Development District and in the Town Center District remain undeveloped and available for future housing development. The Villages at Fanita, an approved development of 2,600 acres in northern Santee, will include single-family residential neighborhoods, parklands, a natural preserve, and supporting commercial and mixed-use facilities in a village center. The residential portion of the project will consist of approximately 1,380 single-family dwelling units and 15 live/work units in accordance with the General Plan.

### 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 slightly from 53,090 in 2000 to 53,413 in 2010 (**Table 2-1** on page 2-2). Contributing to the low population growth was the removal of hundreds of homes to provide right-of-way for the extensions of two freeways through the southern portion of the City. State Route 52 was constructed south of Mission Gorge Road through to State Route 67, and State Route 125 parallels Fanita Drive, terminating at Mission Gorge Road. These extensions, while necessary for the full development of the City, resulted in the loss of hundreds of dwelling units.

The San Diego Association of Governments (SANDAG) forecasts that the Santee population will reach 64,551 by the year 2020. This represents a growth rate of over 17 percent, or approximately 11,138 people. Although this population increase seems quite rapid, the ability to accommodate this many residents in such a short time already exists within the current General Plan and Zoning Map. Existing vacant and underdeveloped land and projects already approved/proposed represent the capacity to accommodate this need.

**Table 2-1  
Population Growth**

Jurisdiction	Population				% Change 2000-2010	Projected % Change 2010-2020
	1990	2000	2010	2020 (Projected)		
El Cajon	88,693	94,819	99,478	109,587	4.7%	9.2%
La Mesa	52,931	54,749	57,065	62,136	4.1%	8.2%
Lemon Grove	23,984	24,954	25,320	26,702	1.4%	5.2%
San Diego	1,110,549	1,223,400	1,301,617	1,542,324	6.0%	15.6%
<b>Santee</b>	<b>52,902</b>	<b>53,090</b>	<b>53,413</b>	<b>64,551</b>	<b>0.6%</b>	<b>17.3%</b>
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	9.1%	9.1%

Source: Census 1990, 2000, and 2010; and SANDAG Data Warehouse, 2012.

## 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, slightly older than in neighboring communities and the County as a whole. In 2010, Santee’s median age was 37.2 years, while the County’s median age was 34.6. The proportion of residents aged 65+ in Santee (11 percent) was tied for lowest among its neighbors, but has risen significantly in the past 10 years (see **Figure 2-1** on page 2-3). The proportion of residents under 18 was the third highest among six neighboring jurisdictions (**Table 2-2**).

**Table 2-2  
Age Characteristics**

Jurisdiction	Under 18 years		65+ years		Median Age 2000	Median Age 2010
	2000	2010	2000	2010		
El Cajon	27.8%	25.7%	11.3%	11.0%	31.9	33.7
La Mesa	19.8%	19.6%	17.1%	14.2%	37.3	37.1
Lemon Grove	27.6%	25.5%	12.0%	11.2%	34.7	35.0
San Diego	23.9%	21.4%	10.4%	10.7%	32.5	33.6
<b>Santee</b>	<b>29.7%</b>	<b>23.8%</b>	<b>8.9%</b>	<b>10.7%</b>	<b>34.8</b>	<b>37.2</b>
San Diego County	25.6%	23.4%	11.1%	11.4%	33.2	34.6

Source: Census, 2000 and 2010.

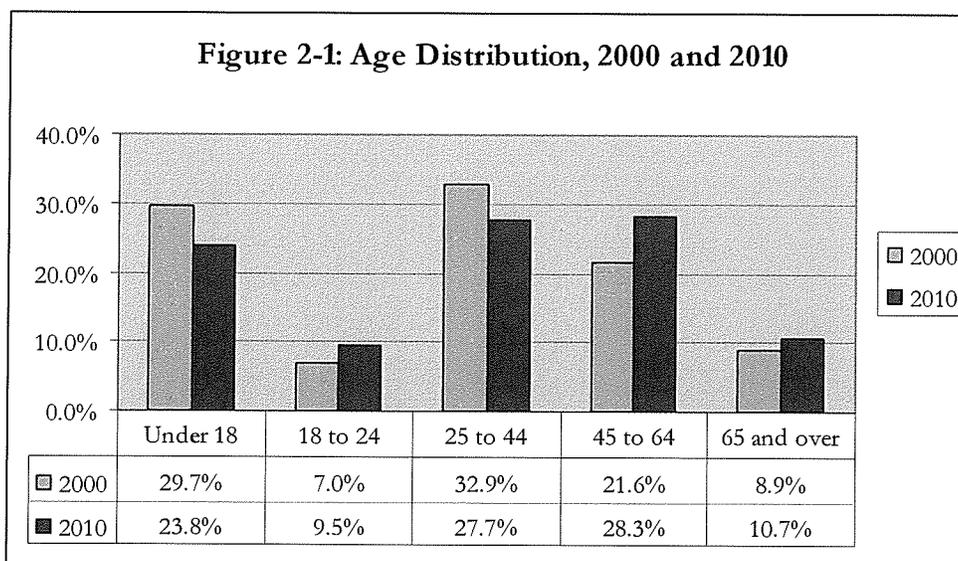
As shown in **Table 2-2**, a shift in the ages of Santee residents occurred between 2000 and 2010. Due to Santee’s relatively flat population change in the last decade, these changes in age structure represent a significant change in the age composition of Santee, which could affect the housing needs of Santee residents during the planning period.

For example, from 2000 to 2010, the proportion of Santee residents under the age of 18 declined dramatically, from 30 percent to 24 percent. This is a reversal of the trend from 1990 to 2000, when this age group increased slightly as a proportion of the population.

Also apparent is an increase in the share of City residents over the age of 65. From 2000 to 2010, the proportion of Santee residents over 65 increased from nine percent to 11 percent. This trend has been taking place since 1990, when only eight percent of Santee residents were 65+.

An increase in residents aged 18-64 has also taken place in the last decade, with this age group increasing from 61 percent to 66 percent of the population. Leading this change are residents aged 20-29 (14 percent increase) and those aged 40-64 (32 percent increase). As a result, Santee’s median age rose by more than two years between 2000 and 2010. These changes match the general trends seen in San Diego County in the past 10 years, but they are more pronounced in Santee.

The City is committed to expanding affordable housing opportunities within Santee for households of all ages. Santee’s First-Time Homebuyer Program (**Section 6, Program 7**) provides assistance to lower income first-time homebuyers. The First-Time Homebuyer Program may be used in conjunction with the San Diego County Regional Mortgage Credit Certificate Program (**Section 6, Program 8**), which authorizes income-qualified first-time homebuyers to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The City can also collaborate with, and offer regulatory incentives and concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing units (**Section 6, Program 10**).

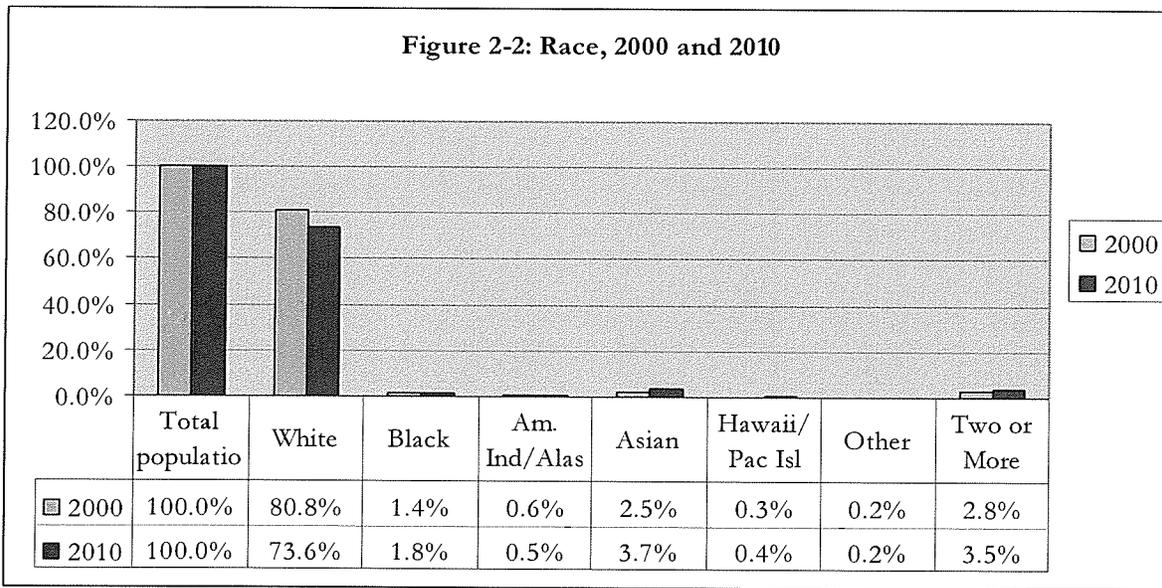


Source: Census, 2000 and 2010.

### 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.<sup>1</sup> 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.

The racial composition of Santee residents in 2010 was 74 percent White, four percent Asian, two percent Black, four percent for those who declared more than one race, and less than once percent for American Indian/Alaskan and Hawaiian/Pacific Islander (Figure 2-2). In the 2010 Census, Hispanic descent was not considered a race, it was considered an ethnicity. A person can be of any race and be Hispanic. Approximately 16 percent of Santee residents considered themselves Hispanic in 2010 (Table 2-3).



Source: Census, 2000 & 2010.

<b>Table 2-3: Hispanic Origin</b>		
	2000	2010
Hispanic	11.4%	16.3%
Non-Hispanic	88.6%	83.7%

Source: Census, 2000 and 2010.

<sup>1</sup> Studies include the following: “The Determinants of Household Overcrowding and the Role of Immigration in Southern California” by S.Y. Choi (1993); “The Changing Problem of Overcrowding” by D. Myers, William Baer, and S.Y. Choi (1996); and “Immigration Cohorts and Residential Overcrowding in Southern California” by D. Myers and S.W. Lee (1996).

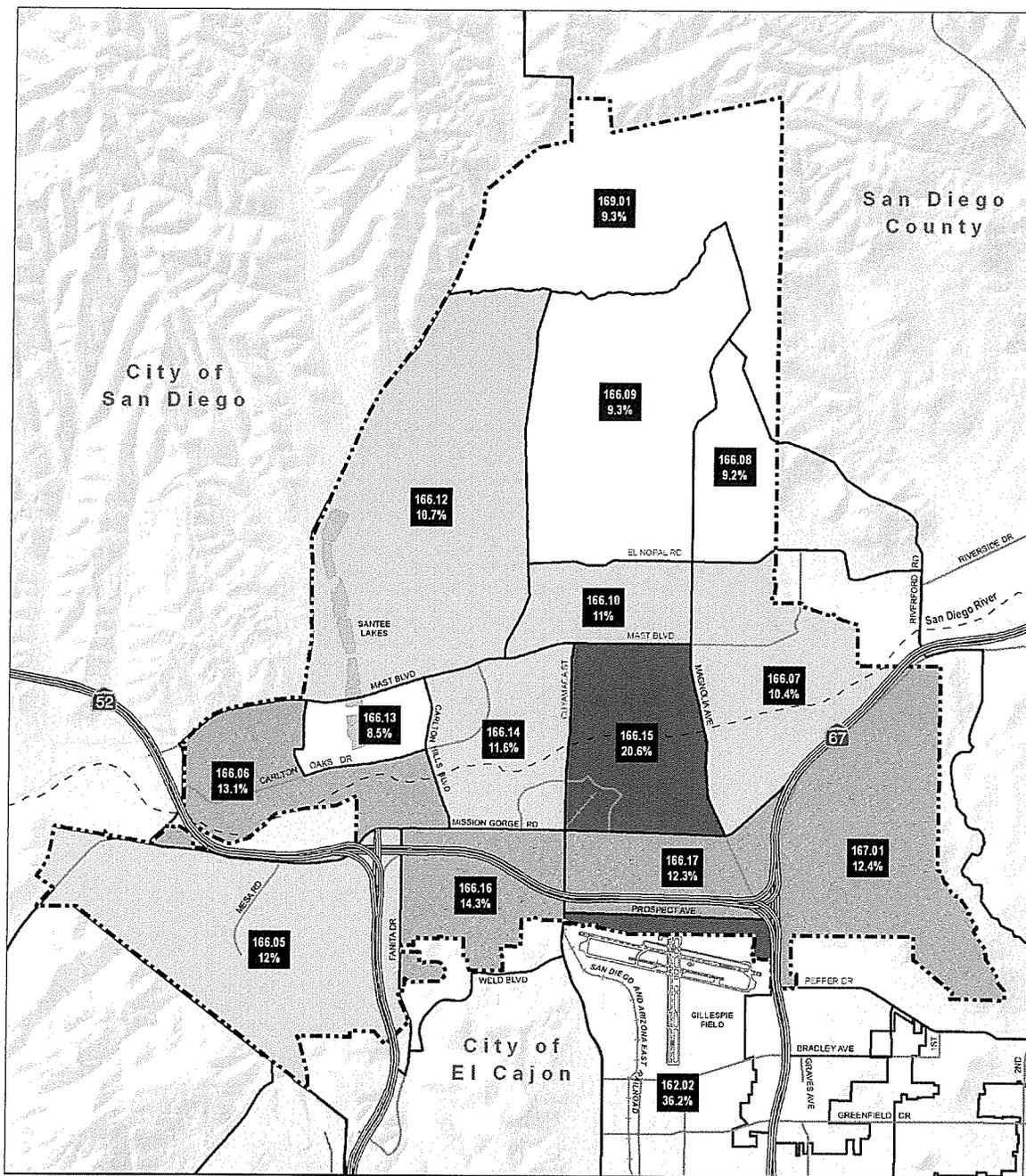
Santee has a substantially larger proportion of White residents and smaller proportion of Hispanic/Latino residents compared to neighboring jurisdictions and the County as a whole (Table 2-4). The City’s proportion of Black/African Americans is significantly lower than surrounding cities and within the County.

**Table 2-4  
Racial Composition**

Jurisdiction	White	Black	American Indian/ Alaskan	Asian	Hawaiian/ Pac Islands	Other	Two or More	Hispanic/ Latino
El Cajon	69.3%	6.3%	0.8%	3.6%	0.5%	12.6%	6.9%	28.2%
La Mesa	71.8%	7.7%	0.8%	5.8%	0.6%	7.6%	5.8%	20.5%
Lemon Grove	51.6%	13.8%	0.9%	6.4%	1.1%	19.1%	7.1%	41.2%
San Diego	58.9%	6.7%	0.6%	15.9%	0.5%	12.3%	5.1%	28.8%
<b>Santee</b>	<b>82.5%</b>	<b>2.0%</b>	<b>0.8%</b>	<b>3.8%</b>	<b>0.5%</b>	<b>5.0%</b>	<b>5.4%</b>	<b>16.3%</b>
County	64.0%	5.1%	0.9%	10.9%	0.5%	13.6%	5.1%	32.0%

Source: Census, 2010.  
Note: Rows will not sum to 100% due to inclusion of Hispanic/Latino.

Figure 2-3 on page 2-6 shows the distribution of minority populations in Santee. Minority individuals comprise between 10 and 14 percent of the population in most Census tracts in the City. However, there are a few tracts in the northern and western portions of the community with less than 10 percent minority, and two tracts in the center and southern portions of the City where minorities are concentrated (>20 percent of tract population).



**Legend**

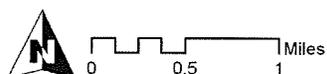
- City Boundary
- Freeway
- Major Road
- River

- Census Tract Number  
Minority Percentage
- Census Tract 2010

**Minority Distribution (Tract)**

- Under 10%
- 10.1 - 12.0%
- 12.1 - 20.0%
- 20.1 - 36.2%

Minority composition includes Hispanic, African-American, Asian, Pacific Islander, American Indian, and Two or More Races



Source: SanGIS/SANDAG GIS Data Warehouse  
U.S. Census TIGER 2010 Line Data and ACS 2006-2010

**Figure 2-3**  
**Distribution of Minority Populations**

## 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 U.S. Census Bureau's 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.<sup>2</sup> As of 2010, Educational Services/Health Care and Retail Trade were the two largest occupational categories for City residents (**Table 2-5**). These categories account for almost 35 percent of the jobs held by employed residents. Similarly, these categories accounted for 31 percent of jobs held 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, and a lower proportion being employed in professional, scientific, and management.

**Table 2-5: Employment Profile**

Sector	Santee		San Diego County	
	Estimate	Percent	Estimate	Percent
Educational services, and health care and social assistance	5,044	21.2%	281,376	20.5%
Retail trade	3,238	13.6%	150,438	10.9%
Professional, scientific, and management, and administrative and waste management services	2,798	11.7%	196,627	14.3%
Manufacturing	2,526	10.6%	128,542	9.4%
Arts, entertainment, and recreation, and accommodation and food services	2,172	9.1%	147,203	10.7%
Construction	2,051	8.6%	91,210	6.6%
Finance and insurance, and real estate and rental and leasing	1,845	7.7%	100,872	7.3%
Public administration	1,256	5.3%	72,468	5.3%
Transportation and warehousing, and utilities	971	4.1%	52,159	3.8%
Other services, except public administration	834	3.5%	72,961	5.3%
Wholesale trade	609	2.6%	37,898	2.8%
Information	456	1.9%	32,321	2.4%
Agriculture, forestry, fishing and hunting, and mining	47	0.2%	10,301	0.7%
<b>Totals</b>		<b>23,847</b>		<b>1,374,376</b>

Source: Census, ACS, 2008-2010.

<sup>2</sup> The ACS replaces the Census "long form" and surveys various variables in shorter time intervals than the decennial Census. Different variables are surveyed at different timeframes – annually, every three years, or every five years. Therefore, demographic and housing information contained in this Profile section is compiled with multiple ACS datasets.

Management occupations were the highest paid occupations in the San Diego region in the first quarter of 2011, while food preparation, service-related, and sales occupations were the lowest paid (Table 2-6).

Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Life, Physical, and Social Science	\$77,716
Business and Financial Operations	\$71,815
Education, Training, and Library	\$60,992
Arts, Design, Entertainment, Sports, and Media	\$56,963
Construction and Extraction	\$51,871
<b>Total all occupations</b>	<b>\$50,800</b>
Protective Service	\$50,581
Community and Social Services	\$49,734
Installation, Maintenance, and Repair	\$45,202
Sales and Related	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building and Grounds Cleaning and Maintenance	\$26,928
Personal Care and Service	\$26,240
Farming, Fishing, and Forestry	\$26,009
Food Preparation and Serving-Related	\$22,133

Source: California Employment Development Department, Q1, 2011.

## 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 Census, 19,306 households lived in Santee in 2010. Of these households, 21 percent were single-person households, an increase of more than two percentage points since the last Census, and households headed by seniors (65+) comprised 19 percent, an increase of nearly three percentage points since the last Census. Single-person households represented a lower proportion of Santee’s households than in neighboring jurisdictions and countywide. Conversely, 37 percent of Santee households consisted of families with children, a much larger proportion than found in most neighboring jurisdictions (Table 2-7 on page 2-9). When compared to Census 2000

numbers, Santee’s household composition is slowly trending toward single-person and senior-headed households and away from families with children.

**Table 2-7  
Household Characteristics**

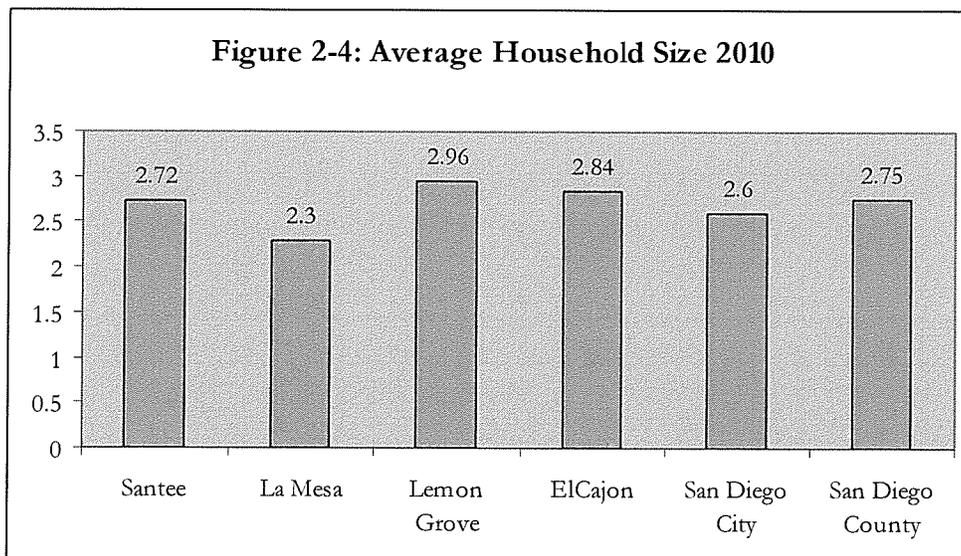
Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
El Cajon	23.1%	18.7%	35.2%	23.5%	5.0%	10.7%
La Mesa	32.7%	22.2%	24.8%	8.9%	3.1%	3.6%
Lemon Grove	22.9%	20.4%	32.8%	11.5%	10.1%	7.8%
San Diego	28.0%	17.8%	27.5%	7.8%	5.8%	6.0%
<b>Santee</b>	<b>20.6%</b>	<b>19.1%</b>	<b>36.6%</b>	<b>9.8%</b>	<b>7.3%</b>	<b>4.0%</b>
San Diego County	24.0%	19.8%	31.3%	8.68%	7.1%	6.6%

Source: Census, 2010.

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 2-12 in Section E.1 starting on page 2-18). Roughly, 64 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.

## 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 2010 was 2.72, a decline from the 2.82 of the previous Census, and slightly lower than the County as a whole (2.75) (Figure 2-4).



Source: Census, 2010.

### 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.

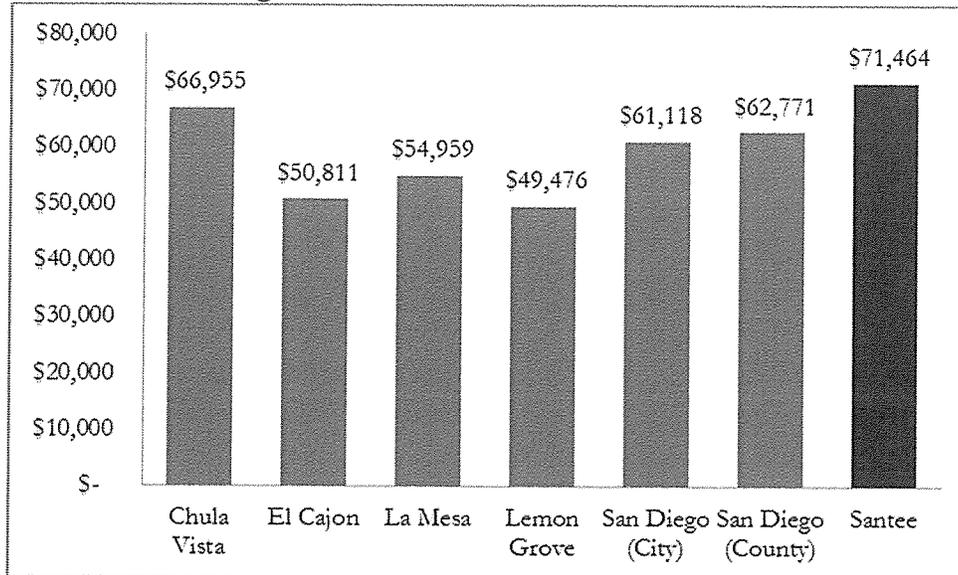
According to SANDAG estimates, nine percent of Santee households in January 2012 had incomes lower than \$15,000, while 16 percent of households earned incomes between \$15,000 and \$29,999 (Table 2-8). This represents a 2.1-percent increase and a 2.6-percent increase, respectively, since 2006. Approximately 35 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 11 percent of Santee households earned \$100,000 or more. Proportionally, more households in Santee earn higher incomes when compared to countywide households. SANDAG estimated that the median household income in Santee was \$71,464 as of August 2012, while the median income for the County was estimated to be \$62,771 (Figure 2-5).

**Table 2-8  
Household Income Distribution**

Household Income	Santee	County
Less than \$15,000	9%	13%
\$15,000 - \$29,999	16%	19%
\$30,000 - \$44,999	17%	17%
\$45,000 - \$59,999	18%	14%
\$60,000 - \$74,999	15%	11%
\$75,000 - \$99,999	14%	11%
\$100,000 or more	11%	15%
TOTAL	100%	100%

Source: SANDAG Profile Warehouse, 2012.

**Figure 2-5: Median Household Income**



Source: SANDAG, 2012.

## 4. OVERCROWDING

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An overcrowded housing unit is defined as a unit occupied by more than one person per room.<sup>3</sup> 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. Overcrowding also tends to accelerate deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life for residents and aesthetic quality of neighborhoods.

According to the Comprehensive Housing Affordability Strategy (CHAS), roughly two percent of Santee households experienced overcrowded living conditions in 2008, the latest year for which data are available from HUD. Of these, 45 percent were in owner-occupied households, and 55 percent were renters. This suggests that renters are disproportionately affected by overcrowding – as of 2010, only 29 percent of the households in Santee were renter-occupied, but they represent 55 percent of all overcrowded households.

This pattern often suggests an inadequate supply of larger rental units. While over 60 percent of occupied housing units in the City had more than three bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 17 percent of these units were occupied by renters.

In 2001, the City committed substantial redevelopment housing set-aside funds to rehabilitate the Shadow Hills Apartment complex on Woodside Avenue. The project, completed in 2003, included the substantial rehabilitation of 60 units and the construction of 22 new three-bedroom units. This project resulted in the conversion of six two-bedroom units to three-bedroom units. The Cedar Creek and Forester Square affordable housing developments, constructed in 2010 and 2013 (respectively), include a combined 38 three-bedroom units and represent 41 percent of units constructed in these two projects. The City will collaborate with, and offer regulatory incentives and concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing units (**Section 6, Program 10**).

While a portion of overcrowding problems is likely attributable to a lack of larger housing units available for rent, analysis of another housing problem, overpayment, reveals that the incidence of overcrowding is also caused by a high ratio of housing costs to income, potentially forcing families to take on additional roommates to devote income to other basic needs. However, with the dissolution of the Redevelopment Agency and diminishing federal and State housing funds, the City's ability to expand affordable housing opportunities in the community is seriously compromised.

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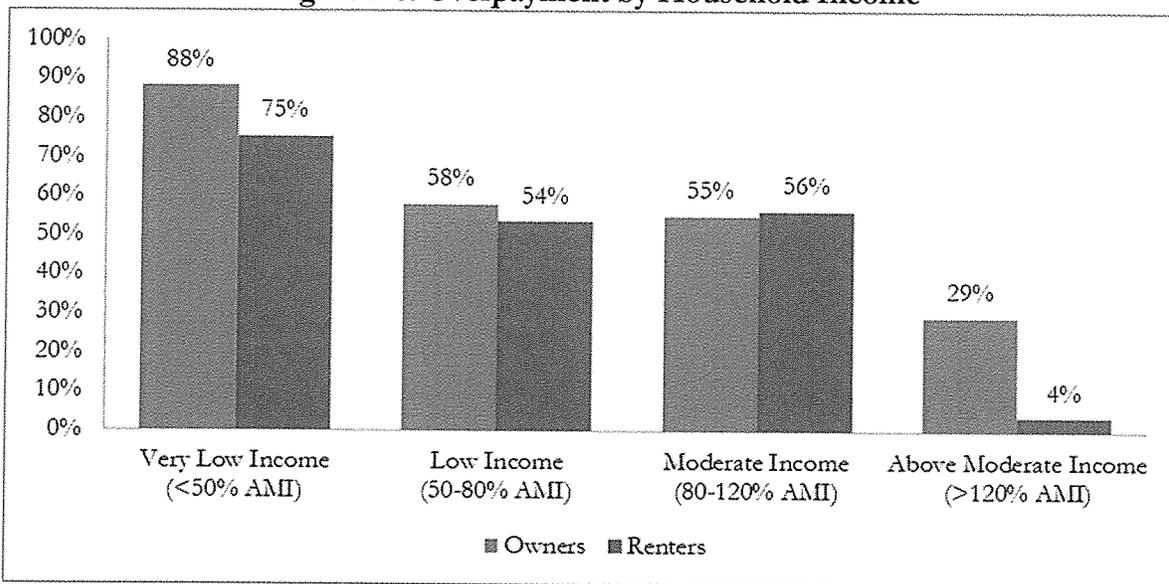
<sup>3</sup> Based on the Census Bureau's definition of "room," which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms.

## 5. OVERPAYMENT

State and federal standards for housing cost burden (overpayment) 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 CHAS data, 44 percent of Santee households overpaid for housing in 2008 and housing cost burden affected a larger proportion of homeowners (44 percent) than renters (41 percent). By contrast, housing cost burden affected only 34 percent of households in 2000 and the incidence of overpayment was greatest among renters (37 percent) when compared to homeowners (33 percent). Overpayment affected a majority of lower and moderate income households in 2008 regardless of tenure; however, the incidence of overpayment was greatest among very low income homeowners (88 percent) and very low income renters (75 percent) (Figure 2-6). A high prevalence of overcrowding amongst lower income households suggests households may be attempting to mitigate overpayment problems by taking in additional roommates or occupying smaller and presumably cheaper units.

Figure 2-6: Overpayment by Household Income



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations of 2006-2008 ACS data.

The City of Santee implements a variety of programs aimed to relieve overpayment. Income-qualified first-time homebuyers are assisted through the First Time Homebuyer Program (Section 6, Program 7) and San Diego County Regional Mortgage Credit Certificate Program (Section 6, Program 8). Short-term space leases in mobile home parks are regulated through the Manufactured Home Fair Practices Program (Section 6, Program 9).

## 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, and 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 2-9**). 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+)	3,410	18.7%	201,792	19.0%
Single-Parent Households	1,543	8.5%	92,884	8.7%
Large Households	2,015	11.0%	124,161	11.7%
Persons with Disabilities	5,880	11.3%	274,922	9.2%
Agricultural Workers	0	0%	12,554	< 1%
Students	4,831	9.0%	292,684	9.5%
Homeless	26	< 1%	9,641	< 1%

Source: Census, ACS, 2009-2011; and Regional Task Force on the Homeless, 2012.

### 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 2009-2011, seniors (age 65+) comprised 11 percent of Santee residents and 19 percent of households were headed by seniors. Of these households, the majority (85 percent) owned their homes, while the remainder (15 percent) rented.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 40 percent of Santee's senior population was reported as having one or more disabilities between 2009 and 2011 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.

Until April 2012, the City provided rental assistance to approximately 250 very low income senior and disabled mobile home park residents annually. This program was funded by redevelopment money that is no longer available to local jurisdictions; however, the City remains committed to finding additional ways to assist seniors. In January 2013, the City updated the Zoning Ordinance to accommodate single room occupancy (SRO) buildings in multifamily zones with approval of a Development Review Permit. SRO buildings can be a source of affordable housing for lower income seniors, including extremely low income seniors. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of housing for seniors (**Section 6, Program 10**). The City will also continue to fund agencies that provide supportive services, including agencies that provide meals and case management services to the elderly (**Section 6, Program 11**).

## **2. SINGLE-PARENT HOUSEHOLDS**

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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 2009-2011 ACS, approximately nine percent of Santee households were headed by single parents, down from 11 percent in 2000. The large majority of these, 86 percent, were headed by females. According to the 2006-2010 ACS, 15 percent of single-parent households had incomes below the poverty level; 90 percent of those households were headed by women.

City efforts to expand affordable housing opportunities will help meet the needs of single-parent households. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing (**Section 6, Program 10**). The City will also continue to fund agencies that provide supportive services, including agencies that provide temporary shelter, food, and clothing to single-parent households that may be displaced due to domestic violence (**Section 6, Program 11**).

## **3. LARGE HOUSEHOLDS**

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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.

Almost 11 percent of Santee households were classified as “large households” by the 2009-2011 ACS. About 30 percent of those households rented the units they occupied. The housing needs of larger households are typically met through larger units. While 22 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 11 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.

The City recently approved two townhome projects with a total of 40 units. Each unit has three or more bedrooms and, based on sales data from the developers, most of the units were sold at prices affordable to moderate income households. Redevelopment of the Shadow Hills Apartment complex in 2001-2002 resulted in the construction of 22 new three-bedroom units and the conversion of six two-bedroom units to three-bedroom units. The Cedar Creek and Forester Square affordable housing developments, constructed in 2010 and 2013 (respectively), include a combined 38 three-bedroom units, which represents 41 percent of units constructed in these two projects. The City will collaborate with, and offer incentives and regulatory concessions to, developers to facilitate the construction or acquisition and rehabilitation of affordable housing (**Section 6, Program 10**).

#### 4. PERSONS WITH DISABILITIES

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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 2009-2011 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, 36 percent involved difficulty hearing, 21 reported cognitive difficulty, 15 percent were ambulatory disabilities, 15 percent made independent living difficult, eight percent limited self-care ability, and five 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 2011 San Diego Regional Analysis of Impediments to Fair Housing Choice concluded: “Discrimination against people with disabilities has become an increasing fair housing concern...” and “Housing choices for persons with disabilities are limited” in the San Diego region.<sup>4</sup>

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. The City provides CDBG funds to non-profit organizations that provide home improvement and repair services to lower income households, including ADA improvements (**Section 6, Program 3**). Furthermore, the City updated the Zoning Ordinance in January 2013 to

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<sup>4</sup> San Diego Fair Housing Resources Board, *San Diego Regional Analysis of Impediments to Fair Housing Choice*, March 2011.

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 federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

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 November 2012, approximately 460 Santee residents with developmental disabilities were being assisted at the Developmental Center and Regional Center in San Diego. Most of these individuals were residing in a private home with their parent or guardian and 156 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.

## **5. AGRICULTURAL WORKERS**

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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 problematic. 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 2009-2011 ACS, no 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. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, the Housing Element includes a program to evaluate provisions for farm worker housing consistent with State law (**Section 6, Program 15**).

## 6. STUDENTS

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Santee is in relatively close proximity to Grossmont Community College and San Diego State University. Approximately nine percent of Santee residents were enrolled in college between 2009 and 2011, which is slightly lower than the proportion of college students countywide (10 percent). San Diego State University is the largest university in the San Diego region, with approximately 30,000 students. The university provides housing for an estimated 10 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.

Many State and federal programs are not available to students. However, City housing programs designed to expand affordable rental housing opportunities in the City, such as SRO buildings, may help expand housing options for students.

## 7. HOMELESS

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According to HUD, a person is considered homeless if he/she is not imprisoned and:

- 1) Lacks a fixed, regular, and adequate nighttime residence;
- 2) The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- 3) The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- 4) The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

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. Based on information provided by individual jurisdictions, the majority of the region's homeless is estimated to be in the urban areas, but a sizeable number of homeless persons make their temporary residence in rural areas (**Table 2-10** on page 2-18). RTFH estimates that all of Santee's homeless population (26 people) was unsheltered in 2012.

<b>Table 2-10 Homeless Population by Jurisdiction: 2012</b>						
<b>Jurisdiction</b>	<b>Total Homeless</b>				<b>Total</b>	<b>Percent Unsheltered*</b>
	<b>Unsheltered</b>	<b>Emergency Shelters</b>	<b>Safe Haven</b>	<b>Transitional Housing</b>		
Lemon Grove	40	0	0	0	40	100%
El Cajon	109	67	0	311	487	22%
La Mesa	40	0	0	0	40	100%
San Diego	3,623	653	42	2,061	6,379	57%
<b>Santee</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>100%</b>
Lakeside	80	0	0	0	80	100%

Source: San Diego Regional Task Force on the Homeless, 2012.  
\* Based upon the number of shelter beds available each night.

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 CDBG funds to homeless service providers to meet the immediate needs of homeless or near homeless in Santee (**Section 6, Program 11**). 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 in an attempt 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. The City’s housing stock grew from 18,883 units in 2000 to an estimated 20,299 units as of January 2012, or approximately 7.8 percent (**Table 2-11** on page 2-19). The City’s housing growth out-paced that of nearby East County neighbors El Cajon and La Mesa since 2000 despite the demolition of over 650 Santee homes due to the CalTrans extensions of State Routes 125 and 52.

**Table 2-11  
San Diego Regional Housing Stock and Goals**

Jurisdiction	# of Units March: 2000	# of Units January: 2012	% Increase 2000-12
El Cajon	35,190	35,886	2.0%
La Mesa	24,943	26,469	6.1%
Lemon Grove	8,722	8,878	1.8%
San Diego	469,689	517,085	10.1%
<b>Santee</b>	<b>18,833</b>	<b>20,299</b>	<b>7.8%</b>
San Diego County	1,040,149	1,170,267	12.5%

Source: Census 2000; and California Department of Finance, 2012.

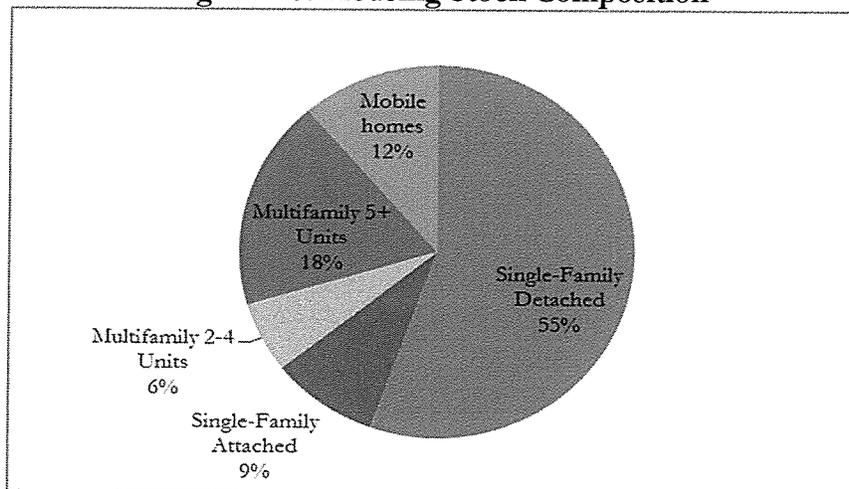
Santee maintains a diverse housing stock. In 2012, single-family homes comprised 64 percent of the housing stock, while multifamily units comprised 24 percent, and 11 percent of the housing stock consisted of mobile homes (see Table 2-12 and Figure 2-7). Compared to surrounding communities, the City had a larger proportion of mobile homes.

**Table 2-12  
Housing Stock Composition**

Housing Type	January 2012	
	# of Units	% of Total
Single-Family Detached	11,237	55.4%
Single-Family Attached	1,783	8.8%
Multifamily 2-4 Units	1,237	6.1%
Multifamily 5+ Units	3,722	18.3%
Mobile homes	2,320	11.4%
<b>Total Units</b>	<b>20,299</b>	<b>100.0%</b>

Source: California Department of Finance, 2012.

**Figure 2-7: Housing Stock Composition**

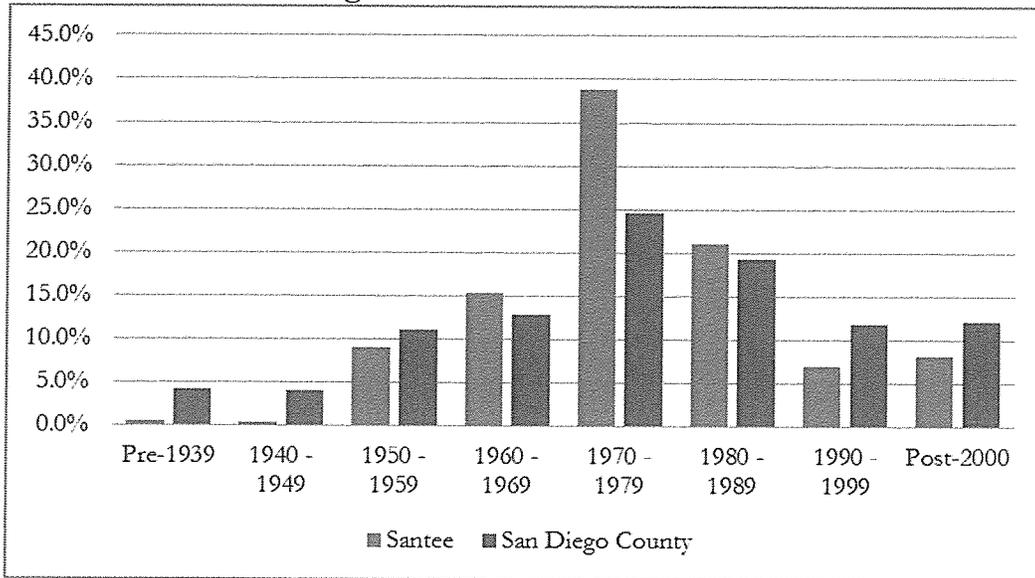


Source: California Department of Finance, 2012.

## 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; 85 percent of the City’s housing stock was constructed prior to 1990, while only 76 percent of the County’s housing stock is more than 22 years old (**Figure 2-8**). Therefore, more than four out of every five existing housing units in Santee will be older than 30 years and of sufficient age to be susceptible to deterioration, requiring maintenance or rehabilitation by the end of this planning period (2021).

**Figure 2-8: Year Structure Built**



Source: Census, ACS, 2009-2011.

The City’s Code Enforcement Officer surveyed residential properties in May 2007 and identified 63 substandard or dilapidated homes in need of substantial rehabilitation. Another five homes were identified as dangerous and in need of demolition and replacement. The City estimates that the number of substandard, dilapidated, or dangerous homes in the City has not changed significantly since 2007. Although some of the homes have been repaired or demolished and replaced since May 2007, a limited number of additional homes could be considered in need of rehabilitation or replacement.

Substandard and dilapidated units were spread throughout the City; however, analysis of the data revealed a cluster of 16 units within an approximate 31-acre area located south of Mission Gorge Road, east of Cottonwood Avenue, north of Prospect Avenue, and west of Railroad Avenue. While older single-family homes predominate, this area was rezoned Light Industrial (IL) in the 1990s in anticipation of the State Route 52 extension to be completed in 2010. The City envisions the transition of this area from single-family use to a use that is more compatible with a nearby freeway. A Residential-Business (R-B) Overlay applies to slightly more than half of the 31-acre area. The R-B Overlay is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office and industrial areas. Routine maintenance and repair of non-conforming uses and structures is allowed per the City’s Municipal Code.

Nearly 85 percent of the City’s existing housing stock will exceed 30 years of age by the end of this Housing Element planning period. 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. The City also provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households (Section 6, Program 3).

### 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 (overpayment), 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 2009 and 2011, 71 percent of Santee residents owned the units they occupied, while 29 percent rented (Table 2-13). This rate of homeownership is the highest among all of neighboring communities and nearly 17 percentage points higher than the countywide rate.

Jurisdiction	Percent Owner-Occupied	Percent Renter-Occupied
El Cajon	38.5%	61.5%
La Mesa	46.1%	53.9%
Lemon Grove	52.0%	48.0%
San Diego	48.5%	51.5%
<b>Santee</b>	<b>71.0%</b>	<b>29.0%</b>
San Diego County	54.1%	45.9%

Source: Census, ACS, 2009-2011.

Both owner- and renter-occupied households in Santee had similar household size, as evidenced by the almost identical average household sizes (Table 2-14). Among those who owned their homes between 2009 and 2011, 46 percent lived in homes with more than three persons per household, compared to 47 percent for the renter-households.

Households	% of Total Units Owner-Occupied	% of Total Units Renter-Occupied
1 person	20.3 %	21.9 %
2 person	33.8 %	31.0 %
3 person	19.3 %	18.0 %
4 person	16.2 %	16.3 %
5+ person	10.4 %	12.7 %
Average household size	2.83	2.98

Source: Census, ACS, 2009-2011.

#### 4. HOUSING VACANCY

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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 close to what is considered optimal for a healthy housing market. According to the 2009-2011 ACS, the overall vacancy rate in Santee was 5.5 percent. Specifically, the vacancy rate for ownership housing was 2.8 percent, while the overall rental vacancy rate was 6.0 percent.

#### 5. HOUSING COSTS AND AFFORDABILITY

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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

The California Association of Realtors made median home prices (including single-family homes and condominiums) for cities and counties throughout California available to the public until December 2010. As of December 2010, the median home price in Santee was \$325,000 (Table 2-15). When compared to nearby jurisdictions, the California Association of Realtors data shows that Santee’s median home price was comparable to the median prices of homes in neighboring jurisdictions; however, Santee was the only city among its geographic peers to experience median home price increase from December 2009 to December 2010.

<b>Jurisdiction</b>	<b>December 2009</b>	<b>December 2010</b>	<b>% Change 2009-2010</b>
Chula Vista	\$329,000	\$325,000	-1.2%
El Cajon	\$275,000	\$245,000	-10.9%
La Mesa	\$314,000	\$335,000	-6.3%
Lemon Grove	\$247,500	\$229,000	-7.5%
San Diego	\$349,750	\$345,000	-1.4%
<b>Santee</b>	<b>\$309,000</b>	<b>\$325,000</b>	<b>5.2%</b>
San Diego County	\$330,000	\$333,000	0.0%

Source: California Association of Realtors, 2010.

The Multiple Listing Service (MLS) database was also consulted in an effort to better understand the more current home sale market in Santee. The MLS listed 74 single-family detached homes and 48 attached homes for sale in November 2012 (Table 2-16 on page 2-23). The median asking price for a unit was \$275,000, with a range of \$74,000 to \$1,100,000. Detached units were priced higher (\$335,000 median) than attached units (\$152,500 median).

**Table 2-16**  
**Home Asking Prices: November 2012**

Unit Type	Number For Sale	Asking Price Range	Median Asking Price
<i>Detached Homes</i>	<i>74</i>	<i>\$95,000 - \$1,100,000</i>	<i>\$335,000</i>
2-Bedroom	1	\$254,200	\$254,200
3-Bedroom	47	\$95,000 - \$448,000	\$312,300
4+-Bedroom	26	\$275,000 - \$1,100,000	\$435,200
<i>Attached Homes</i>	<i>48</i>	<i>\$74,000 - \$242,500</i>	<i>\$152,500</i>
1-Bedroom	1	\$74,000	\$74,000
2-Bedroom	22	\$90,000 - \$240,000	\$135,700
3+-Bedroom	25	\$98,000 - \$242,500	\$214,100
<i>All Homes</i>	<i>122</i>	<i>\$74,000 - \$1,100,000</i>	<i>\$275,000</i>
Source: MLS Listings, November, 2012.			

Although asking price is generally more than actual selling price, it appears the home sale market continues to rise in Santee, as the median asking price of single-family homes in November 2012 (\$354,700) is significantly higher than the median sale price of homes in December 2010 as reported by the California Association of Realtors (\$325,000).

#### 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 2-17 on page 2-24). Rental price information was collected for four apartment complexes within the City with units for rent advertised on Rent.com in November 2012. At the time of the research, there were no studio apartment units available, while one-bedroom units rented for \$1,055 to \$1,100. Larger units were more expensive; two-bedroom units were offered at rents ranging from \$1,125 to \$1,395, while three-bedroom units ranged from \$1,275 to \$1,725 per month.

The San Diego County Apartment Association publishes quarterly rental market reports based on surveys conducted throughout the region from Fall 2010 through Fall 2011. Fall average rents declined for units of all sizes in Santee. The average price of three-bedroom units declined substantially during this period (-18.4 percent); while rental rates for one-bedroom and two-bedroom units decreased modestly (-0.6 percent and -5.5 percent, respectively) in Santee (Table 2-18 on page 2-24). In general, average rents for units in Santee were slightly lower than average rents of similar units in neighboring jurisdictions.

<b>Table 2-17 Apartment Rental Rates: November 2012</b>	
<b>Apartment Complex</b>	<b>Rental Price Range</b>
<i>Lakeview Park Apartments</i>	
1 BR	\$1,055 - \$1,085
2 BR	\$1,165 - \$1,185
3 BR	\$1,275 - \$1,305
<i>Creekside Park</i>	
2 BR	\$1,125 - \$1,175
<i>Fanita Meadows</i>	
1 BR	\$1,095 - \$1,100
2 BR	\$1,275 - \$1,395
3 BR	\$1,695 - \$1,725
<i>Town Center Apartments</i>	
2 BR	\$1,250
Source: Rent.com, November 2012.	

<b>Table 2-18 Average Rental Rates by Jurisdiction: 2010 and 2011</b>					
<b>Jurisdiction</b>	<b># of Rooms</b>	<b>Fall 2010 Average rents</b>	<b>Spring 2011 Average Rents</b>	<b>Fall 2011 Average Rents</b>	<b>% Change Fall 2010 to Fall 2011</b>
El Cajon	Studio	\$719	\$665	\$729	1.4%
	1 BR	\$925	\$877	\$857	-7.4%
	2 Br	\$1,166	\$1,010	\$1,095	-6.1%
	3BR	\$1,555	\$1,403	\$1,394	-10.4%
La Mesa	Studio	\$791	\$796	\$872	10.2%
	1 BR	\$1,000	\$974	\$1,097	9.7%
	2 Br	\$1,249	\$1,229	\$1,437	15.1%
	3BR	\$1,502	\$1,307	\$1,739	15.8%
San Diego	Studio	--	--	\$923	--
	1 BR	--	--	\$1,211	--
	2 Br	--	--	\$1,575	--
	3BR	--	--	\$1,877	--
Santee	Studio	--	--	--	--
	1 BR	\$994	\$975	\$988	-0.6%
	2 Br	\$1,275	\$1,275	\$1,205	-5.5%
	3BR	\$1,413	\$1,634	\$1,153	-18.4%
San Diego County	Studio	--	--	\$899	--
	1 BR	--	--	\$1,090	--
	2 Br	--	--	\$1,418	--
	3BR	--	--	\$1,730	--
Source: San Diego County Apartment Association, Fall 2011.					

## 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 HUD income guidelines for 2012, the Area Median Income (AMI) in San Diego County was \$75,900 (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 2-19** on page 2-26. 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 maximum affordable rental payment ranges from \$383 per month for a one-person household to \$557 per month for a family of five (**Table 2-19**). The maximum affordable home purchase price for extremely low income households ranges from \$42,465 for a one-person household to \$52,429 for a five-person household.

**Very Low Income Households:** Very low income households are classified as those earning 50 percent or less of the AMI. The maximum affordable rental payment ranges from \$664 per month for a one-person household to \$991 per month for a family of five (**Table 2-19**). The maximum affordable home purchase price for very low income households ranges from \$86,495 for a one-person household to \$115,653 for a five person household.

Based on the rental data presented in **Tables 2-17** and **2-18**, extremely low and very low income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in Santee. According to the MLS real estate database, extremely low and very low income households could not afford the asking price of any adequately sized home listed for-sale in November 2012 (**Table 2-16**).

**Low Income Households:** Low income households earn 51 to 80 percent of the County AMI. The maximum home price a low income household can afford ranges from \$152,443 for a one-person household to \$217,413 for a five-person family. Affordable rental rates for low income households would range from \$1,085 for a one-person household to \$1,641 for a five-person household.

As indicated by the data presented in **Table 2-16**, low income households could afford a limited number of adequately sized homes listed for-sale in November 2012. Low income households have a better chance in securing an adequately sized and affordable rental housing unit (**Tables 2-17** and **2-18**). However, the 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 maximum affordable home price for moderate income households ranges from \$267,412 for a one-person household to \$395,100 for a family of five. A moderate income household can afford rental rates of \$1,554 to \$2,366 per month depending on household size.

Based on the rental and for-sale housing market data presented in **Tables 2-16** and **2-17**, moderate income households can afford a wide range of apartments, condominiums, and single-family detached dwellings advertised in November 2012.

<b>Table 2-19 Housing Affordability Matrix San Diego County</b>								
Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Sale	Rent
<b>Extremely Low Income (30% of AMI)</b>								
One Person	\$16,900	\$423	\$423	\$40	\$121	\$85	\$42,465	\$383
Small Family	\$21,700	\$543	\$543	\$64	\$190	\$109	\$47,749	\$479
Large Family	\$26,050	\$651	\$651	\$94	\$277	\$130	\$52,429	\$557
<b>Very Low Income (50% of AMI)</b>								
One Person	\$28,150	\$704	\$704	\$40	\$121	\$141	\$86,495	\$664
Small Family	\$36,150	\$904	\$904	\$64	\$190	\$181	\$104,303	\$840
Large Family	\$43,400	\$1,085	\$1,085	\$94	\$277	\$217	\$115,653	\$991
<b>Low Income (80% of AMI)</b>								
One Person	\$45,000	\$1,125	\$1,125	\$40	\$121	\$225	\$152,443	\$1,085
Small Family	\$57,850	\$1,446	\$1,446	\$64	\$190	\$289	\$189,233	\$1,382
Large Family	\$69,400	\$1,735	\$1,735	\$94	\$277	\$347	\$217,413	\$1,641
<b>Moderate Income (120% of AMI)</b>								
One Person	\$63,750	\$1,594	\$1,859	\$40	\$121	\$372	\$267,412	\$1,554
Small Family	\$82,000	\$2,050	\$2,392	\$64	\$190	\$478	\$337,241	\$1,986
Large Family	\$98,400	\$2,460	\$2,870	\$94	\$277	\$574	\$395,100	\$2,366
Source: California Department of Housing and Community Development, 2012 Income limits; and Veronica Tam and Associates Assumptions: 2012 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance, 2011.								

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing in Santee and to assist renters and homeowners who cannot afford housing (see **Section 6, Housing Plan**).

## 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 623 affordable housing units (Table 2-20).

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# Units At Risk
Carlton Country Club Villas	130	121	Section 236	5/31/13	121
			Section 8	5/31/13	
Woodglen Vista Apartments	188	188	HFDA/ Section 8	8/1/19	188
Laurel Park Senior Apartments	132	132	CDLAC Bond	Year 2031	0
Shadow Hill Apartments	81	81	CDLAC Bond	Year 2056	0
Cedar Creek Apartments	48	47	LIHTC	Year 2025	0
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2065	
Forester Square Apartments	44	43	LIHTC	Year 2025	0
			Revenue Bond	Year 2025	
			Redevelopment Set-Aside	Year 2068	
<b>Total Assisted Units</b>	<b>623</b>	<b>612</b>			<b>309</b>

Source: City of Santee, 2012; and the HUD Multifamily Assistance and Section 8 Contracts Database, as of 11/5/12.

### 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 January 1, 2013. 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 2013-2022 “at-risk” housing analysis period, two assisted housing projects in Santee are at risk of converting to market-rate housing. As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units. 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. In November 2012, the City sent a letter to all agencies participating in the State’s Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. There were several responses. In January 2013, those who responded were given contact information for the owners of the two properties at risk during the planning period.

### 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 2-21** presents the estimated market value for the 309 units at Carlton Country Club Villas and Woodglen Vista Apartments to establish an order of magnitude for assessing preservation costs. As shown, the total market value of these units is approximately \$37,100,000. Assuming a five-percent down payment is made on each project, at least \$1,850,000 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.

<b>Table 2-21 Market Value of At-Risk Housing Units</b>		
<b>Project Units</b>	<b>Woodglen Vista</b>	<b>Carlton Country Club</b>
1 BR	45	23
2 BR	95	65
3 BR	48	33
Total	188	121
Annual Operating Cost	\$636,525	\$415,125
Gross Annual Income	\$2,433,828	\$1,586,268
Net Annual Income	\$1,797,303	\$1,171,143
Market Value	\$22,466,288	\$14,639,288
Market value for each project is estimated with the following assumptions:		
1. Average market rent for 1-BR is \$988, 2-BR is \$1,205, and \$1,153 for a 3-BR (Table 2-18 on page 2-24).		
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. Vacancy rate = 5%		
4. Annual operating expenses per square foot = \$4.50		
5. Market value = Annual net project income*multiplication factor		
6. 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 2-22** estimates the rent subsidies required to preserve the housing affordability for the residents of the 309 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$1,678,000 in rent subsidies would be required annually.

<b>Table 2-22 Rent Subsidies Required</b>		
<b>Project Units</b>	<b>Woodglen Vista</b>	<b>Carlton Country Club</b>
1 BR	45	23
2 BR	95	65
3 BR	48	33
Total	188	121
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$148,747	\$97,409
Total Monthly Rent Allowed by Fair Market Rents	\$233,812	\$152,220
Total Annual Subsidies Required	\$1,020,780	\$657,732
Average Annual Subsidy per Unit	\$5,430	\$5,436
Average Monthly Subsidy per Unit	\$452	\$453
Average subsidy per unit for each project is estimated with the following assumptions:		
<ol style="list-style-type: none"> <li>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.</li> <li>2. Vacancy rate of 5%.</li> <li>3. Based on 2012 Area Median Income in San Diego County, affordable monthly housing cost for a 1-person very low income household is \$664, \$840 for a 3-person household, and \$991 for a 5-person household (<b>Table 2-19</b> on page 2-26).</li> <li>4. HUD 2012 Fair Market Rents in the San Diego MSA is \$984 for a 1-BR, \$1,126 for a 2-BR, and \$1,960 for a 3-BR.</li> </ol>		

## 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 309 at-risk units would require approximately \$92,700,000. 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 309 at-risk units is high, with an estimated total cost of more than \$92,700,000. This cost estimate is substantially higher than the cost associated with transfer of ownership (\$37,100,000) and providing rent subsidies similar to Housing Choice Vouchers for 20 years (\$33,560,000).

## RESOURCES FOR PRESERVATION OF AT-RISK UNITS

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in **Section 4, Housing Resources**.

## G. Estimates of Housing Needs

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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 2006-2008 ACS is displayed in **Table 2-23** on page 2-31. 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 the same proportion of renter-households (44 percent) as owner-households (45 percent).
- Elderly renters had the highest level of housing problems regardless of income level (65 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 half of all lower income households (<80 percent AMI), regardless of tenure, incurred a cost burden.
- Of the 1,555 extremely low income Santee households reported in the 2006-2008 CHAS, approximately 65 percent incurred a housing cost burden exceeding 50 percent of their monthly income.
- Projected housing needs for extremely low income households through the end of the planning period include a need for additional Housing Choice Vouchers and new or substantially rehabilitated rental housing of adequate size and at affordable rates to avoid or alleviate the problems of overcrowding and cost burden (**Section 6, Programs 5 and 10**).

**Table 2-23**  
**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)	200	290	155	785	505	770	1,555
% with any housing problem	55%	79%	100%	72%	95%	97%	84%
% with cost burden >30%	55%	78%	100%	71%	90%	94%	83%
% with cost burden > 50%	35%	43%	100%	54%	67%	76%	65%
Very Low Income (31-50% AMI)	265	325	0	770	685	1,080	1,850
% with any housing problem	81%	63%	0%	61%	75%	84%	82%
% with cost burden >30%	60%	63%	0%	55%	75%	84%	79%
% with cost burden >50%	34%	26%	0%	44%	39%	56%	51%
Low Income (51-80% AMI)	155	780	60	1,265	795	1,905	3,170
% with any housing problem	55%	58%	75%	61%	36%	58%	59%
% with cost burden >30%	55%	47%	42%	53%	22%	52%	53%
% with cost burden > 50%	0%	18%	0%	19%	9%	31%	26%
Total Households	720	3,145	545	5,535	3,360	13,255	18,790
% with any housing problem	65%	38%	52%	44%	49%	45%	45%

Source: HUD CHAS tabulations of 2006-2008 ACS data.

# Section 3

## Housing Constraints

Although the City of Santee strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes and policies, and physical and environmental constraints. This section addresses these potential constraints that affect the supply and cost of housing in Santee.

### A. Market Constraints

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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. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction economically infeasible for developers.

#### 1. LAND AND DEVELOPMENT COSTS

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High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, to the point where a typical new apartment costs approximately \$300,000 to develop, including land, entitlements, and construction costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs. The difficulty of assembling and developing awkward 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 raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction, especially land available for higher density residential development, has served to keep the cost of land high. At the peak of the housing boom between 2000 and 2006, high and rapidly increasing land costs resulted in home builders developing increasingly expensive homes in order to capture profits.

In October 2012, the cost of advertised vacant land in Santee zoned for single-family residential development yielded an average price of \$63,270 per acre (Table 3-1 on page 3-2). The cost per acre of lower density single-family lots in the R-1, R-1-A, and HL zones (i.e., 0-4 units per acre) was substantially lower than the price per acre of lots in the R-2 zone (2-5 units per acre). No vacant multifamily lots were listed for sale in October 2012. According to Zillow.com, vacant multifamily lots in the R-7 and R-14 zones were substantially more valuable on a per-acre basis when compared to single-family lots. The overall average cost per acre for these higher density lots was \$342,493, with an average of \$288,601 per acre for R-7 sites and \$399,176 for R-14 sites.

<b>Table 3-1 Land Cost</b>		
<b>Zoning</b>	<b>Acres</b>	<b>Average Price per Acre</b>
Single-family lots		
R1, R1-A, and H-L	13.8	\$60,711
R2	1.6	\$85,030
Average \$/acre		\$63,270
Multifamily lots		
R-7	3.9	\$288,601
R-14	3.7	\$399,176
Average \$/acre		\$342,493
Source: MLS Real Estate Database and Zillow.com, October 2012. Note: Prices for R1, R1-A, and H-L lots were MLS listings of land listed for sale. Prices for vacant R7 and R14 lots are estimates from Zillow.com.		

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive as established in the Zoning Ordinance. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible (Section 6, Program 10).

## 2. AVAILABILITY OF HOME FINANCING

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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.

### CONVENTIONAL LENDING

Overall, 510 households applied for conventional home mortgage loans in Santee in 2010 (Table 3-2 on page 3-3). Of these applications, approximately 62 percent were originated (approved by the lenders and accepted by the applicants). The overall denial rate was 16 percent, while 22 percent of the applications were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2010, 39 were lower income and 242 were moderate income. Lower income applicants had a slightly higher denial rate than upper income applicants: 18 percent of lower income and 19 percent of moderate income applicants had their applications denied, compared to 13 percent of upper income households. Lower and moderate income applicants also had the lowest loan origination rate (59 and 56 percent, respectively) when compared to applicants earning upper incomes (69 percent). The City participates in the San Diego County Regional Mortgage Certificate Program (**Section 6, Program 8**) and provides down payment and closing cost assistance to first-time lower and moderate income homebuyers (**Section 6, Program 7**).

<b>Table 3-2 Disposition of Home Purchase and Home Improvement Loan Applications</b>								
<b>Applicant Income</b>	<b>Home Purchase Loans</b>				<b>Home Improvement Loans</b>			
	<b>Total Apps.</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>	<b>Total Apps.</b>	<b>% Orig.</b>	<b>% Denied</b>	<b>% Other*</b>
Lower Income (<80% MFI)	39	59%	18%	23%	9	33%	67%	0%
Moderate Income (80 to 120% MFI)	242	56%	19%	25%	33	64%	24%	12%
Upper Income (>120% MFI)	227	69%	13%	18%	36	64%	17%	19%
Not Available	2	0%	50%	50%	4	75%	25%	0%
<b>Total</b>	<b>510</b>	<b>62%</b>	<b>16%</b>	<b>22%</b>	<b>82</b>	<b>61%</b>	<b>26%</b>	<b>13%</b>

Source: Home Mortgage Disclosure Act (HMDA), 2010.  
 \*\*Other\*\* includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

There were 82 applications for home improvement loans in 2010. Among the applications 61 percent were originated, 26 percent were denied, and 13 percent were withdrawn, closed for incompleteness, or received approval but not accepted by the applicants. Origination and denial rates were identical for applicants with upper and moderate incomes, while loans were originated for a smaller percentage of lower income applicants. Specifically, approximately 64 percent of loan applications for moderate and upper income applicants were originated, compared to an origination rate of only 33 percent for lower income applicants. Lower income households already holding a mortgage loan may have difficulty qualifying for an improvement loan due to their high loan-to-income ratio.

The City also provides CDBG funds to assist non-profit organizations that provide minor home improvement and repair services to lower income households (**Section 6, Program 3**).

**GOVERNMENT-BACKED LENDING**

In addition to conventional mortgages, HMDA tracks loans for government-assisted mortgages (e.g. FHA, VA, or RHS) offered through conventional lenders. However, mortgage assistance programs by local jurisdictions are not monitored. In 2010, 643 Santee households applied for government-backed home mortgage loans (**Table 3-3** on page 3-4). Of these applications, 75 percent were originated (approved by the lenders and accepted by the applicants), 10 percent were denied, and 15 percent were withdrawn, closed for incompleteness, or received approval, but the loan was not accepted by the applicant.

Among applicant households in 2010, 19 were lower income, with a substantially lower origination rate (37 percent) when compared to moderate (75 percent) and upper income (77 percent) applicants. However, fewer lower income applications (19 applications) were submitted in 2010 than moderate (329 applications) and upper income (288 applications) applicants. A higher percentage of applications filed by upper income households (10 percent) were denied when compared to moderate income households (eight percent). Only seven applications for government-backed home improvement loans were processed in 2010. Of these loans, three were originated and one was denied.

**Table 3-3  
Disposition of Government Backed\* Home Purchase  
and Home Improvement Loan Applications**

Applicant Income	Home Purchase Loans				Home Improvement Loans			
	Total Apps.	% Orig.	% Denied	% Other**	Total Apps.	% Orig.	% Denied	% Other**
Lower Income (<80% MFI)	19	37%	32%	32%	0	0%	0%	0%
Moderate Income (80 to 120% MFI)	329	75%	8%	16%	4	25%	25%	50%
Upper Income (>120% MFI)	288	77%	10%	12%	2	50%	0%	50%
Not Available	7	29%	43%	29%	1	100%	0%	0%
Total	643	75%	10%	15%	7	43%	14%	43%

Source: Home Mortgage Disclosure Act (HMDA), 2010.  
 Notes: \*"Government Backed" indicates loans that are FHA-insured, VA-guaranteed or RHS-insured.  
 \*\*"Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

### 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.

## B. Governmental Constraints

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Policies of the City can have an impact on the price and availability of housing in Santee. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve to constrain development of housing affordable to all segments of the community. The following public policies can affect overall housing availability, adequacy, and affordability in Santee.

### 1. LAND USE CONTROLS

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The Land Use Element of the Santee General Plan sets forth the policies that guide residential development Santee and establishes the community's long-term vision for development. The City's last comprehensive update of the General Plan occurred in August 2003. A new Urban Residential land use designation that permits 30 units per gross acre was added in 2010. The residential designations include the following:

- ***Hillside Limited (HL)***<sup>1</sup>: 0-1 dwelling units per gross acre
- ***Low Density Residential (R-1)***<sup>1</sup>: 1-2 dwelling units per gross acre
- ***Low Density Residential Alternative (R-1-A)***<sup>1</sup>: 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
- ***Residential – Business***: This district is intended to permit both single-family residential and/or low intensity office and commercial uses

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 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, second dwelling units, and multifamily units at various densities. Therefore, the land use regulations are not considered a constraint to residential development.

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<sup>1</sup> In the City's hillside areas with a slope of 10 percent or greater, the density is determined by a formula that takes into account the average natural slope of the property. For instance, on sloped property with an average natural slope between 10 percent and 19.9 percent, the percent of the base district's maximum permitted density is 75 percent. Where the natural average slope is 20 percent and above, the percent of the base district's maximum permitted density is 50 percent.

## 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 recommendation 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 its governing body 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.<sup>2</sup>

Approximately 63.91 acres of the residential sites inventory is located within the boundaries of the Gillespie Field ALUCP. Of this acreage, 26.30 acres fall within Safety Zone 6, which will not negatively affect residential density. The remaining 37.61 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 AB 2292 "no net loss" findings can be made (**Section 6, Policy 5.7**). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (**Section 6, Program 14**). 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 rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

## 2. RESIDENTIAL DEVELOPMENT STANDARDS

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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:

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<sup>2</sup> [http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx)

- ***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-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. New development in this zone is required to meet the minimum density of the zone.

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 17.10.040 of the Zoning Ordinance are presented in **Table 3-4**.

Developers of affordable and senior housing and property owners who initiate lot consolidation may request a variety of incentives, including concessions, modifications, or waivers of otherwise applicable development standards (**Section 6, Programs 10 and 13**).

All residential uses and structures proposed in Santee regardless of zoning are required to have the number of parking spaces specified in Section 17.24.040 Parking Requirements (**Table 3-5**). An exception is made for secondary dwelling units, which require no additional parking.

Parking requirements for single-family and multifamily residential uses in Santee and nearby jurisdictions are summarized in **Table 3-6**. Santee's parking requirements for a prototypical 100-unit multifamily residential development are comparable to requirements of nearby cities. Santee's requirement is lower than what would be required for the same development in El Cajon, Poway, and Lemon Grove. Santee's requirement for a prototype within the R-7, R-14, or R-22 zones is slightly higher than the requirement in La Mesa, but lower for a typical development within the R-30 zone than La Mesa's requirement.

**Table 3-4  
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	none	none	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' <sup>1</sup> / 150'	100' <sup>1</sup> / 100'	80' <sup>1</sup> / 100'	60' 90'	none	none	none	none
Minimum Flag Lot Frontage	20'	20'	20'	20'	36'	36'	36'	36'
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%
Minimum Setbacks								
Front	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' <sup>2</sup>
Rear	35'	25'	25'	20'	10'	10'	10'	10' or 15' <sup>2</sup>
Maximum Height	35'	35'	35'	35'	35'	45' (3 stories)	55' (4 stories)	55' (4 stories)
Private Open Space (sq. ft. per unit)	--	--	--	--	100	100	60	60

Source: City of Santee, 2012.

Notes: <sup>1</sup>For lots located on cul-de-sacs and knuckles, the minimum lot frontage shall be 60 percent of the above minimum lot width, measured at the front property line. All lots on cul-de-sacs and knuckles must meet the minimum lot width for the zoning district, as identified in the table above, at a distance from the property line equal to 50 percent of the minimum lot depth.

<sup>2</sup>15 feet when abutting a single-family residential zone and buildings exceed 35 feet (two stories).

**Table 3-5  
Santee Parking Requirements for Residential Uses**

Use	Parking Requirement
Single-family detached dwellings (conventional):	2 spaces per unit within a garage.
Cluster development (including condominiums, town home, etc.) semi-detached single-family (zero lot line, patio homes, duplexes, etc.), apartments and mobile home parks. <sup>1</sup>	Studio, one bedroom: 1.5 off-street spaces per unit of which 1 space shall be in a garage or carport. In the R-30 zone, only 1 space is required per unit.
	Two or more bedrooms: 2 off-street spaces per unit of which 1 space shall be in a garage or carport.
Secondary Dwelling Units:	No additional parking required.
Congregate Care Facilities:	As determined by a parking demand study.
Convalescent and nursing homes, homes of aged, rest home, children's homes and sanitariums:	1 space for every 4 beds in accordance with the resident capacity of the home as listed on the required license or permit.

Source: City of Santee Zoning Ordinance, 2012.

Notes: 1) In addition to the required number of parking spaces for each unit, one off-street uncovered parking space is required for each four units for visitor parking (for the R-30 zone, visitor parking requirement is one space for every ten units). For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided. Up to 35% of the required uncovered spaces may be compact car spaces.

**Table 3-6  
Comparison of Parking Requirements for Multifamily Residential Uses**

Unit Type	Santee		El Cajon	La Mesa	Poway	Lemon Grove
	R-7, R-14, or R-22 Zones	R-30 Zone				
Studio units	1.5/unit	1.0/unit	2.0/unit	2.0/unit	n/a	1.0/unit
1-BR units	1.5/unit	1.0/unit	2.0/unit	2.0/unit	1.5/unit	2.0/unit
2-BR units	2.0/unit	2.0/unit	2.25/unit	2.0/unit	2.25/unit	2.0/unit
3-BR+ units	2.0/unit	2.0/unit	2.25/unit	2.0/unit	2.75/unit	2.0/unit
Guest Parking	25%	10%	Included	Included	Included	25%
Loading Spaces	None	None	4%	None	None	None
Prototypical Multifamily Project	210 spaces	180 spaces	222 spaces	200 spaces	218 spaces	215 spaces

Sources: City of Santee Municipal Code, 2012; City of El Cajon Municipal Code, 2012; City of La Mesa Municipal Code, 2012; City of Poway Municipal Code, 2012; and City of Lemon Grove Municipal Code, 2012.

Notes: The prototypical multifamily project is a 100-unit development with 10 studio units, 20 one-bedroom units, 40 two-bedroom units, and 30 three-bedroom units.

The provision of off-street parking can increase the cost of housing; however, Santee’s standards are reasonable as requirements for multifamily developments are equal to or less than requirements for single-family detached dwellings (two spaces per unit) and comparable to parking requirements of nearby jurisdictions. Guest space requirements for multifamily developments are also reasonable because these types of developments do not provide driveways for each unit to accommodate parking for guests as is required for new single-family homes. Relative parity in parking requirements across jurisdictions makes it easier for developers to incorporate the design and construction costs into project pro formas. Furthermore, the City’s parking requirements in multifamily zones are already comparable to the parking requirements established in the State density bonus law for affordable housing. Parking standards in Santee are not considered a constraint to housing development.

Although Santee’s parking requirements are comparable to the parking standards established in State density bonus law, should a parking requirement pose a specific hardship or constraint to a proposed affordable housing development, the City may consider further modification to the parking standards on a case-by-case basis (**Section 6, Program 10**). The City will also consider reduced parking as one of the incentives offered to land owners who assemble and consolidate smaller multifamily lots for the purpose of providing well-planned and high quality development (**Section 6, Program 13**).

### 3. PROVISION FOR A VARIETY OF HOUSING

State housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, factory-built or manufactured housing, emergency shelters, and transitional housing among others. In January 2013, the City amended its Zoning Ordinance to allow for supportive housing and single room occupancy (SRO) buildings, as well as to facilitate further accommodation of transitional housing and emergency shelters in accordance with State law. **Table 3-7** summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

**Table 3-7**

**Use Regulations in Residential Districts**

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	--	--
Secondary 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, 2013.

Notes: P = Permitted; CUP = Conditional Use Permit.

\*Permitted within a mobile home park.

#### MULTIFAMILY HOUSING

Multifamily housing includes duplexes, apartments, condominiums, or townhomes. As of January 2012, multifamily housing units constituted approximately 24 percent of Santee’s housing stock. The Zoning Ordinance provides for multifamily developments in the R-7, R-14, R-22, and R-30 zones subject to approval of a Development Review Permit (DR) to ensure consistency with applicable development standards and design guidelines. 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, with no range.

#### MANUFACTURED HOUSING/MOBILE HOMES

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 2,320 mobile homes in the City in January 2012. 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 17.22.030, 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."

## **SECOND DWELLING UNITS**

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). State law also requires that local governments use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without a public hearing).

Second dwelling units are permitted in all residential zones on lots that contain an existing single-family home pursuant to Section 17.10.030(F)(6) of the Zoning Ordinance. Since January 1, 2003, six building permits have been issued for second dwelling units. In January 2013, the City amended the Zoning Ordinance to remove the Development Review Permit requirement. Second dwelling units are subject the ministerial building permit application process.

## **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 11139.3 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.

### 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 B**. 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 a year round emergency shelter to accommodate an emergency shelter for at least 26 homeless individuals (identified unsheltered homeless population in Santee as of January-February 2012) 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, pursuant to State law:

- 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.

### **SINGLE ROOM OCCUPANCY (SRO) 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.

### **FARMWORKER HOUSING**

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations. Moreover, the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the share of the City’s population working in farming or agricultural occupations is negligible, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will revise the Zoning Ordinance to evaluate farm worker housing in residential zones that currently allow agricultural operations and consider changes to the Zoning Ordinance to achieve consistency with State law (**Section 6, Program 15**).

## **4. SITE IMPROVEMENTS, DEVELOPMENT FEES AND EXACTIONS**

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For large subdivisions, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. The minimum improvements required of the developer include:

- Grading and improvement of public and private streets and alleys including surfacing, curbs, gutters, cross gutters, sidewalks, ornamental street lighting, street name signs and necessary barricades and safety devices;
- Storm drainage and flood control facilities within and outside of (when necessary) the subdivision sufficient to carry storm runoff both tributary to and originating within the subdivision;

- A public or private sewage system that meets public sewer system standards, unless waived by the planning commission or city council;
- A water supply system providing an adequate supply of potable water to each lot and fire hydrant within the subdivision. The water supply system design must be approved by the water district and is subject to the approval of the city engineer;
- Fire hydrants and connections shall be of the type and at locations specified by the fire marshal; and
- Public utility distribution facilities including gas, electric, telephone and cable television necessary to serve each lot in the subdivision.

Specific standards for design and improvements of subdivisions must be in accordance with the applicable sections of the Zoning Ordinance, General Plan, Subdivision Ordinance, any specific plans adopted by the City, and requirements established by the City Engineer.

The City also requires dedication of parcels of land intended for public use. Dedicated streets, highways, alleys, ways, easements, rights-of-way, etc., must be designed, developed, and improved according to the City of Santee Public Works Standards. The City of Santee Street Design Criteria is summarized in **Table 3-8** on page 3-16.

The City often requires dedication of bicycle paths for the use and safety of residents of proposed subdivisions with more than 200 units. Schools, fire stations, libraries, or other public facilities may also be required. Park dedication or fee in-lieu of dedication required according to the standard of five acres per one thousand persons, consistent with the Quimby Act. This ratio amounts to 740.5 square feet per single-family unit, 675.2 square feet per multifamily unit, and 370.3 square feet per mobile home unit proposed. Improvement and dedication requirements are important to maintaining the quality of life in Santee and to ensuring public health and safety. These standards are typical in the region.

<b>Table 3-8 Street Design Criteria</b>				
<b>Design Criteria</b>	<b>Right of Way</b>	<b>Curb to Curb</b>	<b>Stopping Sight Distance</b>	<b>Minimum Horizontal Radius</b>
Prime Arterial	126'	106'	525'	1,150'
Major Road	102'	82'	350'	850'
Collector Streets	84'	64'	275'	550'
Industrial Street	72'	52'	200'	300'
Local Street	56'	36'	160'	200'
Cul-De-Sac	56'	36'	160'	200'
Hillside Street	40-60'	30'*	160'	200'
Source: City of Santee Public Works Standards, 1982. *Parking on one-side only; 36' with parking on both sides				

In addition to improvements and dedication of public land, land developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services

and other public services and facilities in Santee. The City's fee schedule for a typical residential project is displayed in **Table 3-9** on page 3-16.

<b>Table 3-9 Schedule of Fees for Residential Development</b>		
<i>Permit Processing Fees</i>		
Pre-Application Design Review		\$500 (D)
Conditional Use Permit	New Construction w/out Tentative Map ≤50 units	\$15,000 (D)
	New Construction w/out Tentative Map >50 units	\$20,000 (D)
	New Construction w/ Tentative Map	\$4,500 (D)
Development Review Permit	One Single-family Unit – Administrative Review	\$3,066 (F)
	All Others- Administrative Review	\$4,190 (F)
	All Others – Administrative Review w/ Eng Conditions	\$4,900 (F)
	Single-family Subdivision (<5 units)	\$4,500 (D)
	Single-family Subdivision (≥5 units)	\$6,500 (D)
	Multifamily w/out Tentative Map ≤50 units	\$11,500 (D)
	Multifamily w/out Tentative Map >50 units	\$22,000 (D)
	Multifamily w/ Tentative Map	\$4,500 (D)
Subdivisions	Tentative Map, Tentative Parcel Map (<5 units)	\$6,000 (D)
	Tentative Map (≥5 units)	\$16,000 (D)
	Revisions/amendments to approved Tentative Maps, Tentative Parcel Maps, and Condo Maps	\$5,500 (D)
	Final Subdivision Map Check	\$1,000 per sheet (D)
	Final Parcel Map Check	\$1,000 per sheet (D)
Land Use / Zoning	General Plan Amendment	\$13,000 (D)
	Zone Reclassification	\$13,000 (D)
	Specific Plan Application	\$10,000 (D)
	Specific Plan Amendment	\$10,000 (D)
Environmental Review	CEQA Exemption	\$80 (F)
	Initial Study	\$354 (F)
	Negative Declaration	\$2,500 (D)
	Mitigated Negative Declaration	\$4,000 (D)
	Environmental Impact Report	\$20,000 (D)
	4d Rule Determination (Habitat Loss Permit)	\$1,500 (D)
<i>Development Impact Fees</i>		
Drainage	Single-family (varies by zone)	\$2,559-\$3,944/du
	Multifamily	\$1,750/du
Traffic	Single-family	\$3,224/du
	Multifamily	\$2,015/du
Traffic Signal	Single-family	\$334/du
	Multifamily	\$209/du
Park In-Lieu	Single-family	\$6,896/du
	Multifamily	\$6,287/du
	Mobile Home	\$3,445/du
Public Facilities	Single-family	\$5,728/du
	Multifamily	\$5,165/du
RTCIP Mitigation		\$2,165/du
Sources: City of Santee, Consolidated Fee Schedule, Effective August 27, 2012; City of Santee, Impact Fees Work Sheet, 2012.		

Reduced, waived, or reimbursed fees are possible incentives under the City’s density bonus ordinance and could be a potential consideration for future lot consolidation incentives (**Section 6, Programs 10 and 13**). When fees calculated on a prototypical single-family home by the Building Industry Association in 2006-2007 (the last year for which fee survey data for Santee and nearby jurisdictions is available), Santee’s fees were average when compared to its neighbors (**Table 3-10** on page 3-17).

**Table 3-10  
Permit Issuance Fees: Prototype Home San Diego County Jurisdictions**

Fee Type	Fee	Santee	San Diego City	San Diego County	El Cajon	Chula Vista	Poway
Permit Fees	Initial Plan Check	\$1,985	\$2,707 <sup>6</sup>	\$2,287 <sup>13</sup>	\$1,472	\$2,060	\$2,090
	Master/Subsequent Check Fee	--	\$287 <sup>7</sup>	\$92 <sup>13</sup>	--	--	--
	Building Permit	\$2,323	\$993 <sup>8</sup>	\$1,711	\$2,265	\$1,437	\$1,637
	MPE Permits	\$480	Incl.	--	\$481	--	\$284
	Energy	\$298	Incl.	--	\$113	--	240
	Seismic	\$28	\$25	\$49	\$29	\$26	\$23
Impact/ Capacity Fees	Sewer	n.a. <sup>1</sup>	\$5,380 <sup>9</sup>	\$4,290 <sup>14</sup>	\$3,472 <sup>19</sup>	\$3,523	\$5,931 <sup>24</sup>
	Water	n.a. <sup>1</sup>	\$5,645 <sup>10</sup>	\$5,608 <sup>15</sup>	\$4,138 <sup>20</sup>	\$4,427 <sup>23</sup>	\$12,311 <sup>25</sup>
	Public Facilities	\$4,930	\$20,364 <sup>11</sup>	--	--	\$5,480	--
	Traffic	\$3,844	--	--	--	\$10,077	\$660 <sup>26</sup>
	Parks	\$5,934	\$100	\$800 <sup>16</sup>	\$300	\$8,937	\$2,720
	Fire	494 <sup>2,5</sup>	--	\$1,386 <sup>17</sup>	--	--	-- <sup>27</sup>
	Drainage/Flood	\$2,202 <sup>3,5</sup>	--	\$2,013 <sup>18</sup>	--	--	\$1,570 <sup>28</sup>
	School	\$ <sup>4</sup>	\$7,101	\$6,029 <sup>15</sup>	\$10,611 <sup>21</sup>	\$5,508	\$9,774
	Inclusionary Housing	--	--	--	--	--	\$4,500 <sup>29</sup>
	Special District Fees	--	--	3,476 <sup>15</sup>	--	--	--
	Other	--	\$4,154 <sup>12</sup>	--	\$84 <sup>22</sup>	--	--
<b>TOTAL</b>		<b>\$22,518</b>	<b>\$44,148</b>	<b>\$27,741</b>	<b>\$22,518</b>	<b>\$37,048</b>	<b>\$36,418</b>

Source: San Diego County Building Industry Association, 2005-2006 Fee Survey, 2006.

Note: La Mesa did not participate in this survey.

Prototype: Fees based on prototype 4 bedroom, 3 bath single-family detached residential dwelling unit with 2,700 square feet of living area, a 600-square-foot garage, 240-square-foot patio (cover and walls); fireplace; gas & electric hookups; type V, wood frame construction.

Notes:

<sup>1</sup> Determined by Padre Dam MWD

<sup>2</sup> 50% of Building Division Plan Check fee

<sup>3</sup> Drainage fee varies by zoning: R-1-A \$2,429; R-1 \$2,659; R-2 \$2,202; HL \$3,395; Multifamily \$1,506

<sup>4</sup> Determined by applicable school district

<sup>5</sup> Fees will be adjusted based on CPI

<sup>6</sup> Includes \$88 General Plan Maint. Fee & \$10 Zoning Map Maint. Fee

<sup>7</sup> Includes \$166 Water/Sewer Plan Check fee

<sup>8</sup> Includes \$44 issuance fee

<sup>9</sup> Includes \$1,670 meter install charge

<sup>10</sup> Includes \$3,095 sewer install charge

<sup>11</sup> Carmel Valley North

<sup>12</sup> System Capacity Charge \$4,154 and Water Treatment Capacity Charge \$159 eff. 1/1/06; CWA has requested fees be shown separately.

<sup>13</sup> Patio covers under 300 sq. ft. are exempt from permit/plan check fees

<sup>14</sup> Average Capacity Fees – range \$2,000- \$8,350

<sup>15</sup> Based on an average of various Districts

<sup>16</sup> Range \$400, \$800, or \$1,000

<sup>17</sup> \$.61/sf. Fire Protection District fee

<sup>18</sup> \$.34/sf. Average of 9 special drainage areas

<sup>19</sup> Connection fee

<sup>20</sup> Helix WD, Padre Dam MWD (\$10,000)

<sup>21</sup> School fees collected by school districts

<sup>22</sup> Educational (AB 717) \$34.52, Microfilming \$9.00

<sup>23</sup> Otay Water District

<sup>24</sup> Incl. min \$2,000 line fee; N. basin \$3,356 (S. basin \$2,346);

\$50 cleanout; \$25 inspection; \$500 N. indirect benefit

<sup>25</sup> Incl. \$3, 710 base capacity fee, \$270 water meter fee, \$1,430 lateral, \$6,901 SD County

<sup>26</sup> <1/2 ac=\$660; >1/2ac=\$990

<sup>27</sup> Includes \$300 sprinkler plan check

<sup>28</sup> Range: \$0-\$1,570, depends on drainage basin

<sup>29</sup> \$1.00 per square foot in excess of 1,000 square feet plus a base fee depending on the zone of the lot to be built on as follows, with an overall max fee of \$4,500

**Table 3-11** on page 3-18 shows permit fees for a prototype home in Santee. Permit fees are based on a single-family detached residential dwelling unit with 2,700 square feet of living area, a 600-square-foot garage, and 240-square-foot patio cover. The estimated construction cost for this prototype unit before permit fees is \$315,000. The plan check, permit, and impact fees account for an additional sum of \$31,898, or approximately 10 percent of the estimated construction cost.

<b>Table 3-11 Construction and Fee Description: Single-family Prototype</b>	
<b>Fee Description*</b>	<b>Amount</b>
Entitlement Permit Processing	\$3,146*
Plan Check and Building Permits	\$7,846
City Impact Fees	\$18,741
Regional Impact Fees	\$2,165
<b>Total</b>	<b>\$31,898</b>
Source: City of Santee, 2012. *Based on initial deposits listed in Table 3-9 on page 3-17 for a Development Review Permit and CEQA Exemption (assumed in-fill).	

Table 3-12 shows permit fees for a prototype multifamily development in Santee. The fees are based on a recently completed 44-unit, three-story affordable multifamily housing development on a 1.6-acre lot. The estimated construction cost for this prototype before permit and impact fees is \$9,944,266. In summary, the fees for plan check, permits, and development impact total \$882,571, or \$20,058 per unit. This constitutes approximately nine percent of the estimated construction cost.

<b>Table 3-12 Construction and Fee Description: Multifamily Prototype</b>	
<b>Fee Description</b>	<b>Amount</b>
Entitlement Permit Processing	\$25,354*
Plan Check and Building Permits	\$83,213
City Impact Fees	\$678,744
Regional Impact Fees	\$95,260
<b>Total for Prototype</b>	<b>\$882,571</b>
<b>Total per Unit</b>	<b>\$20,058</b>
Source: City of Santee, 2012. *Based on initial deposits listed in Table 3-9 on page 3-17 for a Development Review Permit, Tentative Map, Environmental Initial Study, and Mitigated Negative Declaration.	

Despite all of these various fees for single-family and multifamily development, the fees are necessary and are reasonable since they constitute between nine and ten percent of estimated building costs and the fees for multifamily development are approximately 38 percent less on a per-unit basis than fees for a detached single-family dwelling. Permit processing and development impact fees will not impede the City’s ability to achieve its regional housing share objectives.

## 5. DEVELOPMENT PERMIT PROCEDURES

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Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects. The City offers a pre-application process with a \$500 fee charged to developers of projects that require a Development Review Permit, Conditional Use Permit, Tentative Map, or Tentative Parcel Map. The pre-application process facilitates and encourages the construction of housing through the early identification of potential issues related to proposed projects. Priority permit processing is one potential incentive that could be obtained through the City's density bonus ordinance and/or lot consolidation incentives (**Section 6, Programs 10 and 13**). 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.

### SINGLE-FAMILY

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 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. Staff involved in the approval process includes members of the Department of Development Services and Fire Department. 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 or Variance. An administrative Variance requires a public hearing before the Director of Development Services 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 of Development Services 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.

## MULTIFAMILY 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. Staff involved in the approval process includes members of the Department of Development Services and Fire Department, as well as other local, state, and federal agencies depending on the impacts of the project. 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.

The Development Review Permit procedure is established in Chapter 17.08 of the Santee Municipal Code. The purpose of the permit is to:

- Encourage site and structural development which exemplify the best professional design practices;
- Enhance the residential and business property values within the city and in neighborhoods surrounding new development;
- Develop property in a manner which respects the physical and environmental characteristics of each site;
- Minimize stress from poorly designed development which can create physical and psychological conditions affecting the health, safety, comfort and general welfare of the inhabitants of the city; ensure that each new development is designed to best comply with the intent and purpose of the zone in which the property is located and with the City's General Plan; and
- Ensure that access to each property and circulation thereon are safe and convenient for pedestrians and vehicles.

The following types of projects are subject to a Development Review Permit:

- New construction on vacant property;
- One or more structural additions or new buildings, either with a total floor area of one thousand square feet or more;
- 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; and
- Conversion of residential, commercial or industrial buildings to condominiums.

In January 2013, the City modified the Municipal Code approval criteria for Development Review Permits to achieve compliance with Government Code Section 65583(a)(4) by reducing ambiguity, clarifying design requirements, and increasing development certainty. Development Review Permit approval criteria are summarized as follows:

- The development must be designed in a manner that is compatible with and complementary to existing and potential development in the immediate vicinity of the

project site by such means as landscaping buffers, screens, site breaks, and use of compatible building colors and materials;

- The building designs must include variations in rooflines and wall planes, and incorporate windows, doors, projections, recesses, arcades and/or other building details to avoid large wall surfaces;
- The removal of significant native vegetation must be minimized and the replacement vegetation and landscaping must be compatible with the vegetation of the surrounding area and must harmonize with the natural landscaping;
- Any development involving more than one building, or structure must provide common access roads and pedestrian walkways;
- Parking must be screened from view, to the extent feasible;
- Natural topography and scenic features of the site should be retained and incorporated into the proposed development to the extent feasible;
- Signage must comply with zoning regulations and not detract from the visual setting of the designated area or obstruct significant views; and
- Light fixtures for walks, parking areas, driveways, and other facilities must be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property.

Additional approval criteria are provided for commercial, industrial, and residential uses. The following criteria for multifamily residential developments are limited to the on-site functionality, compatibility with adjacent uses, and aesthetic integration of projects:

- Buildings must be sited to avoid crowding and allow for a functional use of the space between buildings;
- Repetition of building or roof lines visible from public streets should be avoided;
- Adequate setback or single-story design is required for projects located adjacent to a single-family residential zone;
- Parking spaces must be located so as close as possible to the dwelling units they serve; and
- The adverse visual impact of parking areas adjacent to public streets must be minimized through the use of mounded or dense landscape strips, or low decorative masonry or stucco walls. Parking areas must be treated with decorative surface elements to identify pedestrian paths, nodes and driveways.

Achievement of the criteria can be met by the following:

1. Site buildings to avoid crowding. Where multiple buildings are proposed, the minimum building separation shall be fifteen feet in accordance with Section 17.10.040.F.
2. Site and design buildings to avoid repetitions of building or roof lines. This may be achieved through: variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 17.10.050.C.

3. For each five-foot increase in building height over 45 feet, the wall plane shall be stepped back an additional five feet.
4. Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 17.10.040.A. Designs may incorporate elements such as building massing and orientation, location of windows, stepbacks, building materials, deep roof overhangs, and other architectural features that serve to further transition the scale.
5. Assigned parking spaces shall be located so as to be functional to the dwelling units they serve. Refer to Section 17.24.030.B for additional parking standards.
6. The visual impact of surface parking areas adjacent to public streets shall be minimized through the use of mounded or dense landscape strips or low decorative masonry or stucco walls no more than three and one-half feet in height.
7. In accordance with the “Crime Prevention Through Environmental Design” program, site and building design shall incorporate at a minimum, the following additional elements:
  - a. **Access control** by defining entrances to the site, buildings and parking areas with landscaping, architectural design, lighting, and symbolic gateways; dead-end spaces shall be blocked with fences or gates or otherwise prohibited.
  - b. **Natural surveillance** by designing buildings and parking structures so that exterior entrances/exits are visible from the street or by neighbors, and are well lit; windows shall be installed on all building elevations; recreation areas, elevators and stairwells shall be clearly visible from as many of the units’ windows and doors as possible; playgrounds shall be clearly visible from units and not located next to parking lots or streets.
  - c. **Territorial reinforcement** by defining property lines with landscaping and decorative fencing; individually locking mailboxes shall be located next to the appropriate units and common mailbox facilities shall be well lit. All buildings shall be clearly addressed and visible from the adjoining street(s). Architecturally designed wayfinding signs shall be installed on the premises.
  - d. **Maintenance** of the site and common areas by regular pruning of trees and shrubs back from windows, doors and walkways; exterior lighting shall be used and maintained and inappropriate outdoor storage shall be prohibited.

Only two findings must be made prior to the approval of a Development Review Permit: (1) the proposed development must be compatible with the General Plan; and (2) meet the purpose and design criteria of the Zoning Ordinance. These findings are required for all proposals subject to Development Review, regardless of use.

Since the year 2000, nearly 1,400 multifamily units in 19 developments representing approximately 3,748 new residents have been approved by the City Council subject to the requirement for a Development Review Permit. No applications for multifamily units have been denied. As the Development Review Permit is required for residential and non-residential uses alike, and each use has common and unique review criteria established in the Municipal Code, the permit requirement is not a constraint on the provision of multifamily housing in Santee.

## **GENERAL PLAN AMENDMENT AND/OR ZONE CHANGE**

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the City Council at a public hearing. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals. General Plan Amendments and Zone Code Amendments are generally processed concurrently with required project entitlements to save time.

## **CEQA COMPLIANCE**

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are either Categorical Exempt or handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report is required a minimum of six months is added to the approval process.

## **6. BUILDING CODES AND ENFORCEMENT**

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The City of Santee adopted the 2010 California Building Code (CBC), Part 2, Title 24 of the California Code of Regulations. The CBC is based on the International Building Code, 2009 Edition and considered to be the minimum necessary to protect the public's health, safety and welfare. 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.

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. In order to facilitate the code compliance process for property maintenance, the City has adopted an administrative abatement process in an effort to expedite compliance and reduce the City's enforcement costs. The primary focus of these hearings has been property maintenance issues.

The City of Santee actively pursues reported code violations in the City. From January 2010 through October 2012, the Department of Development Services and Code Enforcement conducted an estimated 8,515 inspections and resolved 3,424 cases. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes. Of the cases since 2010, 38 were referred to the City Attorney's office.

## 7. HOUSING FOR PERSONS WITH DISABILITIES

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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, 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.

In January 2013, the City updated the Zoning Ordinance to update and include 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, policy objectives of the previous Housing Element, and the current update, the City amended the Zoning Ordinance in January 2013 to establish a ministerial procedure for handling requests for reasonable accommodation.

The City's Reasonable Accommodation Ordinance is based on the State's model ordinance. When a request for reasonable accommodation is filed with the Department of Development Services, it is referred to the Development Services Director for review and consideration. The Development Services 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 Development Services 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 Development Services Director to issue a written determination on the request. In the event that the Development Services 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 is required.

#### **PERMIT PROCESSING**

Requests for reasonable accommodation with regard to zoning, permit processing, and building codes will be reviewed and processed by the Building Services Division of the Department of Development Services within 30 days of receipt. 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 the requirements of ADA and provides reasonable accommodation for housing intended for persons with disabilities on a case-by-case basis.

## **C. Public Policy Constraints**

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State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements, Article 34 of the State Constitution and environmental review requirements.

### **1. STATE PREVAILING WAGE REQUIREMENTS**

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The State Department of Industrial Relations (DIR) has greatly expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

## **2. ARTICLE 34 OF THE CALIFORNIA CONSTITUTION**

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Article 34 of the State Constitution requires a majority vote of the electorate to approve the development, construction, or acquisition by a public body of any “low rent housing project” within that jurisdiction. In other words, for any projects to be built and/or operated by a public agency where at least 50 percent of the occupants are low income and rents are restricted to affordable levels, the jurisdiction must seek voter approval known as “Article 34 authority” to authorize that number of units.

Santee has not sought voter approval to grant “Article 34 authority.” In the past, Article 34 may have prevented certain projects from being built. In practice, most public agencies have learned how to structure projects to avoid triggering Article 34, such as limiting public assistance to 49 percent of the units in the project. Furthermore, the State legislature has enacted Sections 37001, 37001.3, and 37001.5 of the Health and Safety Code to clarify ambiguities relating to the scope of the applicability of Article 34. Although Santee does not have Article 34 authority, the City does not view this as a significant constraint to the development of affordable housing since the City does not typically function as a developer or owner of low-cost housing.

## **3. ENVIRONMENTAL PROTECTION**

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State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Santee residents.

## **D. Infrastructure and Public Service Constraints**

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Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

Fees collected for new development contribute to the cost of housing and may constrain the development of lower priced housing units. Development Impact Fees are collected by the City to cover the cost of providing drainage, traffic, park, and other public facility improvements for new development.

## **1. WATER AND SEWER**

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Padre Dam Municipal Water District charges fees to provide sewer, water and recycled water service. At present, the Water District indicates adequate capacity is available to meet the City's projected water and sewer needs. The District's Integrated Facilities Plan (2001) and Urban Water Management Plan (2010), which relied upon the City's General Plan to project future demand, indicate adequate sewer treatment capacity and water supply to accommodate buildout of the City's land use designations. Furthermore, environmental documents prepared in 2010 and 2013 pursuant the California Environmental Quality Act (CEQA) for rezones to accommodate the fourth and fifth Housing Element cycle RHNA's concluded that the additional residential capacity created by the increased development potential would not have a significant impact on the District's sewer facilities or water supply.

The District's water service limitations for Santee is to an approximate maximum elevation of 525 feet above mean sea level; however, some of the hillside areas have existing service to higher elevations due in part to the new Magnolia Summit Reservoir and the Woodside Meadows Reservoir in the Northcote/Shadow Hills area. New development serving higher elevations, including within the North Magnolia area, will require the creation of new pressure zones and reservoirs.

Development, requiring an expansion of existing water, sewer, or recycled water service, will be coordinated with the Integrated Facilities Plan and specialized localized development demand studies, as necessary. The District is currently soliciting proposals from consultants to prepare a Water/Wastewater Master Plan, which will replace the Integrated Facilities Plan. The City will support the District in this update process by providing land use data and continuing to coordinate during review of development applications and during construction.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Padre Dam Municipal Water District within 30 days of adoption. The City will also continue to coordinate with the District to ensure affordable housing developments receive priority water service provision.

## **2. SCHOOLS**

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The Santee Elementary School District and Grossmont Union High School District each collects school fees for the provision of school facilities. The fees are assessed for residential, commercial, and industrial uses by building square footage.

### 3. INFRASTRUCTURE IMPROVEMENTS

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Both on-site improvements and off-site improvements required for new construction affect the cost of housing. On-site improvements typically include drainage facilities, sewer/water facilities, and street frontage improvements consisting of curbs, gutters, sidewalks and undergrounding of utilities. Off-site improvements typically include drainage facilities, parks (or park-in-lieu fees), traffic improvements and sewer/water facilities. While affecting the cost of housing, these improvements are necessary to ensure public health and safety.

Fee reductions, waivers, or reimbursements or other incentives and/or concessions may be granted with the commitment to dedicate as affordable a portion of new residential units or through the assemblage and consolidation of smaller parcels (**Section 6, Programs 10 and 11**).

## E. Environmental Constraints

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Approximately 45 percent of land within the City is currently undeveloped. The primary undeveloped areas are canyons and hillsides in the north (Fanita Ranch and the north Magnolia Avenue area), southeast (portions of Rattlesnake Mountain) and steeply sloped and rolling terrain in the southwest portions of the City. A significant amount of undeveloped acreage is also found along the San Diego River corridor including the floodway, the floodplain, a biological habitat preserve west of the Carlton Hills Blvd bridge, and several large, developable parcels in the Town Center owned by the County of San Diego, parts of which have been identified in the residential sites inventory (**Section 4, Housing Resources**). None of the sites identified in the sites inventory are unduly constrained by environmental factors.

### 1. BIOLOGICAL RESOURCE AREAS

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The City's Multiple Species Conservation Program (MSCP) Draft Subarea Plan identifies approximately 2,600 acres in the City that will be preserved as permanent open space to protect sensitive plant and animal species and their habitats once the plan is adopted. The MSCP Draft Subarea Plan is a system of open space and habitat that comprise almost one-fourth of Santee's total area when completed. This preserve system will function as permanent open space for the community. None of the sites identified in residential sites inventory (**Appendix C, Sites Inventory**) are located within the MSCP Draft Subarea Plan preserve area nor are they unduly constrained by other environmental factors.

### 2. FIRE HAZARDS

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The most serious threat of fire in the City occurs at the interface between the undeveloped foothill/hillside areas and the urban areas. These foothill/hillside areas contain large quantities of grassland and other combustible plants that could place structures within close proximity to potentially high severity fire hazards. The prevalence of brush-covered hillsides, some of which are not easily accessible, add to the City's fire hazards. As a result, Santee has adopted the California Fire Code (2010) with additional amendments to address development proximate to an "Urban-Wildland Interface".

Santee requires a fuel-modified defensible space, comprised of two distinct brush management areas referred to as Zone One and Zone Two. Within Zone One, vegetation is irrigated, and trees are fire-resistive with crowns separated from structures by a minimum of ten feet. Within Zone Two, plants are comprised of low-growing, fire resistive shrubs and ground covers. Building standards include requirements for fire sprinkler systems, fire-resistive Class A roof coverings, and tempered glass.

The most common type of fire is a “common combustible” fire, which starts with common materials such as wood, cloth, furniture, brush, etc. Roughly 80 percent of the fires in Santee are in single-family residences. A significant fire, one that burns a minimum of 500 acres and requires the heavy use of mutual aid resources, occurs in Santee on a periodic basis.

Fire safety is integrated with project design for proposed developments in the Urban-Wildland interface areas of the City. The City implements a Fire Protection Plan for the Urban-Wildland Interface that requires provision of defensible space for development along the Urban-Wildland interface to mitigate for fire hazards. Although the City’s Fire Protection Plan may constrain development on certain vulnerable sites, this constraint does not affect any of the sites included in the residential sites inventory of **Appendix C, Sites Inventory** identified for lower or moderate income households.

# 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 2013-2021 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

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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 2010-2020. This section discusses how Santee will plan for the provision of housing for all economic segments by 2020.

#### 1. FUTURE HOUSING NEED

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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 2020. Overall, the region needs to plan for an additional 161,980 units. Santee's share of the regional housing need for the 2010-2020 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 3,660 units for the 2010-2020 RHNA period, representing 2.3 percent of the total regional housing need. Of the 3,660 units allocated to Santee, the City must plan for units affordable to all income levels, specifically: 457 extremely low income, 457 very low income, 694 low income, 642 moderate income, and 1,410 upper income units.<sup>1</sup>

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<sup>1</sup> The City has a RHNA allocation of 914 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 914 very low income units may be divided into 457 very low and 457 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 January 1, 2010 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 January 1, 2010 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 4-1** summarizes Santee’s RHNA credits and the remaining housing need through December 31, 2020.

Income	RHNA	Building Permits	New Units Completed	Remaining Need
Extremely Low/Very Low (<50% AMI)	914	0	15	899
Low (51-80% AMI)	694	0	75	619
Moderate (81%-120% AMI)	642	35	0	607
Above Moderate (>120% AMI)	1,410	186	2	1,222
<b>Total</b>	<b>3,660</b>	<b>221</b>	<b>92</b>	<b>3,347</b>

### CEDAR CREEK APARTMENTS

The Cedar Creek Apartments was completed in 2010 and includes 48 dwelling units on 2.52 acres at 8616-8630 Fanita Drive, in the R-7 zone. Of the 48 units, 47 are rent-restricted to lower income households for 55 years. The affordability mix may vary, but at least 10 units must be reserved for very low income households. For the purposes of determining credits against the RHNA, the following affordability is assumed: 10 very low income units, 37 low income units, and one above moderate income unit. **Table 4-2** provides additional details about the project.

General Plan:	R-7 (7-14 dua)
Zoning:	R-7 (7-14 dua)
Acres:	2.52
Total Units:	48
Type	Type V construction two-story garden-style apartments with surface parking
Year Built:	2010
Actual Density:	19.0 dua
% of Max Density:	135%
Affordability:	10 units (<50% AMI) 37 units (51-80% AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	12.8%
Per-unit Gap Financing:	\$112,255
Source: City of Santee, 2013.	

**FORESTER SQUARE APARTMENTS**

The Forester Square Apartments was substantially completed at the time of preparation of the Housing Element; full occupancy is anticipated in early 2013. The development provides a total of 44 housing units in the R-14 zone, of which, 43 are deed restricted as affordable to lower income households for 55 years. Like the Cedar Creek Apartments, the day-to-day affordability mix may vary, but at least five units must be reserved for very low income households at all times. For the purposes of determining credits against the RHNA, the following affordability is assumed: five very low income units, 38 low income units, and one above moderate income unit. **Table 4-3** provides additional details about the project.

<b>Table 4-3 Summary Statistics for Forester Square Apartments</b>	
General Plan:	R-14 (14-22 dua)
Zoning:	R-14 (14-22 dua)
Acres:	1.64
Total Units:	44
Type	Type V construction three-story garden-style apartments with surface parking
Year Built:	2013
Actual Density:	26.8 dua
% of Max Density:	122%
Affordability:	5 units (<50% AMI) 38 units (51-80% AMI) 1 unit (manager)
Land Assemblage:	Developer acquired and assembled four underutilized parcels
Land to Development Cost Ratio:	13.2%
Per-unit Gap Financing:	\$127,767
Source: City of Santee, 2013.	

**OTHER BUILDING PERMITS**

In addition to the recently completed units within the Cedar Creek and Forrester Square apartment developments, 221 building permits have been issued for the construction of for-sale single-family detached, townhome and condominium product types between January 1, 2010 and December 31, 2012. Given the product mix and the prevailing sales prices, most of these units are assumed to be affordable to above moderate income households. However, 35 units permitted since January 1, 2010 were offered at prices affordable to moderate income household. As shown in **Table 2-19** on page 2-26, large moderate income households can afford to purchase homes up to \$395,100 without incurring cost burden. Of the 12 units constructed at Mission Villas Trails in 2011, seven units were sold at prices between \$383,000 and \$395,000. The first nine units sold within the 28-unit Las Brisas townhome development that is currently under construction ranged from \$260,000 to \$299,000; listings for the remaining 19 units range between \$321,000 and \$380,000. All of the units sold or pending sale within the Mission Villas Trails and Las Brisas townhome developments have three or four bedrooms, the minimum size necessary to avoid overcrowding among large households. Therefore, 35 of the 221 building permits issued since January 1, 2010 can be credited against the City’s moderate income RHNA.

### 3. RESIDENTIAL SITES INVENTORY

Because the RHNA period extends from January 1, 2010 to December 31, 2020, a jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or underutilized 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 4-1 on page 4-2**. Santee currently has adequate land capacity to meet the needs of all income groups. The following **Table 4-4** is a summary of the detailed parcel data included in **Appendix C, Sites Inventory**.

<b>Table 4-4 Residential Sites Inventory (Summary)</b>						
<b>Summary by Affordability Level and Zoning</b>	<b>Density Factor</b>	<b>Site Count</b>	<b>Acreage</b>	<b>Average Parcel Size</b>	<b>Capacity</b>	<b>Status</b>
<i>Very Low Income</i>						
R-22 (22-30 dua)	26 dua	1	12.27	12.27	318	Vacant
R-30-TC (30 dua)	30 dua	1	20.21	20.21	600	Vacant
<i>Very Low Income Sub-total</i>		2	32.48	16.24	918	
<i>Low Income</i>						
R-14 (14-22 dua)	18 dua	1	2.28	2.28	41	Vacant
		7	9.07	1.30	161	Underutilized
R-22-TC (22 dua)	22 dua	1	12.77	12.77	276	Vacant
R-22 (22-30 dua)	26 dua	2	2.30	1.15	58	Vacant
		3	4.60	1.53	118	Underutilized
<i>Low Income Sub-total</i>		14	30.81	2.22	654	
<i>Moderate Income</i>						
R-7 (7-14 dua)	10.5 dua	7	5.64	0.81	56	Vacant
		31	30.29	0.98	304	Underutilized
R-14 (14-22 dua)	18 dua	3	1.65	0.55	28	Vacant
		6	1.84	0.31	30	Underutilized
R-22-TC (22 dua)	22 dua	1	0.21	0.21	4	Vacant
		41	11.51	0.28	236	Underutilized
<i>Moderate Income Sub-Total</i>		89	51.19	0.57	658	
<i>Above Moderate Income</i>						
PD (Fanita Ranch)	N/A	1	2,600	2,600	1,395	Vacant
<i>Above Moderate Income Sub-Total</i>		1	2,600	2,600	1,395	
<b>Total</b>		<b>106</b>	<b>2,714.48</b>	<b>1.09*</b>	<b>3,625</b>	
Notes:						
*Excludes Fanita Ranch						

Residential uses proposed on sites counted toward meeting Santee’s RHNA for very low, low, 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.B.5** starting on page 3-21) 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 midpoint 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 R-22-TC and R-30-TC districts within the Town Center Specific Plan (TCSP) do not have an allowable density range; development within these districts must meet the established density (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.

### *Very Low Income*

Zone districts that allow 30 dwelling units per acre are considered sufficient to accommodate housing that is affordable to lower income households “by default” per Government Code Section 65583.2(c)(3)(B). The City has two land use designations and zone districts that meet this default affordable density: the R-22 (22-30 dua) and R-30-TC (30 dua) districts. The City identified 32.48 acres on two large parcels within these zoning districts that are vacant and available for development in the planning period and have capacity to accommodate at least 918 very low income units.

The 12.27-acre R-22 site was rezoned from R-14 (14-22 dua) by the City in January 2013 to create additional capacity and incentive for development for the current Housing Element update. The 20.21-acre R-30-TC site is owned by the County and was rezoned in 2010 to create capacity needed to accommodate the lower income RHNA for the 2005-2012 Housing Element. The minimum and maximum density of the R-30-TC zone is 30 dua. Section 17.10.020(H) of the Zoning Ordinance states, in part, “New development in this zone is required to meet the minimum density of the zone.” Given the site area, a residential development must yield at least 600 units to be in compliance with the City’s Municipal Code. The City anticipates a single development proposal. City oversight of the project will ensure compliance with mixed use provisions, and, as a single development proposal, will offer greater timing certainty, comprehensive, sustainable development that benefits residents and the community.

*Low Income*

The City identified 30.81 acres on 14 parcels that are available and have capacity to accommodate at least 654 low income units by 2020. Of these parcels, five are zoned R-22 (22-30 dua) and can accommodate low income units “by default” per Government Code Section 65583.2(c)(3)(B). The two vacant R-22 parcels are located adjacent to each other, creating consolidation potential. The other three R-22 parcels are also located adjacent to each other and are highly underutilized. The underutilized properties are currently occupied by a small commercial building, small animal raising, two single-family homes, and vehicle storage. All five R-22 parcels were rezoned in January 2013. The two adjacent vacant parcels were rezoned from R-14 (14-22 dua) and the three adjacent underutilized parcels were rezoned from General Commercial (GC).

The other nine parcels are zoned R-14 and R-22-TC. The maximum allowable density in these zones is 22 dua. In cases where a city or county does not have enough residential sites zoned at 30 dua to meet their RHNA allocation for lower income households, depending on local market conditions, State law allows alternative analysis of feasibility for construction of affordable units on sites zoned for less than 30 dua. The City recently approved two affordable housing developments at less than 30 dua: the Cedar Creek development in the R-7 zone (7-14 dua) and the Forester Square project in the R-14 zone (14-22 dua). Both projects were completed within the current Housing Element RHNA period and provide 75 low income units and 15 very low income units. Through the City’s density bonus ordinance, Cedar Creek achieved 19 dua per acre and Forester Square achieved 26 dua. The average density of these two projects is 22 dua.

This average density of the Cedar Creek and Forester Square projects demonstrates that the City can accommodate housing affordable to lower income households at less than 30 dua. Although the Cedar Creek and Forester Square developments provided very low income housing an average of 22 dua, the proportion of total units that are reserved for this income group is relatively small (20 and 11 percent, respectively). As a conservative analysis, the City has assumed that larger parcels zoned R-14 and R-22-TC can accommodate housing affordable to low income households.

The nine R-14 and R-22-TC parcels that are suitable to accommodate low income households are all greater than one acre in size; the vacant R-14 parcel is 2.28 acres, the vacant R-22-TC parcel is 12.77 acres, and the average size of the seven underutilized R-14 parcels is 1.30 acres. The seven underutilized R-14 parcels are occupied by small, older one-story single-family homes and three have consolidation potential as they are located adjacent to each other.

*Moderate Income*

Another 51.19 acres on 89 parcels in the R-7 (7-14 dua), R-14 (14-22 dua), and R-22-TC (22 dua) zones are available to accommodate at least 658 housing moderate income units within the RHNA period. The parcels are relatively small (average 0.57 acres) and most are developed. The developed properties are highly underutilized -- small one-story single-family homes built in the 1960s and in poor or fair condition on land zoned to accommodate much higher density typify existing uses and improvements. Nearly all of the parcels have consolidation potential given their adjacency to vacant or other highly underutilized properties.

The Cedar Creek development involved the consolidation of smaller underutilized parcels to provide lower income housing on land zoned R-7. Although the Cedar Creek project demonstrates that a developer could assemble and consolidate smaller parcels and develop housing that is affordable to lower income households on land zoned to accommodate at least seven units per acre, for the purposes of this analysis the City has assumed that these smaller vacant and underutilized parcels are suitable to accommodate moderate income housing. The Housing Costs and Affordability analysis in **Section 2.E.5** starting on page 2-22 of this Housing Element also supports this affordability assumption. Based on the rental and for-sale housing market data presented in **Tables 2-16** and **2-17** on pages 2-23 and 2-24 (respectively), moderate income households can afford a wide range of apartments, condominiums, and single-family detached dwellings in Santee. Therefore, even with limited or no consolidation, development or redevelopment of these parcels with housing affordable to moderate income households within the planning period is feasible.

#### *Above Moderate Income*

Santee's remaining RHNA for above moderate income households will be accommodated on the 2,600-acre Fanita property, which is located in the PD (Planned Development) zone in the northern part of the City. The PD zone does not contain development standards for Fanita Ranch. Rather, the area will be developed in a manner consistent with the 12 General Plan Guiding Principles for Fanita Ranch. Of these, several relate to housing and related amenities.

- The plan shall contain a mix of house sizes on lot sizes distributed as follows:
  - 6,000 sq. ft. lots – 20 percent of total lots
  - 10,000 sq. ft. lots – 20 percent of total lots
  - 20,000 sq. ft. lots – 60 percent of total lots or greater
- The Fanita Ranch area shall not be subdivided until a Planned Development is adopted by the City of Santee. The exact number of parcels and unit count are not specified for the PD zone in Fanita Ranch; however, based on the gross acreage and on the unit counts of recent development proposals, the City estimates that at least 1,395 dwelling units can be constructed in this area, and is committed to ensuring that this unit count is achievable within the planning period.
- The plan may consider alternative residential design and grading requirements which are sensitive to the existing topography and out of the City's viewshed.
- Regarding phasing, all public improvements and land uses shall be phased according to detailed phasing plan. Public improvements would be constructed prior to or simultaneously with their projected need. The plan would contain performance standards or other measurements for determining the timing for all public improvements. Performance standards may include any appropriate means of measurement to determine when a given public improvement is deemed necessary by the City. Private land uses shall be phased to ensure that land uses deemed desirable by the City (i.e. golf courses, estate units, executive units, etc.) will be included within the earliest phases of the Fanita Ranch.

- To ensure that proposed development is appropriate for a given site, the Planned Development would contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

## FEASIBILITY ANALYSIS

The Cedar Creek (2010) and Forester Square (2013) housing developments demonstrate the feasibility of constructing affordable housing in Santee on sites zoned for less than 30 units per acre. The Cedar Creek Apartments was built at 19.0 duu with a per-unit gap financing of \$112,255 (Table 4-2 on page 4-2). The Forester Square Apartments achieved 26.8 duu; however, the per-unit gap financing was \$127,767 (Table 4-2 on page 4-3). The average density of these two projects was 22.9 duu. Forester Square was an applicant-initiated request to rezone Light Industrial to R-14. This demonstrates that the applicant found the R-14 zone, which allows 14 to 22 duu, sufficient to provide affordable housing. Both developers assembled smaller contiguous parcels to facilitate their projects. The per-unit gap financing for the 19 duu Cedar Creek Apartments was 14 percent lower than the per-unit gap financing required for the higher density 26.8 duu Forester Square Apartments. Therefore, based on the recent experience of two affordable housing developers, it can be concluded that it is feasible to construct lower income housing in Santee in zones that allow up to 22 duu, including the R-14 and R-22-TC zones.

A 2012 study of affordable housing projects in San Diego County constructed since 2009 provides additional evidence that constructing affordable housing is feasible at densities less than 22 units per acre.<sup>2</sup> The report found that “surface parked garden style apartments were found to generate the lowest financing gap” when compared to lower density townhomes and higher density stacked flats. The overall median density of projects included in the study was 22.1 duu and the report identified four garden-style apartment projects constructed at less than 22 duu, including one that achieved 21.6 duu in Lakeside, which is an unincorporated community that borders Santee on the east.

## LOT CONSOLIDATION INCENTIVES

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, and zoned for multifamily uses consists of parcels that are smaller than one-acre in size. All of these parcels are identified as suitable to accommodate moderate income households; however, affordability for lower income households may be achieved through lot assemblage and consolidation. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The Cedar Creek and Forester Square apartments involved the consolidation and redevelopment of smaller parcels previously occupied by single-family homes to provide lower income housing and the Las Brisas development (currently under construction) involved the consolidation of parcels that included a single-family dwelling and an auto repair and vehicle storage yard to provide market-rate townhomes. Notwithstanding this successful track record, the City acknowledges that market forces and dwindling federal, State, regional, and local resources may

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<sup>2</sup> “County of San Diego Housing Element Update, Housing Resources” prepared by Keyser Marston Associates, December 7, 2012.

make similar consolidation more difficult in the future. In response, this Housing Element update includes a new program to amend the TCSP and update the Zoning Ordinance to offer incentives to developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments (**Section 6, Program 13**). Specific incentives to be considered include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses proportional to the number of lots and total area consolidated).

**4. INFRASTRUCTURE AVAILABILITY**

As discussed in details in the **Section 3, Housing Constraints**, no significant public service or infrastructure constraints have been identified. 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 redevelopable 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 4-5** 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 underutilized sites, the City has identified surplus capacity of at least 278 units for the planning period, including a minimum surplus of 19 very low income units, 35 low income unit, 51 moderate income units, and 173 above moderate income units.

<b>Table 4-5 Adequacy of Vacant Sites to Accommodate RHNA</b>					
<b>Income Level</b>	<b>RHNA</b>	<b>Credits</b>	<b>Remaining RHNA</b>	<b>Sites Inventory Capacity</b>	<b>Surplus</b>
Very Low (<50% AMI)	914	15	899	918	+19
Low (51-80% AMI)	694	75	619	654	+35
Moderate (81%-120% AMI)	642	35	607	658	+51
Above Moderate (>120% AMI)	1,410	188	1,222	1,395	+173
<b>Total</b>	<b>3,660</b>	<b>313</b>	<b>3,347</b>	<b>3,625</b>	<b>+278</b>

## **B. Financial Resources**

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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. With the State's dissolution of the redevelopment agencies in early 2012, the City's primary resources to address housing and community development needs are now from federal CDBG and HOME funds. In addition, the City works closely with the County and other service providers in funding collaborations (**Section 6, Program 11**).

### **1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

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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 current allocation is approximately \$280,000 annually. A portion of these funds are frequently used to assist non-profit organizations that provide home improvement and repair services to lower income households (**Section 6, Program 3**). CDBG funds are also used to fund supportive services for the homeless (**Section 6, Program 11**).

### **2. HOME INVESTMENT PARTNERSHIP ACT (HOME)**

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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.

HOME program funding allocated to Santee has declined steadily in recent years. The current annual allocation is approximately \$170,000 annually. The City uses HOME funds to provide downpayment and closing cost assistance to first-time lower and moderate income homebuyers (**Section 6, Program 7**).

### **3. HOUSING CHOICE VOUCHER ASSISTANCE**

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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 Program (**Section 6, Program 5**). According to the Housing Authority, approximately 344 households received assistance through the program as of June 30, 2012. Among voucher recipients, 133 were seniors (39 percent), 165 were small families with fewer than five members (48 percent), and 46 were large families with five or more persons (13 percent). As of June 30, 2012, 1,122 Santee residents were on the County’s waiting list for vouchers.

## **C. Administrative Resources**

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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**

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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**

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The San Diego County Housing Authority coordinates and administers Housing Choice Voucher Program rental assistance on behalf of the City of Santee. According to the Authority, approximately 344 households received assistance through the program as of September 2012.

## **3. NONPROFIT ORGANIZATIONS**

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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.

### **WAKELAND DEVELOPMENT CORPORATION**

Wakeland Development Corporation is the developer of the 44-unit affordable Forester Square Apartments, which are currently under construction. Wakeland has developed, acquired and rehabilitated over 5,700 units of affordable housing, in communities in San Diego County and throughout California. Wakeland utilizes federal, state and local funding resources including tax exempt bonds and tax credits and leverages other funds from the private and public sectors to provide affordable housing.

### **LUTHERAN SOCIAL SERVICES**

The Lutheran Social Services organization implements a Caring Neighbors Minor Home Repair Program. The program provides lower income households with minor home repair services. Examples of home improvement and repair include the installation of home security devices, in-home ADA improvements, weatherproofing, etc. The City has provided CDBG funds for this program in recent years.

### **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, health care, and other social services. The City has provided CDBG funds for this program in recent years.

### **CENTER FOR COMMUNITY SOLUTIONS**

Project Safehouse, run by the Center for Community Solutions, provides emergency shelter and transitional housing for women and children who are victims of domestic violence. 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 race, religion, sex, family size, marital status, ancestry, national origin, color, or disability. The Center also provides tenant/landlord mediation services. The City has provided CDBG funds for this program in recent years.

### 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.

## D. Energy Conservation Opportunities

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The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the housing planning period.

### 1. STATE REGULATIONS

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Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The City implements Title 24 requirements through Title 15, Building and Construction, of the Municipal Code. Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

## 2. STATE AND FEDERAL PROGRAMS

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The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences. DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances. In San Diego County, the energy service provider is Campesinos Unidos, Inc.

## 3. CITY OF SANTEE INITIATIVES

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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 (**Section 6, Program 1**). 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.

## 4. PRIVATE SECTOR PROGRAMS

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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.
- **Energy Assistance Program Rate (EAPR):** Includes a one-year electric rate reduction home energy audit, free compact fluorescent lights, and replacement of inefficient refrigerators. Income qualification and enrollment by Red Cross.
- **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.
- **Lighting Turn-In Program:** Through this program, SDG&E replaces resident's incandescent bulbs with more energy-efficient compact fluorescent bulbs (CFLs) free of charge. Residents can access the program via community events that are held throughout SDG&E's service area and coordinated through an extensive network of community organizations and government agencies.
- **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

## Evaluation of 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 section documents the City's achievements under the 2005-2012 Housing Element with respect to the actions and objectives contained therein. This section describes the relative success of the City's efforts to implement the 2005 programs, and contains recommendations for program retention, revision, deletion or addition to address current and projected needs and state requirements between 2013 and 2020. **Table 5-1** starting on page 5-2 lists these housing programs and provides a summary of accomplishments during the 2005-2012 Housing Element cycle. **Table 5-2** on page 5-11 presents quantified accomplishments during this period.

For the 2005-2012 Housing Element cycle, the City elected to pursue certification of the Housing Element through the State Department of Housing and Community Development (HCD). The City will be seeking HCD certification again in this cycle.

**Table 5-1**

**Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
1. Code Enforcement	Continue to implement the applicable sections of the Santee Municipal Code, the 2001 California Building Code and Uniform Housing Code through County contract.	<p>The City adopted the 2010 California Building Code in 2011. The Department of Development Services' Code Enforcement Division implemented the Municipal Code, the 2001/2010 California Building Code and the Uniform Housing Code through County contract, by issuing notices of violations and fines for all violations the City is aware of.</p> <p>The City of Santee actively pursues reported code violations in the City. From 2005 to 2012, the Code Compliance Division conducted 15,928 inspections and resolved 5,594 violations. During the 2005-2012 period, 129 cases were referred to the City Attorney's office.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>
2. Condominium Conversion Regulations	Assess the impact to the existing multifamily rental stock through ongoing implementation of condominium conversion regulations.	<p>On May 10, 2006 the City Council approved a tentative map to convert 160 rental units at the Sunridge Apartment complex to condominiums pursuant to the City's condominium conversion ordinance and the Housing Element. On March 14, 2007 the City Council adopted an amendment to the condominium conversion ordinance that: 1) limits the number of rental units that can be converted to 50 percent of the yearly average of apartment units constructed in the previous two fiscal years; 2) increases the amount of rental assistance from one month to three months; and 3) requires fire and aesthetic-related improvements as conditions of approval. Since adoption of the ordinance in 2007, the housing market has collapsed and the lending industry has tightened the underwriting criteria for mortgage financing, making home purchase difficult. Therefore, no conversion has occurred since 2007.</p> <p><i>Continued Appropriateness:</i> Rental housing is an important source of affordable housing in the City. The City will continue its Condominium Conversion Ordinance to maintain its apartment housing stock. However, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding condominium conversion.</p>
3. 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 during the 2005-2012 Housing Element Cycle.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
4. Neighborhood Preservation Loan Program	Provide 10 rehabilitation loans to lower income residents per year.	<p>The City provided 32 rehabilitation loans from 2005 to 2011. The program was discontinued in 2012 due to Redevelopment Agency dissolution.</p> <p><i>Continued Appropriateness:</i> With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.</p>
5. 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. 152 seniors were assisted through this program from 2005-2012.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>
6. Acquisition and Rehabilitation Assistance	Assist in the acquisition and rehabilitation of 50 multifamily rental units that will be offered at prices affordable to very low income renters.	<p>No units were acquired or rehabilitated during 2005-2012.</p> <p><i>Continued Appropriateness:</i> With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.</p>
7. Conservation of Existing and Future Affordable Units	Monitor the status of the 230 at-risk units at Carlton Country Club Villas and Rampton Arms. 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>In March 2007, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. At this time, the owners of the Rampton Arms Apartments elected not to renew their annual Section 8 contract which expired 12/31/11. As a result, 109 affordable units converted to market rate.</p> <p>Rampton Arms provided notice of intent to convert to the City; however, with the understanding that approximately 100 residents with Housing Choice vouchers would remain in their units, the City unknowingly missed the requirement to notify qualified entities interested in acquiring at-risk units.</p> <p>In the future, regardless of tenancy status, the City remains committed to working with qualified entities to acquire at-risk units. City staff has been more proactive in the 2013-2021 Housing Element Cycle, identifying two at-risk properties and providing owner contact information to interested parties far in advance of their forecasted conversion dates.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
8. Housing Choice Voucher Program	Continue to contract with the San Diego County Housing Authority to administer the Housing Choice Vouchers Program and support the County Housing Authority's applications for additional voucher allocations. Continue to support the County's efforts to maintain and expand voucher use in the City.	An average of 276 households per year received Housing Choice Vouchers during the 2005 to 2012 period, with the highest single year being 2012 with 344 vouchers offered.  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.
9. Mobile Home Rental Assistance	Assist approximately 250 extremely low and very low income senior home owners in mobile home parks per year.	The program assisted an average of 225 seniors per year during the planning period. It did meet its goal of 250 in 2011. This program was discontinued in 2012 due to Redevelopment Agency dissolution.  <i>Continued Appropriateness:</i> With dissolution of the Redevelopment Agency in 2012, this program is no longer feasible and will not be continued in the 2013-2021 Housing Element.
10. Mobile Home Park Assistance Program	Circulate fliers on financial and technical assistance to mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.	No parks were converted during the 2005-2012 period.  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.
11. First Time Homebuyer Program	Assist 50 lower income households with down payment and closing cost assistance (10 at <50 percent AMI and 40 at 51-80 percent AMI). Evaluate program through the Consolidated Plan Annual Reporting process.	The program did not meet its goal of 50 homebuyers assisted; however, the City was able to originate 12 loans during the 2005-2011 period. No loans were issued in 2012 due to housing market performance.  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.

<b>Table 5-1                      Summary of Program Accomplishments 2005 through 2012</b>		
<b>Program (2005-2012)</b>	<b>Objectives</b>	<b>Evaluation and Continued Appropriateness for 2013-2021 Housing Element</b>
12. Manufactured Home Fair Practices Program	Assist approximately 1,500 mobile home owners in the regulation of short-term space leases in mobile home parks and providing staff support to the Manufactured Fair Practices Commission, which holds quarterly meetings.	<p>The Manufactured Home Fair Practices Commission met at least quarterly during the 2005-2012 period to hear comments from park residents and owners and provide direction to staff. Through the City Attorney's office, the City defended or initiated many lawsuits to uphold the requirements of the Manufactured Home Rent Stabilization Program during the planning period. To date, all of the City's efforts to maintain the rent control system have been successful.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element; however, the former funding source has been eliminated. With dissolution of the Redevelopment Agency in 2012, the LMIHF is no longer available as a funding source.</p>

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
13. Collaboration with Affordable Housing Developers	<p>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. Assist and support developers of housing for lower-income households, especially housing for extremely low income households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions identified in Program 18 – regulatory concessions. Collaborate with five developers of affordable housing over the planning period to facilitate the construction of 80 affordable units over the planning period (10 extremely low-income, 20 very low-income, 25 low-income, and 25 moderate-income units).</p>	<p>88 very low and low income units in two affordable housing developments were given funding assistance by the City during the planning period. 46 were constructed during the planning period, and the other 42 were issued permits in 2012 and are currently under construction. As developers approach the City with inquiries, they are provided information on development opportunities, available assistance, and incentives.</p> <p><i>Continued Appropriateness:</i> The City will continue to work with qualified affordable housing developers; this program is included in the 2013-2021 Housing Element as part of the City’s overall program to facilitate affordable housing development; however, with the dissolution of the Redevelopment Agency, the City’s ability to offer direct financial contribution to the development of affordable is extremely limited due to elimination of the LMIHF.</p>
14. Supportive Services	<p>Assist 33 persons with temporary shelter and supportive services over the five-year planning period.</p>	<p>The City has contracted with Crisis House to provide a Homeless Prevention and Intervention program. An average of 524 people per year were assisted through this program from 2005-2012.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.</p>

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
15. Santee Redevelopment Project	Continue to maximize creation and expansion of affordable housing opportunities through use of redevelopment set-aside funds to leverage other affordable housing resources. Partner with at least one affordable housing developer within the planning period to provide new affordable multifamily rental apartments in Santee. Encourage affordable housing developers to provide housing affordable to extremely low income households.	88 very low and low income units were in two affordable housing developments were given funding assistance by the City during the 2005-2012 period. 46 were constructed during the planning period, and the other 42 were issued permits in 2012 and are currently under construction. Redevelopment set-aside funds are no longer available for future projects in the City as of February 1, 2012, when the 2011 Budget Act took effect.  <i>Continued Appropriateness:</i> This program has been eliminated.
16. San Diego County Regional Mortgage Credit Certificate Program	Facilitate the provision of five MCCs annually (2 at <80 percent AMI and 3 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.	The City participated in and promoted the MCC program. During the 2005-2012 planning period, 41 Santee residents received MCCs.  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.
17. Inventory of Available Sites	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.	An inventory of available sites for residential development is maintained by the San Diego Association of Governments (SANDAG) and is available to prospective residential developers by City staff upon request. In addition, staff has answered multiple requests from developers interested in pursuing affordable housing opportunities within the City.  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
18. Regulatory Concessions and Incentives for Affordable and Senior Housing	Assist developers on a case-by-case basis in the construction of affordable housing through application of Municipal Code Chapter 17.26.	<p>The City approved two density bonus projects within the planning period. The Cedar Creek development was completed in 2010 and benefited from a density bonus and parking reductions. The Forester Square project, which is currently under construction, received a density bonus, parking reduction, and setback modification.</p> <p><i>Continued Appropriateness:</i> The City will continue implementing its density bonus ordinance; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding density bonuses and the available concessions/incentives are referenced in an overall program to facilitate the construction of affordable and senior housing.</p>
19. Housing for Persons with Disabilities	Reasonably accommodate the housing needs of persons with disabilities on a case-by-case basis.	<p>The City updated the Zoning Ordinance in January 2013 to include a ministerial reasonable accommodation procedure pursuant to SB 520 and consistent with HCD's model ordinance. Two reasonable accommodation requests were received within the 2005-2012 period and both were granted.</p> <p><i>Continued Appropriateness:</i> The City will continue implementing its reasonable accommodation ordinance; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding reasonable accommodation for persons with disabilities.</p>
20. Transitional Housing	Revise the Zoning Ordinance to permit transitional housing.	<p>The City revised the Zoning Ordinance in January 2013 to permit transitional housing in all residential zones pursuant to SB2.</p> <p><i>Continued Appropriateness:</i> The City is now compliant with SB2. This program is not included in the 2013-2021 Housing Element.</p>

**Table 5-1  
Summary of Program Accomplishments 2005 through 2012**

Program (2005-2012)	Objectives	Evaluation and Continued Appropriateness for 2013-2021 Housing Element
21. Emergency Shelters	Collaborate with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters.	<p>While the City remains open to this collaboration, the merit of such an agreement has not yet been formally explored. The City revised the Zoning Ordinance in January 2013 to permit emergency shelters subject to ministerial review in the IG zone pursuant to SB2.</p> <p><i>Continued Appropriateness:</i> The City is now compliant with SB2. The City will continue collaborating with jurisdictions to explore the merit of a multi-jurisdictional agreement for the provision of emergency shelters; however, this is not included in the 2013-2021 Housing Element as a separate housing program. Instead, a policy is included in the Housing Element to affirm the City's position regarding a collaborative approach to the provision of emergency shelters.</p>
22. Single Room Occupancy (SRO) Units	Revise the Zoning Ordinance to define and conditionally permit SROs within multifamily residential zones.	<p>The Zoning Ordinance was revised in January 2013 to permit SRO buildings in all multifamily residential zones by right.</p> <p><i>Continued Appropriateness:</i> The program objectives have been accomplished and therefore the program is not included in the 2013-2021 Housing Element.</p>
23. Supportive Housing	Revise the Zoning Ordinance to define and permit supportive housing	<p>The Zoning Ordinance was revised in January 2013 to permit supportive housing in all residential zones.</p> <p><i>Continued Appropriateness:</i> The City is now compliant with SB2. This program is not included in the 2013-2021 Housing Element.</p>
24. Refined Development Review Permit Ordinance Language	Reduce ambiguity and increase development certainty by revising Development Review Permit requirements.	<p>The Zoning Ordinance was revised in January 2013 to reduce ambiguity in the Development Review Permit Requirements.</p> <p><i>Continued Appropriateness:</i> The program objectives have been accomplished and therefore the program is not included in the 2013-2021 Housing Element.</p>

<b>Table 5-1                      Summary of Program Accomplishments 2005 through 2012</b>		
<b>Program (2005-2012)</b>	<b>Objectives</b>	<b>Evaluation and Continued Appropriateness for 2013-2021 Housing Element</b>
25: Equal Housing Opportunity Services	Continue to contract with a fair housing service provider to provide fair housing services to residents of Santee over the five-year planning period. Implement recommendations of the Regional "Assessment of Impediments to Fair Housing" (AI). Participate in regional efforts to update the AI every five years. Provide link on City website providing information about fair housing services.	The City contracted with Heartland Human Relations (2005) and the Center for Social Advocacy (2006-2012) to provide fair housing services during the planning period. These agencies assisted 437 residents with fair housing and/or tenant-landlord disputes. The City also participated in the 2005-2010 and 2010-2015 updates of the San Diego County Regional AI. No City-specific impediments were identified in the 2005-2010 AI and the City revised the Zoning Ordinance in January 2013 to remove potential impediments related to SB2 and AB2634 compliance identified in the 2010-2015 AI. The City established a link on the City's website providing information about fair housing services: <a href="http://www.ci.santee.ca.us/Index.aspx?page=393">http://www.ci.santee.ca.us/Index.aspx?page=393</a>  <i>Continued Appropriateness:</i> This program is included in the 2013-2021 Housing Element.

**Table 5-2  
Housing Element Accomplishments  
Calendar Years 2005 through 2012**

Housing Assistance Type	Objectives	2005	2006	2007	2008	2009	2010	2011	2012	Accomplishments
<i>Housing Units Constructed</i>										
Extremely Low Income <30% AMI	134	0	0	0	0	0	5	0	2	7
Very Low Income 30-50% AMI	183	0	0	0	0	0	5	0	3	8
Low-Income 50-80% AMI	241	0	0	0	0	0	41	0	38	79
Moderate Income 80-120% AMI	261	0	0	0	3	1	53	7	20	77
Upper Income +120% AMI	562	286	86	258	157	152	63	153	20	1022
<i>Total</i>	1381	286	86	258	160	153	167	160	83	1353
<i>Housing Units Conserved</i>										
Section 8 At-Risk	230	230	230	230	230	230	230	230	121	121
<i>Housing Units Rehabilitated</i>										
Rehabilitation Loans	25	10	0	0	0	0	0	0	0	10
<i>Rental Assistance</i>										
Housing Choice Vouchers	200/yr	263	237	251	259	289	270	282	344	274

# Section 6

## 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, federal, and state financing and subsidy programs to support the development 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;
- 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 regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserves assisted housing developments for lower income households.

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. Depending on funding availability, the City will consider modifications to Housing Element programs as necessary and appropriate to implement General Plan goals and policies.

## A. Quantified Objectives

The City of Santee proposes the following objectives for the 2013-2021 Housing Element:

**Table 6-1  
Quantified Housing Objectives: 2013-2021**

	RHNA <sup>1</sup>	New Construction	Rehabilitation	Conservation/ Preservation	Rental Assistance	Home Purchase Assistance <sup>2</sup>	Other Assistance <sup>3</sup>
Extremely Low Income	457	2	4	15	850	2	785
Very Low Income	457	5	12	46	1,550	8	950
Low Income	694	35	64	248	0	34	350
Moderate Income	642	20	0	0	0	16	255
Above Moderate Income	1,410	1,000	0	0	0	0	0
Total	3,660	1,085	80	309	2,400	60	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 914 very low income units may be divided into 457 very low and 457 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) Participants in the City's first-time homebuyer program (Program 8) may also receive assistance from the MCC program (Program 9). Therefore, the quantified objectives in this table assume some degree of overlap.
- (3) "Other Assistance" includes residents assisted through the Manufactured Home Fair Practices Program (Program 10), Supportive Services (Program 12), and Equal Housing Opportunity Services (Program 16). Income data for residents assisted under these programs are not reported.

## 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
- Promoting Equal Housing Opportunity

## 1. PRESERVING, CONSERVING, AND IMPROVING THE EXISTING HOUSING STOCK

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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. Specifically, more than four out of every five existing housing units in Santee will be older than 30 years and of sufficient age to be susceptible to deterioration, requiring maintenance or rehabilitation by the end of this planning period (2021). 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: Continue to offer a residential rehabilitation program, which provides financial and technical assistance to lower income property owners to enable correction of housing deficiencies that could not otherwise be undertaken.

Policy 1.3: Focus rehabilitation assistance to create substantive neighborhood improvement and stimulate additional unassisted 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 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.

Policy 1.6: Track and maintain statistics annually for housing units in need of rehabilitation or replacement.

**Objective 2.0:** Preserve existing affordable housing options in Santee.

Policy 2.1: Monitor the status of at-risk multifamily 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 multifamily rental properties to condominiums through application of Santee's Condominium Conversion Ordinance.

Policy 2.4: Continue to support existing County and City rental assistance programs.

### **Program 1: Code Enforcement**

#### *Title 25 of the California Administrative Code (Mobilehome Parks Act)*

Chapter 2 of Title 25 is the Mobilehome Parks Act. Article 10 of Chapter 2 deals with the maintenance, use and occupancy requirements of mobilehome parks. The purpose of this article is to implement, interpret and make specific the requirements of the Health and Safety Code as it pertains to mobilehome parks. The condition of mobile homes in Santee as well as the abatement of substandard conditions is regulated by Chapter 2 of Title 25. The provisions of Article 10 are implemented on an ongoing basis in Santee. The enforcement agency is the State Department of Housing and Community Development.

#### *Uniform Administrative Code*

The City adopted and implements the Uniform Administrative Code, 1997 edition. The abatement of substandard housing conditions in the City has relied upon the requirements of the Uniform Administrative Code, and the City's zoning laws governing property maintenance. The Uniform Administrative Code requirements relate principally to substandard structural conditions. These conditions are described in the "unsafe buildings" section of the Code. Implementation of these provisions of the Codes for purposes of assuring housing quality is accomplished on an ongoing basis.

#### *Uniform Housing Code*

The Uniform Housing Code is enforced through the County Health Department, at the request of tenants who believe that their rental property is in violation of the Uniform Housing Code. The most common violations reported are leaking roofs, lack of heat, electrical and plumbing problems. The County enforces State Housing Law pertaining to sanitation, ventilation, use or occupancy of apartment complexes, as well as hotels.

The provisions of the Uniform Housing Code relate only to existing dwellings and do not affect new construction. Adoption of the 1994 Uniform Code for Abatement of Dangerous Buildings and 2010 California Building Code expands the City's direct involvement in the abatement of a wide range of substandard housing conditions, and to achieve abatement through established procedures.

The City of Santee actively pursues reported code violations in the City. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure or through the Administrative Citation process, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Continue to implement the applicable sections of the Santee Municipal Code, the 2010 California Building Code and Uniform Housing Code through County contract.  
**Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

### **Program 2: Mobile Home Conversion Regulations**

Conversion regulations for mobile homes are contained in both Section 16.20.020 of the City Subdivision Ordinance and Section 17.22.030(D) of the Zoning Ordinance. The City Zoning Ordinance, through the Mobile Home Park Overlay District, regulates the rezoning of existing mobile home parks. Rezoning applications for property containing an existing mobile home park and zoned for such use must satisfy several requirements and standards.

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  
**2013-2021 Objectives:** Assess the impact of the loss of affordable housing opportunities through implementation of mobile home conversion regulations.  
**Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

### **Program 3: Minor Home Improvement Loans**

The City has used CDBG funds to assist organizations that provide home improvement and repair services to lower income households. Examples of home improvement and repair include the installation of home security devices and minor home repair such as in-home ADA improvements, weatherproofing, etc.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** CDBG  
**2013-2021 Objectives:** Assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.  
**Timeframe:** Annual allocation of CDBG funds through the HUD Action Plan process, and annual monitoring and reporting through the HUD CAPER process throughout the planning period.

**Program 4: Conservation of Existing and Future Affordable Units**

As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units (see Table 2-20 on page 2-27). Neither property has provided notice of intent to convert to market rate. In November 2012, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. There were several responses. In January 2013, those who responded were given contact information for the owners of the two properties at risk during the planning period.

**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 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:

- Monitor Units at Risk: Monitor the status of Carlton Country Club Villas and Woodglen Vista 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 assist tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing Authority.

**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 Entities (<http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>), educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

**Program 5: 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 Program. According to the Housing Authority, approximately 344 households received assistance through the program as of June 2012.

**Responsible Agency:** San Diego County Housing Authority  
**Financing:** U.S. Department of Housing and Urban Development  
**2013-2021 Objectives:** 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.  
**Timeframe:** Ongoing implementation and annual monitoring throughout the planning period.

**Program 6: Mobile Home Park Assistance Program**

Administered through the California Department of Housing and Community Development (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 successfully co-sponsored one MPAP application in 1996. Residents of the Highlands Mobile Home Park on Mission Gorge Road formed a corporation and purchased a 30-year lease using State MPAP funds. The City assisted 29 lower-income residents by lending \$8,500 each to purchase a share in the non-profit corporation. The City will continue to advertise the program'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.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Circulate fliers to existing mobile home renter parks periodically. Co-sponsor MPAP applications as opportunity arises.  
**Timeframe:** Annual flier circulation and monitoring and reporting throughout the planning period.

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

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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**). Compounding the need for affordable rental housing in the City is the displacement of lower income tenants from multifamily housing to accommodate the extension of State Route 52 to Mission Gorge Road, completed in fall of 1998. The extension of SR 52 to SR 67 is estimated to have displaced approximately 118 single-family dwelling units, 310 multifamily dwelling units, and 229 mobile home units, for a total of 657 dwelling units. CalTrans maintains responsibility for mitigation through relocation assistance. 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: Encourage the use of energy conservation devices such as low flush toilets and weatherization improvements. 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 use of favorable home purchasing techniques, such as shared equity and limited equity cooperatives, as might become available through public and private agencies and institutions.

Policy 3.4: 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.

Policy 4.1: Continue to support and actively market shared housing as an affordable housing option for seniors.

Policy 4.2: 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 4.3: 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. 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, halfway houses and homes with supervised care.

**Program 7: 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.

**Responsible Agency:** City of Santee Department of Development Services

**Financing:** HOME and CalHome

**2013-2021 Objectives:** 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). Evaluate program through the Consolidated Plan Annual Reporting process.

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

**Program 8: San Diego County Regional Mortgage Credit Certificate 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. The mortgage payments are used to repay the bonds; there is no City guarantee required. The City is a part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time homebuyers. The coalition hires a consultant to administer the program and the City contributes to the administration costs. Participants in the City's first-time homebuyer program (**Program 7**) that meet the income requirements of the MCC program are referred by the City to the consultant.

**Responsible Agency:** Regional Mortgage Credit Certificate Consortium  
**Financing:** Federal tax credits  
**2013-2021 Objectives:** 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.  
**Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

**Program 9: 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 quarterly 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.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Mobilehome Park Assessment Fees  
**2013-2021 Objectives:** Assist approximately 1,200 mobile home owners.  
**Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

**Program 10: Facilitate Affordable Housing Development**

Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable housing development. Continuing reductions in federal funding of HUD programs such as CDBG and HOME will constrain the City's ability to offer committed funding assistance to future affordable housing even further. 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 affordable housing developer is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8 or Tax Credits) is provided to the individual household to keep rents affordable. An affordable housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. 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 and lot consolidation).
- 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 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. For example, the City recently approved density bonuses and reduced parking for the Cedar Creek and Forester Square affordable housing developments. The City also modified a setback for the Forester Square development, pursuant to the density bonus ordinance. The City will also offer incentives to developers who acquire and consolidate smaller parcels for the purpose of providing well-planned and high quality residential development (**Program 13**).

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** 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. Assist and support developers of housing for lower income households, especially housing for extremely low income households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions. 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).

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

**Program 11: 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

**2013-2021 Objectives:** 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).

**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**

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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: Facilitate the consolidation of smaller parcels to encourage well-planned and high quality residential developments.
- Policy 5.7: Ensure that sites in the Residential Sites Inventory are available during the planning period by overriding the Gillespie Field ALUCP as appropriate, and as necessary unless AB2292 downzoning findings can be made.

**Program 12: Inventory of Available Sites**

Santee’s residential sites inventory consists of over 2,714 acres of developable land with the capacity to yield at least 3,625 new units during the planning period. These sites can accommodate Santee’s RHNA for all income levels through 2021. To accommodate a portion of the City’s remaining need lower and moderate income households, the City rezoned 14.57 acres from R-14 (14-22 dua) to R-22 (22-30 dua), 5.61 acres from General Commercial (GC) to R-22, and 4.60 acres from R-7 (7-14 dua) to R-14 in January 2013. 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
- 2013-2021 Objectives:** Maintain an inventory of the available sites for residential development and provide it to prospective residential developers upon request.
- Timeframe:** Ongoing implementation and annual monitoring and reporting throughout the planning period. .

**Program 13: Lot Consolidation Incentives**

Approximately 45 percent of the acreage identified in **Appendix C, Sites Inventory**, that is zoned for multifamily uses and consists of parcels that are smaller than one-acre in size. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The City acknowledges that market forces and dwindling federal, State, regional, and local resources for may make similar consolidation more difficult in the future. In response, the City will research and evaluate the effectiveness of lot assemblage and consolidation incentives offered by other cities and counties. Based on the results of this research, the City will develop a menu of incentives appropriate for Santee and amend the Town Center Specific Plan (TCSP) and update the Zoning Ordinance. Incentives to be considered for developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses will be proportional to the number of lots and/or total area consolidated).

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Research and evaluate lot consolidation incentives offered by other cities and counties. Amend the Update the Zoning Ordinance to include lot consolidation incentives.  
**Timeframe:** Update the Zoning Ordinance to include lot consolidation incentives within one year of adoption of the 2013-2021 Housing Element. Annual monitoring and reporting throughout the planning period.

**Program 14: Monitoring of Residential Capacity (No Net Loss)**

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.

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.  
**Timeframe:** Annual monitoring and reporting throughout the planning period.

#### 4. REMOVING GOVERNMENTAL CONSTRAINTS AS APPLICABLE

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State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. In 1993, the City Council assumed the responsibilities of the Planning Commission in an effort to reduce City costs and streamline the permit review process. In 2003, a series of zoning ordinance amendments simplified the permit review process for several types of development, and established a new administrative Minor Conditional Use Permit. Density bonus regulations were updated in 2007. In 2010, the City created a new Urban Residential land use designation and zone district that requires 30 units per gross acre and allows structures as high as 55 feet or four stories. In 2013, the City updated the Zoning Ordinance to:

- Establish a ministerial reasonable accommodation procedure;
- Remove the CUP requirement for third and fourth stories in the R-14 and R-22 zones (respectively);
- Remove the Development Review Permit requirement for second dwelling units;
- Refine Development Review Permit language; and
- Accommodate single room occupancy (SRO) buildings, transitional housing, supportive housing, and emergency shelters.

The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing, particularly in chapters pertaining to residential uses.

As the City's vacant and underutilized sites are developed/re-developed, outlying properties in hillside areas are being assessed for development potential. These hillside areas often support coastal sage scrub and grasslands. The effects of development on vegetation habitats must be fully assessed and mitigation required for removal. The environmental review process will be streamlined with the MSCP Subarea Plan in place.

**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 senior housing through implementation of the density bonus ordinance.

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 15: Farm Worker Housing**

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations and the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will review and revise the Zoning Ordinance to address compliance with Sections 17021.5 and 17021.6 of the Health and Safety Code. .

**Responsible Agency:** City of Santee Department of Development Services  
**Financing:** Department budget  
**2013-2021 Objectives:** Review and revise the Zoning Ordinance to address compliance with Health and Safety Code Sections 17021.5 and 17021.6 .  
**Timeframe:** Review and revise the Zoning Ordinance within one year of adoption of the Housing Element.

**Program 16: 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. While the 2013-2021 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Santee, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the 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.

<b>Responsible Agency:</b>	City of Santee Department of Development Services
<b>Financing:</b>	Department budget
<b>2013-2021 Objectives:</b>	Monitor State and federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.
<b>Timeframe:</b>	Annual monitoring and reporting throughout the planning period.

## 5. PROMOTING EQUAL HOUSING OPPORTUNITY

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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 race, religion, sex, family size, marital status, sexual orientation, ancestry, national origin, color, age, physical or mental disability.

**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 race, ethnic background, religion, handicap, income, sex, age, sexual orientation, gender identity, and household composition.

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, 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 17: 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 to provide fair housing services. The City participated in a regional assessment of impediments to fair housing choice in 2010. The Study identified potential impediments to fair housing in the City's policies or administrative procedures related to SB 2 and AB 2634 compliance. In January 2013, the

City updated the Zoning Ordinance to remove these impediments to allow emergency shelters, transitional housing, supportive housing, and SRO facilities consistent with State law. The City attends monthly Fair Housing Resource Board meetings which are comprised of the 18 cities in the County, and the County, and HUD San Diego, 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; and,
- Counsel and educate tenants and landlords.

In 2010, the City disbanded the Human Relations Advisory Board and authorized the Community-Oriented Policing Committee (COMPOC) to assume the role of the Board. Two Board members serve on the COMPOC.

COMPOC continues to:

- Provide a forum for public input regarding issues of discrimination and prejudice in the community;
- Conduct special studies of discrimination and prejudice within the community at the request of the City Council;
- Develop a program for crisis intervention in response to occurrences of discrimination and prejudice within the community;
- Provide referrals to existing agencies to assist individuals in the resolution of their complaints of discrimination; and
- Prepare and distribute educational and informational materials relating to prejudice and discrimination and recommend ways of eliminating such prejudice and discrimination.

As stated, the Board provides agency referrals to assist individuals in the resolution of complaints of discrimination. Fair housing related complaints are referred to the Center for Social Advocacy and Fair Housing Council.

Additionally, as part of the CDBG process, the City has continued to explore additional opportunities to enhance fair housing in the City. The City utilizes CDBG funds to provide tenant/landlord counseling and related housing services to community residents. The City has allocated approximately \$8,000 toward the program each fiscal year. Additionally, the City will provide a link on its website with information about fair housing services.

**Responsible Agency:** City of Santee Department of Development Services; COMPOC; fair housing service provider

**Financing:** City of Santee General Fund, CDBG

**2013-2021 Objectives:** 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.

**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.

## Public Participation

This Appendix contains information on public outreach efforts during preparation of the Housing Element. As this document was being written, public outreach was conducted in four separate ways, which are outlined below. In addition, the City Council Meeting to adopt this document was publicly noticed in the East County Californian and on the City's website on March 21, 2013. It took place on April 10, 2013.

### 1. January and February 2012 Housing Element Community Workshops

The following were invited to attend Public Workshops held on January 30 and February 28, 2012. These meetings were also publicly noticed in the newspaper, the City's website, in the Santee Review, and on Facebook and Twitter. Agencies and organizations that responded are listed below, with a summary of comments:

- San Diego Housing Federation: A representative from the San Diego Housing Federation attended the January 30 workshop. He expressed that he was there to gather information and that the Housing Federation was available as a resource should the City need.
- City of El Cajon: A planner from the City of El Cajon attended the February 28 workshop. He did not provide comments at the time; he was there to monitor and learn from Santee's process.
- Regional Task Force on the Homeless: Did not attend workshops but provided information on homeless counts, which was used in the Housing Element.
- San Diego County Apartment Association: Did not attend workshops but provided updated information on rents for use in the Housing Element.

San Diego Community Land Trust: Did not attend workshops, but met separately with the City to offer information on Community Land Trusts.

The following agencies and organizations were invited to the workshops but did not attend or respond with written or oral comments:

- Access to Independence
- Affordable Housing Advocates
- Building Industry Association of San Diego
- Community Housing Works
- Cities of Carlsbad, Chula Vista, Coronado, Del Mar, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Vista
- County of San Diego
- San Diego Grantmakers
- Corporation for Supportive Housing
- Environmental Health Coalition
- Fair Housing Council
- California Department of Housing and Community Development
- Center for Policy Initiatives
- San Diego Regional Chamber of Commerce
- Interfaith Housing Foundation
- San Diego Association of Governments

The San Diego Housing Federation publication “Best Practices for Housing Elements” was used as a reference during the preparation of this Element. Certain programs contained therein (Accessory Dwelling Units, reductions in parking requirements for affordable housing) have already been implemented in Santee, and others (At-Risk properties and affordable housing education) are implemented in this Housing Element (**Section 6, Programs 4 and 6**, respectively). The Regional Task Force for the Homeless information was used to provide data on the homeless in Section 2. **Section 6, Program 11**, Supportive Services, addresses service providers that provide aid to the homeless or near-homeless in Santee. The San Diego County Apartment Association rental data was used in Section 2. The Community Land Trust provided information on Community Land Trusts that was not included as a program in this Element; however, Community Land Trusts could be eligible for incentives for affordable housing under the City’s current Density Bonus Ordinance, or the proposed Lot Consolidation Ordinance (**Section 6, Programs 10 and 13**).

**2. Agencies and Organizations Requested to Provide Additional Feedback**

Subsequent to the Housing Element workshops, the City contacted advocacy organizations and developers in an effort to elicit additional participation. The following is a list of those who were contacted with follow-up emails and phone calls.

Agencies and organizations that responded are listed below, with a summary of comments:

- San Diego Housing Federation: Again referred the City to resources and best practices information on their website.
- Wakeland Housing Corporation: Answered a series of interview questions from a developer’s perspective).

The following agencies and organizations were requested to respond but did not respond with written or oral comments:

- Affordable Housing Advocates
- LINC Housing
- The Hampstead Companies
- The USA Properties Fund
- Roem Corporation
- Reiner Communities
- California Human Development
- Domus Development
- EPMI
- California Commercial Investments

As mentioned above, the San Diego Housing Federation’s Best Practices document was used in the preparation of this Element. The interview questions the City asked Wakeland Housing Corporation, their answers, and the City’s responses are shown below:

	Question	Answer	City Response
1	As an affordable housing developer, what are some of the barriers you typically encounter?	The biggest barrier to affordable housing development is the lack of “gap financing” the local or public funding necessary to make affordable projects	The City acknowledges this response, but in the absence of the availability of Redevelopment funding, the City’s availability to directly assist developers with large amounts of funding is

	Question	Answer	City Response
		possible.	limited. Programs to facilitate the feasibility of new affordable housing developments include collaboration with developers and Density Bonus ( <b>Section 6, Program 10</b> ), and Lot Consolidation ( <b>Section 6, Program 13</b> ).
2	How do you recommend getting around barriers in a way that is beneficial to all parties?	Engage staff/politicians and the community in meaningful discussion about the benefits of affordable housing and community development so that providing funds for affordable housing becomes a high priority.	The City is supportive of efforts at all levels of government (local, state, and federal) to obtain greater funding for affordable housing and will collaborate with developers as needed ( <b>Section 6, Program 10</b> ).
3	In the post-redevelopment area, what are some ways that cities can incentivize affordable housing?	Implement or increase ‘in lieu’ fees, reduce parking requirements, reduce impact fees, and donate land	Reduced parking has been provided to past affordable housing projects through density bonus provisions of the Zoning Ordinance. The City will collaborate with developers as needed to identify opportunities for additional incentives ( <b>Section 6, Program 10</b> ).
4	With redevelopment gone, Is the age of 100% affordable housing projects over in the State of California?	The number of projects will likely decrease in the near term but not disappear altogether	Working with developers to identify creative ways to promote affordable housing is one of the goals of <b>Section 6, Program 10</b> , Collaboration with Affordable Housing Developers.
5	What are the other funding sources available to affordable housing?	AB 1585 TOD and Infill, land donations from Cities, Mental Health Services Act, HUD 202 & 811, County sources, HOME, Transition Aged Youth, Housing Opportunities for Persons with AIDS, US Department of Agriculture, Section 8 tenant or project based – to name a few. The list of sources is quite long but many of them oversubscribed, don’t apply to most projects, or they are overly cumbersome such that the additional funding is not worth the cost of using the source.	Working with developers to identify creative ways to promote affordable housing is one of the goals of <b>Section 6, Program 10</b> , Collaboration with Affordable Housing Developers.

	Question	Answer	City Response
6	Are mixed-income projects (some market rate, some affordable) likely to be the wave of the future?	If market rate development increases substantially this model would likely become more prevalent.	The Density Bonus ordinance provides incentives for mixed-income projects ( <b>Section 6, Program 10</b> ).
7	We haven't seen a mixed-income project yet in Santee. In general, do you think density bonus is enough to make a mixed-income project pencil out?	An increased density bonus would help but won't be the only driver	The Density Bonus ordinance already provides incentives for mixed-income projects ( <b>Section 6, Program 10</b> ). The City remains open to further collaborating with developers to identify future opportunities ( <b>Section 6, Program 10</b> ).
8	If not, what are some other ideas the City could consider?	Increase 'in lieu' fees, reduce parking requirements, reduce impact fees, and donate land	The Density Bonus ordinance already provides incentives for mixed-income projects ( <b>Section 6, Program 10</b> ). The City remains open to further collaborating with developers to identify future opportunities ( <b>Section 6, Program 10</b> ).
9	What is your "ideal" site for a project?	Ideally, the project would qualify for 9% tax credits, which bring the highest amount of subsidy into a project. To qualify, it must be within ¼ mile of a trolley, public schools, library, public medical facility, all levels of employment, a park, full scale grocery store, and a pharmacy.	There are sites in the sites inventory that satisfy most, if not all of these criteria. The City remains open to further collaborating with developers to identify future opportunities ( <b>Section 6, Program 10</b> ).
10	What can the City do to aid you in site selection?	Change zoning to increase the density allowed on properties that meet the 'ideal' requirements above	There are sites in the sites inventory that satisfy most, if not all of these criteria. The City remains open to further collaborating with developers to identify future opportunities ( <b>Section 6, Program 10</b> ).
11	What can cities do to become more attractive to affordable housing developers?	Increase 'in lieu' fees, reduce parking requirements, reduce impact fees, and donate land	The Density Bonus ordinance already provides incentives for affordable housing projects ( <b>Section 6, Programs 10 and 13</b> ). The City remains open to further collaborating with developers to identify future opportunities ( <b>Section 6, Program 10</b> ).

### 3. Public Workshop and Hearing on Housing Element-Related Rezones, and Public Hearing on the Housing Element Implementation Ordinance

The City also held a public workshop on November 14, 2012 and a public hearing on January 9, 2013, both related to the Housing Element. The workshop was to provide information on and request authorization to proceed with designating properties for the provision of land to accommodate the housing needs of lower income households. The January 9, 2013 hearing was both to approve these land use changes and to approve an ordinance implementing programs from the previous Housing Element.

No public comments were received at the November 14 workshop. At the January 9 meeting, one comment was received from a property owner at one of the sites proposed for rezoning, who supported the proposal. At both meetings, staff presented that all rezonings and Zoning Ordinance Revisions recommended were to accommodate the City's current and future housing needs. All were approved.

### 4. Housing Element Survey

The following survey was published on the front page of the City's website from December 14, 2012 to January 14, 2013 and received 41 responses. It was publicized in the City's newsletter, the Santee Review, and on Facebook and Twitter. The Santee Patch printed a story on the survey as well. Responses were used in the preparation of this Housing Element.

Question	Answers	Notes
1. Do housing options in the City meet your needs?	80% Yes 17.5% No 2.5% Not Sure	40 of 41 people answered this question. "Not Sure" responses mentioned the need for more housing in Fanita Ranch
2. Do you think it is hard to find affordable housing in Santee?	27.5% Yes 70% No 2.5% Not Sure	40 of 41 people answered this question. "Not Sure" responses expressed reluctance to subsidize the affordable housing of others.
3. What types of affordable housing are needed in Santee? (Check all that apply)	Condominiums: 10 people, 27% of respondents  Town Homes: 12 people, 32.4% of respondents  Large Family Units: 11 people, 29.7% of respondents  Low-Rent Apartments: 9 people, 24.3% of respondents  Other: 16 people, 43.2% of respondents	37 of 41 people answered this question. "Other" responses included single family detached homes, manufactured homes, expressed that more housing wasn't needed, expressed that more mobile homes and apartments weren't needed, that more affordable housing wasn't needed, and that single family homes for young families were needed.
4. What do you think the city can do to help make housing more	Provide financial assistance to low-income households: 7 people, 27% of respondents	38 of 41 people answered this question. "Other" responses included buying up older

City of Santee Housing Element

Question	Answers	Notes
affordable? (Please select one or more)	<p>Provide technical assistance to private loan applications: 13 people, 27% of respondents</p> <p>Promote development of affordable housing 20 people, 27% of respondents</p> <p>Other (please specify): 10 people, 26.3% of respondents</p>	mobile home parks to sell to developers, doing nothing, that it wasn't the City's job to make housing more affordable, and expressed that more lower income residents weren't desired.
5. Do you think there is an unmet need for housing for the following special needs groups? (Choose all that apply)	<p>Homeless: 6 people, 17.1% of respondents</p> <p>Seniors: 15 people, 42.5% of respondents</p> <p>Farmworkers: 2 people, 5.7% of respondents</p> <p>Persons with Disabilities: 6 people, 17.1% of respondents</p> <p>Large Households: 13 people, 37.1% of respondents</p> <p>Female headed households: 8 people, 22.9% of respondents</p> <p>Other (please specify): 12 people, 34.3% of respondents</p>	35 of 41 people responded to this question. "Other" answers included that there were no unmet needs, that there was a low-income need, that there was a single minimum wage earner need, and that they don't want Santee to turn into a low-income city.
6. Are there any other problems to finding housing in Santee (for example, discrimination, poor quality, lack of bank loans, etc, please explain)?	This question asked for narrative responses.	17 of 41 people responded to this question. Responses included a flat "no," a need for newer homes, a need for more larger homes, shared equity for lower income residents, and a need for cheaper apartments for minimum wage earners.
7. Are there specific places where you would like to see multifamily housing built?	<p>No: 75%</p> <p>Yes (please specify): 25%</p>	40 of 41 people answered this question. Yes responses generally used the text box to make complaints against the City for unrelated matters, or said "someplace else" (effectively, miscategorized "no" responses). Usable "Yes" responses included the northeast section of Santee, near Las Colinas and the

Question	Answers	Notes
		Transit Center, and in other parts of the City replacing older units.
8. Is there anything else you would like the City to know about housing, housing needs, or the provision of housing in Santee?	This question asked for narrative responses.	19 of 41 people answered this question. Many respondents used the text box to address the City on matters not related to housing. Several respondents expressed a concern that lower income housing and apartments lead to urban blight and a decline in property values, and/or that Santee has enough multifamily and lower-income single family and they don't want any more. One respondent said it was too expensive to retire here, and another said that lower income families reduce quality of life for all.

Themes in the responses include:

1. Approximately 25% of respondents identified that housing in Santee didn't meet their needs and that they have trouble finding affordable housing (addressed by **Section 6, Programs 4, 5, 6, 7, 8, 10, 11, 12, and 16**).
2. Approximately one quarter to one-third of Santee respondents would like to see more affordable condominiums and apartments in Santee, along with units for larger families (addressed by **Section 6, Programs 4, 5, 7, 8, 10, 12, and 16**).
3. Twenty-seven percent of respondents identified more financial assistance from the City as a way to accommodate affordable housing needs, and also identified that the City should promote development of more affordable housing (addressed by **Section 6, Programs 3, 5, 6, 7, 8, 10, 12, and 13**).
4. Seniors, the disabled, large families, and the homeless were identified by many as having significant unmet needs (addressed by **Section 6, Programs 5, 6, 11, 15, and 16**).

### Undeveloped or 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 B-1**. See **Figure B-1** on the next page for parcel locations on Woodside Avenue North.

<b>Table B-1 Vacant or Underutilized General Industrial (IG) Parcels</b>		
<b>Parcel Number</b>	<b>Acres</b>	<b>Existing Uses/Improvements</b>
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
384-180-18	0.55	Mostly Undeveloped/Unimproved Outdoor Storage on Portion of Site
384-261-20	0.71	Outdoor Storage/Asphalt
384-311-21	2.63	Undeveloped/Unimproved
384-250-24	0.63	Undeveloped/Unimproved
<b>TOTAL</b>	<b>6.92</b>	
Source: City of Santee, 2013.		

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 26 homeless individuals (identified unsheltered homeless population in Santee in January-February 2012) or at least one year-round emergency shelter.

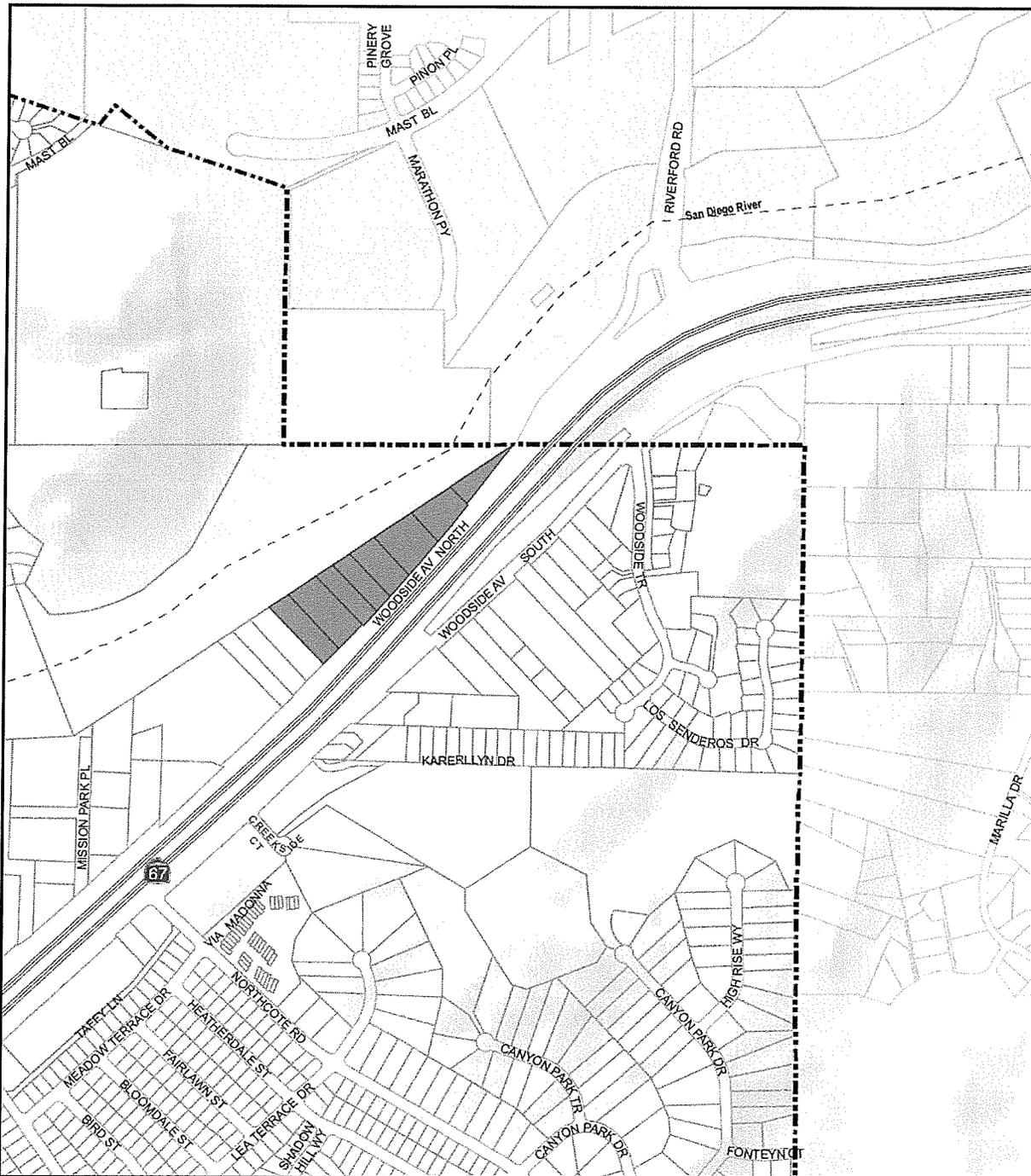
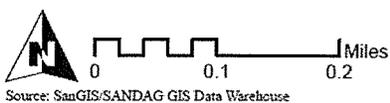


Figure B-1  
IG (General Industrial) zoned parcels  
on Woodside Avenue North



Residential 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 2013-2020 RHNA. Figure C-1 provides the geographic location of the parcels within Santee.

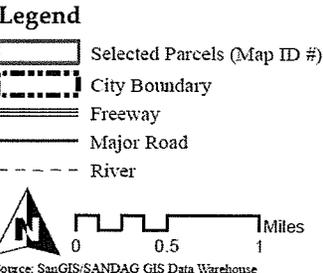
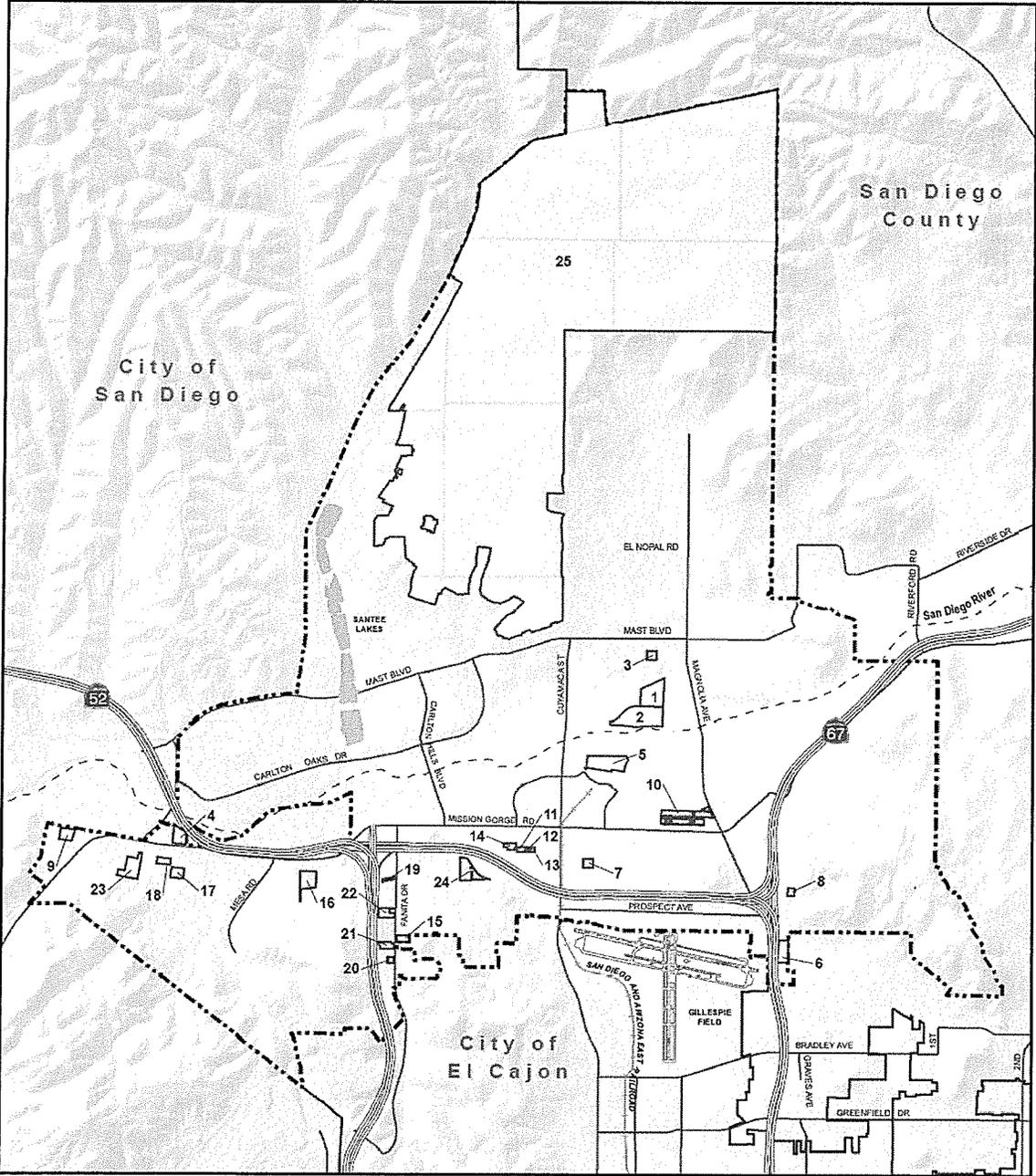


Figure C-1  
Residential Sites Inventory

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
<i>Very Low Income Sites</i>								
1	381-051-12	High Density Residential / R-22	26	12.27	318.99	318	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. Very low income by default.	Vacant
2	381-050-62	Town Center / R-30-TC	30	20.21	600.90	600	County of San Diego owned lot. Minimum and maximum allowable density is 30 du/a. Very low income by default. Undeveloped site. No improvements.	Vacant
			<i>Very Low Income Sites Sub-total</i>			<i>918</i>		
<i>Low Income Sites</i>								
3	381-032-08	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
	381-032-07	High Density Residential / R-22	26	1.15	29.86	29	Undeveloped site. No improvements. Privately owned lot. Rezoned from R-14 to R-22 in January 2013. Maximum allowable density is 30 du/a. Low income by default. Consolidation potential. Located adjacent to another vacant R-22 site.	Vacant
4	383-061-01 7950 Mission Gorge Rd.	High Density Residential / R-22	26	0.84	21.80	21	Small one-story single-family home in poor condition. Circa 1960s construction. Rezoned from GC to R-22 in January 2013. Privately owned with consolidation potential because it is located adjacent to two other underutilized lots that were also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-03 7980 Mission Gorge Rd.	High Density Residential / R-22	26	1.87	97.8	97	Small one-story single-family home in poor condition and small one-story commercial building in fair condition. Most of the property is used for small animal raising and vehicle storage. Rezoned from GC to R-22 in January 2013. Single private owner of contiguous parcels with further consolidation potential because it is located adjacent to another other underutilized lots that was also rezoned from GC to R-22. The site is also located in a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized
	383-061-02 7970 Mission Gorge Rd.							
5	381-050-65*	Town Center / R-22-TC	26	12.56	276.22	276	Undeveloped site. No improvements. Privately owned lot.	Vacant

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
6	387-061-12*	Medium-High Density Residential / R-14	18	2.28	41.12	41	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site..	Vacant
	387-061-11* 8355 Graves Ave	Medium-High Density Residential / R-14	18	2.76	49.65	49	Two detached one-story detached single-family units in fair condition plus a detached two-car garage and ~800SF metal storage shed. Circa 1960s construction. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized
7	384-042-22 9914 Buena Vista Ave	Medium-High Density Residential / R-14	18	0.46	35.56	35	One Small one-story single-family home in poor condition and an operating auto repair shop in one-story garages (~6,000SF). Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-042-23 9936 Buena Vista Ave	Medium-High Density Residential / R-14	18	1.51				
8	384-142-11* 10952 Sunset Trail	Medium-High Density Residential / R-14	18	1.24	22.28	22	Small one-story single-family home in poor condition. Circa 1970s construction. Privately owned.	Underutilized
9	383-021-07 7439 Simeon Dr	Medium-High Density Residential / R-14	18	1.00	18.00	18	Small one-story single-family home in fair condition with detached one-car garage and carport. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	383-021-03 7427 Simeon Dr 383-021-04 8746 Bushy Hill Dr	Medium-High Density Residential / R-14	18	1.09 1.01	37.84	37	Two small detached one-story single-family homes in poor condition. Rezoned from R-7 to R-14 in January 2013. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
				<i>Low Income Sites Sub-total</i>	<i>659.99</i>	<i>654</i>		
<i>Moderate Income Sites</i>								
9 (Cont.)	383-021-06 8758 Bushy Hill Dr	Medium-High Density Residential / R-14	22	0.56	10.03	10	Small one-story single-family home in good condition. Circa 1950s construction. Rezoned from R-7 to R-14 in January 2013. Privately owned lot with consolidation potential because it is located adjacent to other underutilized R-14 lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10	384-106-02 8921 Edgemoor Dr	Town Center / R-22-TC	22	0.09	2.04	2	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-28* 8920 Edgemoor Dr	Town Center / R-22-TC	22	0.14	3.10	3	Two small detached one-story single-family homes in fair condition with detached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-16* 10349 & 10351 Park Ave	Town Center / R-22-TC	22	0.19	4.29	4	Small duplex with attached one-car garage in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-08* 10306 Park Ave	Town Center / R-22-TC	22	0.37	8.23	8	Small one-story single-family unit in fair condition. Slight roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-102-09 10430 Park Ave	Town Center / R-22-TC	22	0.21	4.67	4	Small one-story single-family home in good condition with attached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-15* 10366 Park Ave	Town Center / R-22-TC	22	0.42	9.13	9	Small one-story single-family home in good condition with attached two-car garage. For sale sign in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-01 10447 Park Ave	Town Center / R-22-TC	22	0.31	6.79	6	Dilapidated one-story single-family unit. Circa 1950s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-06 10440 Park Ave	Town Center / R-22-TC	22	0.37	8.08	8	Small one-story single-family unit in poor condition. Roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-24* 10421 Park Ave	Town Center / R-22-TC	22	0.15	3.27	3	Small one-story duplex in fair condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-108-24* 10345 Park Ave	Town Center / R-22-TC	22	0.18	3.97	3	Small one-story single-family unit in fair condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-22* 10405 Park Ave	Town Center / R-22-TC	22	0.32	6.98	6	Small one-story single-family unit in fair condition. Minor roof damage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-16* 10328 Park Ave	Town Center / R-22-TC	22	0.34	7.37	7	Small one-story single-family home in fair condition. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-10 10451 Park Ave	Town Center / R-22-TC	22	0.20	4.49	4	Small one-story single-family home in poor condition. Unmaintained yard. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-25* 8917-8921 4th St	Town Center / R-22-TC	22	0.24	5.34	5	Three attached units in a small one-story building in good condition with attached one-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-104-07 8922 1st St	Town Center / R-22-TC	22	0.12	2.59	2	Very small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-12 10427 Park Ave	Town Center / R-22-TC	22	0.15	3.36	3	Small one-story single-family home in fair condition with detached two-car garage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-103-07 10450 Park Ave	Town Center / R-22-TC	22	0.27	5.91	5	Small one-story single-family home in good condition. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized
	384-102-02* 10412 Park Ave	Town Center / R-22-TC	22	0.33	7.16	7	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-108-18* 10361 Park Ave	Town Center / R-22-TC	22	0.20	4.38	4	Small one-story single-family home in fair condition with attached two-car garage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-13* 10315 Park Ave	Town Center / R-22-TC	22	0.20	4.32	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-14* 10356 Park Ave	Town Center / R-22-TC	22	0.56	12.33	12	Small two-story single-family home in fair condition with attached two-car garage in poor condition. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-16* 10413 Park Ave	Town Center / R-22-TC	22	0.20	4.44	4	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-27* 10365 Park Ave	Town Center / R-22-TC	22	0.32	7.06	7	Small one-story single-family home in poor condition plus detached one-story duplex in poor condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-107-17* 10417 Park Ave	Town Center / R-22-TC	22	0.20	4.35	4	Small one-story single-family home in fair condition with attached one-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-12* 8921 Cottonwood Ave	Town Center / R-22-TC	22	0.20	7.88	7	Dilapidated one-story duplex and small one-story single-family unit in poor condition. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-11* 8925 Cottonwood Ave			0.16				
	384-103-09 10462 Park Ave	Town Center / R-22-TC	22	0.21	4.53	4	Dilapidated two-story single-family home with severe roof and façade damage. Privately owned lot with consolidation potential because it is located adjacent to a vacant lot and another underutilized lot with similar existing uses and conditions.	Underutilized
	384-103-08	Town Center / R-22-TC	22	0.21	4.67	4	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized lots.	Vacant

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-109-15* 10325 Park Ave	Town Center / R-22-TC	22	0.19	8.13	8	Three very small detached one-story single-family homes in poor condition and one in fair condition. Circa 1960s construction. Single owner of contiguous parcels with additional consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-109-17* 10333 Park Ave			0.18				
	384-103-11 8964 Magnolia Ave	Town Center / R-22-TC	22	1.25	27.57	27	Operating church with four one-story buildings (total ~8,000SF) in fair condition and a large parking lot. Non-profit owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-106-16 8932 1st St	Town Center / R-22-TC	22	0.60	13.29	13	One-story single-family home in poor condition. Circa 1950s construction. Non-profit owner inquired about an affordable housing project and expressed interest in acquiring adjacent properties for consolidation.	Underutilized
10 (Cont.)	384-101-19* 10340 Park Ave	Town Center / R-22-TC	22	0.34	7.50	7	Small one-story single-family home in poor condition. Paint and façade maintenance issues plus boarded window. Debris and inoperative vehicle storage in front yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-11* 10318 Park Ave	Town Center / R-22-TC	22	0.21	4.65	4	Very small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-108-17* 10355 Park Ave	Town Center / R-22-TC	22	0.20	4.33	4	Small one-story single-family home in poor condition. Façade damage and unmaintained fencing. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-104-06 9004 Magnolia Ave	Town Center / R-22-TC	22	0.42	9.15	9	Small one-story single-family home in poor condition with attached two-car garage. Yard maintenance issues. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
10 (Cont.)	384-102-07* 10404 Park Ave	Town Center / R-22-TC	22	0.34	7.40	7	Small one-story single-family home in poor condition. Roof, façade, and paint damage. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-17* 10326 Park Ave	Town Center / R-22-TC	22	0.21	4.69	4	Small one-story single-family home in fair condition with attached one-car garage. For-sale sign in the yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-12* 10314 Park Ave	Town Center / R-22-TC	22	0.22	4.79	4	Small one-story single-family home in good condition with attached two-car garage. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-101-18* 10342 Park Ave	Town Center / R-22-TC	22	0.22	4.88	4	Small one-story single-family home in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
11	384-102-03 10418 Park Ave	Town Center / R-22-TC	22	0.30	6.64	6	Small one-story single-family home in poor condition with one-car garage. Roof damage. Circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-52* 8835 Olive Ln	Medium-High Density Residential / R-14	22	0.30	5.34	5	Small one-story single-family unit in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-45* 8839 Olive Ln	Medium-High Density Residential / R-14	22	0.27	4.81	4	Small one-story single-family home in poor condition. Paint issues, damaged façade, and unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
12	384-020-51* 9620 MacCool Ln	Medium-High Density Residential / R-14	22	0.28	5.03	5	Small one-story single-family home in poor condition with attached one-car garage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-43*	Medium-High Density Residential / R-14	18	0.26	4.62	4	Undeveloped site. No improvements. Privately owned lot.	Vacant

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
13	384-020-40* 9646 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-020-34 9650-9652 MacCool Ln	Medium-High Density Residential / R-14	22	0.22	3.97	3	Small one-story duplex in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
14	384-020-04*	Medium-High Density Residential / R-14	18	0.45	8.06	8	Undeveloped site. No improvements. Privately owned lot.	Vacant
	384-330-08*	Medium-High Density Residential / R-14	18	0.94	16.98	16	Undeveloped site. No improvements. Privately owned lot.	Vacant
15	386-330-22	Medium Density Residential / R-7	10.5	1.91	20.07	20	Undeveloped site. No improvements. Privately owned lot.	Vacant
	386-330-23	Medium Density Residential / R-7	10.5	0.14	1.45	1	Undeveloped site. No improvements. Privately owned lot.	Vacant
16	383-112-32 8705 Marrokal Ln	Medium Density Residential / R-7	10.5	3.19	33.44	33	Small single-story home in poor condition. Circa 1950s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
	383-112-33	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant
	383-112-34	Medium Density Residential / R-7	10.5	1.00	10.50	10	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to a large R-7 parcels (one vacant and one underutilized).	Vacant

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
16 (Cont.)	383-112-35 8643 Marrokai Ln	Medium Density Residential / R-7	10.5	1.07	11.26	11	Two-story single-family in good condition. Circa 1990s construction. Privately owned lot with consolidation potential because it is located adjacent to two large vacant R-7 parcels.	Underutilized
	383-260-28 8707 Caribbean Wy	Medium Density Residential / R-7	10.5	2.00	21.00	21	Dilapidated one-story single-family home with corrugated metal storage sheds and outdoor storage. Privately owned lot with consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel.	Underutilized
17	383-260-29 8655 Caribbean Wy	Medium Density Residential / R-7	10.5	1.00	10.50	10	Small one-story single-family home in poor condition and outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to a 2.00-acre underutilized R-7 parcel.	Underutilized
	383-260-41 8646 Caribbean Wy	Medium Density Residential / R-7	10.5	0.54	5.67	5	Small one-story single-family home in poor condition. 1970s construction. Outdoor storage of refuse and household items. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
18	383-260-04 7844-7854 Rancho Fanita Dr	Medium Density Residential / R-7	10.5	0.92	9.66	9	Five small detached one-story single-family units in fair condition. Circa 1970s construction. Privately owned with consolidation potential because it is located adjacent to another underutilized parcel and a vacant lot.	Underutilized
	383-260-40	Medium Density Residential / R-7	10.5	0.54	5.68	5	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to two underutilized parcels.	Vacant
19	383-490-56*	Medium Density Residential / R-7	10.5	0.72	7.52	7	Undeveloped site. No improvements. Privately owned lot.	Vacant
	386-202-05	Medium Density Residential / R-7	10.5	0.38	3.96	3	Undeveloped site. No improvements. Privately owned lot with consolidation potential because it is located adjacent to an underutilized site.	Vacant
20	386-202-04 8306 Fanita Dr	Medium Density Residential / R-7	10.5	0.48	5.08	5	Dilapidated small one-story single-family home located adjacent to an existing multifamily development. Severe exterior façade and roof damage. Privately owned with consolidation potential because it is located adjacent to a vacant lot.	Underutilized

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status									
21	386-201-23 8410 Fanita Dr	Medium Density Residential / R-7	10.5	2.33	24.48	24	Small one-story building (approximately 4,000SF) in fair condition with operating church and parking lot. Non-profit owned.	Underutilized									
									22	386-192-17 8572 Fanita Dr	Medium Density Residential / R-7	10.5	1.73	18.20	18	Small one-story single-family home in fair condition with detached carport. Privately owned lot with consolidation potential because it is located adjacent to a 1.27-acre underutilized R-7 lot.	Underutilized
23	386-300-10 8714 Starpine Dr	Medium Density Residential / R-7	10.5	1.00	10.52	10	Small one-story single-family home in fair condition. Privately owned lot with consolidation potential because it is located adjacent to two underutilized R-7 parcels (7.01 acres total) and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized									
									386-300-13 7737 Mission Gorge Rd	Medium Density Residential / R-7	10.5	5.82	73.63	73	Operating water filtration, bottling, and distribution facility on a small portion of the large site. The ~4,000SF building is in fair condition with distribution truck storage located behind structure. Single owner of two contiguous parcels. Further consolidation potential because it is located adjacent to a 1.00-acre underutilized R-7 parcel and within a SANDAG Regional Comprehensive Plan Smart Growth Opportunity Area.	Underutilized	
																	386-300-29 7739 Mission Gorge Rd
24	384-012-01* 9354 Prospect Ave	Medium Density Residential / R-7	10.5	0.47	2.75	2	Small one-story single-family home in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized									
									384-012-09* 8734 Atlas View Dr	Medium Density Residential / R-7	10.5	0.26	10.06	10	Small one-story single-family home in poor condition. Circa 1960s construction. Unmaintained landscaping with inoperative vehicle storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized	
																	384-012-55* 8742 Atlas View Dr

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
	384-012-04* 8716 Atlas View Dr	Medium Density Residential / R-7	10.5	0.51	5.35	5	Small one-story single-family home with detached two-car garage in fair condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-61* 9428 Prospect Ave	Medium Density Residential / R-7	10.5	0.11	1.17	1	Small one-story single-family home with one-car attached garage in good condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-06* 9350 Rapture Ln	Medium Density Residential / R-7	10.5	0.31	3.24	3	Small one-story single-family home in poor condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-05* 8726 Atlas View Dr	Medium Density Residential / R-7	10.5	0.82	6.61	8	Small one-story single-family home in poor condition with two-car detached garage. Significant roof damage. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-02* 9362 Prospect Ave	Medium Density Residential / R-7	10.5	0.48	5.01	5	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-42* 9422 Prospect Ave	Medium Density Residential / R-7	10.5	0.07	0.69	1	Small one-story single-family home in poor condition. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-45* 8717 Atlas View Dr	Medium Density Residential / R-7	10.5	0.60	6.32	6	Two small detached one-story single-family units and a small two-story duplex in fair condition. Single-family units are circa 1970s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-44* 8711 Atlas View Dr	Medium Density Residential / R-7	10.5	0.54	5.62	5	Small one-story single-family home in fair condition. Circa 1960s construction. Inoperative vehicle and refuse storage in yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized

24 (Cont.)

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
24 (Cont.)	384-012-08* 9366 Rapture Ln	Medium Density Residential / R-7	10.5	0.16	1.70	1	Small one-story single-family home in poor condition. Paint, shingle, and yard maintenance issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-43* 8703 Atlas View Dr	Medium Density Residential / R-7	10.5	0.19	1.98	1	Two very small detached one-story single-family units in fair condition. Circa 1960s construction. Outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-59* 9436 Propsect Ave	Medium Density Residential / R-7	10.5	0.17	1.83	1	Dilapidated small one-story single-family home with outdoor inoperative vehicle, boat, and camper storage. Façade damage with exposed insulation. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-48* 8727 Atlas View Dr	Medium Density Residential / R-7	10.5	0.28	2.94	2	Small one-story single-family home in poor condition. Vegetation growing up side of the home and into the roof. Shingle damage. Circa 1960s construction. Extensive outdoor storage of refuse and household items. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-011-15* 8750 Atlas View Dr	Medium Density Residential / R-7	10.5	1.21	12.72	12	Dilapidated small one-story single-family home. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-07* 9358 Rapture Ln	Medium Density Residential / R-7	10.5	0.15	1.61	1	Small one-story single-family home in poor condition. Roof damage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
	384-012-03* 8706 Atlas View Dr	Medium Density Residential / R-7	10.5	0.44	4.64	4	Small one-story single-family home with attached one-car garage in fair condition. Paint issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
<i>Moderate Income Sites Sub-total</i>								
							<i>658</i>	
							<i>696.43</i>	
							<i>51.19</i>	

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
<i>Above Moderate Income Site</i>								
25	Fanita Ranch	Planned Development/ PD	N/A	2,600.00	1,395.00	1,395	Undeveloped site. No improvements. The City approved 1,395 units in 2007.	Vacant
				<i>Above Moderate Income Site Sub-total</i>	<i>1,395.00</i>	<i>1,395</i>		
				<b>Sites Inventory Total</b>	<b>3,671.31</b>	<b>3,625</b>		

Note: “\*” indicates the parcel is located partially or entirely within the Gillespie Field ALUCP Safety Zone 3 or 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 AB 2292 “no net loss” findings can be made (Section 6, Policy 5.7). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (Section 6, Program 14). 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 rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

**Table C-1  
Residential Sites**

Map ID #	APN / Address	Land Use Designation / Zone District	Density Factor (du/ac)	Lot Size (Acres)	Capacity	Round Down	Existing Use / Reason for Selection	Status
1	384-012-07* 9358 Rapture Ln	Medium Density Residential / R-7	10.5	0.15	1.61	1	Small one-story single-family home in poor condition. Roof damage. Circa 1960s construction. Unmaintained yard. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
1	384-012-03* 8706 Atlas View Dr	Medium Density Residential / R-7	10.5	0.44	4.64	4	Small one-story single-family home with attached one-car garage in fair condition. Paint issues. Circa 1960s construction. Privately owned lot with consolidation potential because it is located adjacent to other underutilized lots with similar existing uses and conditions.	Underutilized
				<i>Moderate Income Sites Sub-total</i>	<i>696.43</i>	<i>658</i>		

*Above Moderate Income Site*

25	Fanita Ranch	Planned Development / PD	N/A	2,600.00	1,395.00	1,395	Undeveloped site. No improvements. The City approved 1,395 units in 2007.	Vacant
				<i>Above Moderate Income Site Sub-total</i>	<i>1,395.00</i>	<i>1,395</i>		
				<b>Sites Inventory Total</b>	<b>3,671.31</b>	<b>3,625</b>		

Note: “\*” indicates the parcel is located partially or entirely within the Gillespie Field ALUCP Safety Zone 3 or 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 AB 2292 “no net loss” findings can be made (Section 6, Policy 5.7). Furthermore, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 (Section 6, Program 14). 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 rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.



# CITY OF SANTEE

MAYOR  
Randy Voepel

CITY COUNCIL  
Jack E. Dale  
Rob McNelis  
John W. Minto  
John Ryan

CITY MANAGER  
Keith Till

## DEPARTMENT OF DEVELOPMENT SERVICES NEGATIVE DECLARATION (AEIS2013-1)

### I. PROJECT DESCRIPTION

1. Entitlement: General Plan Amendment (GPA2012-1), 2013-2021 Housing Element Update
2. Applicant: City of Santee
3. Proposal: The proposed project is the adoption of the 2013-2021 Housing Element consistent with California Government Code Section 65583. The Housing Element identifies the City's existing and projected housing needs and goals and policies to guide City officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Element. The Element also identifies specific target groups, including the elderly, lower-income households, and the homeless population. The Housing Element serves as a policy guide for addressing defined issues which may arise in meeting the housing needs of the community.
4. Location: Citywide
5. Lead Agency: City of Santee
6. Responsible Agency: None identified

### II. STATEMENT OF ENVIRONMENTAL FINDINGS

An Initial Study was conducted by the Department of Development Services to evaluate the potential effects of this project upon the environment. Based upon the findings contained in the attached Initial Study, it has been determined that this project could not have a significant effect upon the environment.

### III. PUBLIC REVIEW

1. Legal Notice Method: East County Californian, March 21, 2013
2. Document Posting Period: March 21, 2013 to April 9, 2013

Prepared by:

  
Travis Cleveland (date)  
Associate Planner

Approved by:

  
Melanie Kush (date)  
City Planner

**CITY OF SANTEE  
ENVIRONMENTAL INITIAL STUDY AEIS2013-1**

1. PROJECT TITLE: .....2013-2021 Housing Element Update
2. LEAD AGENCY NAME AND ADDRESS: .....City of Santee, 10601 Magnolia Avenue, Santee, CA, 92071
3. CONTACT PERSON AND PHONE NUMBER:.....Melanie Kush, AICP (619) 258-4100, ext. 167
4. PROJECT LOCATION & (ASSESSOR NUMBER): Citywide
5. PROJECT SPONSOR'S NAME AND ADDRESS: ..City of Santee, 10601 Magnolia Avenue, Santee, CA 92071
6. GENERAL PLAN DESIGNATION: .....Citywide
7. ZONING:.....Citywide

**8. PROJECT DESCRIPTION:**

The proposed project is the adoption of the 2013-2021 Housing Element consistent with California Government Code Section 65583. The Housing Element identifies the City's existing and projected housing needs and goals and policies to guide City officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Element. The Element also identifies specific target groups, including the elderly, lower-income households, and the homeless population. The Housing Element serves as a policy guide for addressing defined issues which may arise in meeting the housing needs of the community.

**Organization of the Housing Element**

The City of Santee Housing Element is comprised of the following major components:

1. Chapter 1, Introduction and Chapter 2, Profile – These chapters introduce the City of Santee, the Housing Element process, and describe the project.
2. Chapter 3, Constraints – This chapter describes the potential constraints to the provision of housing in the City of Santee.
3. Chapter 4, Resources – This section summarizes the resources available for the development, rehabilitation, and preservation of housing in Santee.
4. Chapter 5, Accomplishments – This chapter documents the City's achievements under the previous Housing Element with respect to the actions and objectives contained therein.
5. Chapter 6, Plan – This chapter of the Housing Element contains objectives and policies the City will implement to address a number of important housing-related issues and achieve the City's overarching housing goal, which is to ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community.

### **State Policy and Authorization**

The State of California's primary housing goal is the attainment of decent housing and a suitable living environment for every Californian. To implement this goal requires cooperative participation between the government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Counties and cities have the responsibility to prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goals. Section 65302 of California's Government Code specifies the required components of the General Plan. Section 65583 lists the required contents of the Housing Element. State law requires Housing Elements to be updated periodically to reflect the community's changing housing needs. Santee's Housing Element (2005-2010) was last updated in 2010.

### **Regional Housing Needs**

The State of California Department of Housing and Community Development (HCD) is required by State law to determine the statewide housing need for a projected period of time. The current planning period has been defined as being from January 1, 2010 to December 31, 2020. In coordination with HCD, local governments and councils of government (e.g., SANDAG) are charged with making a determination of the region's existing and projected housing need as a share of the statewide housing need. State law requires that the Housing Element include a plan to accommodate the City's "fair share" of the regional housing need.

The San Diego Association of Governments (SANDAG) prepared the Regional Housing Needs Assessment (RHNA) in 2011 which defined the housing need allocation for each member local government in San Diego County, including Santee.

The RHNA allocation is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, transit accessibility, jobs/housing balance, income distribution and growth forecasts. The allocation of these units by income level, which is also termed the "fair share" distribution, is based on the median income level of the County of San Diego and the existing income structure of each city within the County.

As a result of this process, SANDAG has determined that the City of Santee's share is 3,660 housing units. This share is divided by SANDAG into housing by income level. For Santee, this need has been determined to be 914 units of very low income housing, 694 units of low income housing, 642 units of moderate income housing and 1,410 units of above moderate income housing. The intent of the future needs allocations by income group is to relieve the undue concentration of very low and low income households in any one jurisdiction and to help allocate resources in a fair and equitable manner.

As of March 2013, the City can credit 313 dwelling units (permits issued and/or units constructed) toward the RHNA. Of these, 15 were affordable to very low income households, 75 to low income households, 35 to moderate income households, and

188 to moderate income households, and 601 to above moderate income households. Below is Table 4-1 from the Housing Element, which details the RHNA credits and remaining need for the 2013-2021 cycle.

<b>Income</b>	<b>RHNA</b>	<b>Building Permits</b>	<b>New Units Completed</b>	<b>Remaining Need</b>
Extremely Low/Very Low (<50% AMI)	914	0	15	899
Low (51-80% AMI)	694	0	75	619
Moderate (81%-120% AMI)	642	35	0	607
Above Moderate (>120% AMI)	1,410	186	2	1,222
<b>Total</b>	<b>3,660</b>	<b>221</b>	<b>92</b>	<b>3,347</b>

Therefore, as of March 2013, remaining need is 899 very low income units, 619 low income units, 607 moderate income units, and 1,222 above-moderate income units, for a total of 3,347 units.

The RHNA is not a mandate to construct 3,660 housing units. The targets are intended to assure that adequate sites and zoning exist to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

**No Physical Development**

Although this Housing Element is a “project” as defined in the CEQA guidelines, no physical development will occur directly as a result. The Housing Element is meant to facilitate the provision of housing for all, but does not physically develop land for this purpose, nor does it entitle or otherwise result in a commitment to future physical development. Housing Element programs and policies will take place within the existing land use framework of the already approved General Plan, Zoning Ordinance, and Town Center Specific Plan. All new development in the City must comply with existing General Plan regulations, applicable Specific Plan regulations, Zoning Ordinance development standards, and other applicable local, state, and federal laws which have been accounted for in previous plan level environmental documents. Future development projects in the City will account for their specific environmental effects in project-level environmental documents.

**Housing Element Programs**

The Housing Plan (Chapter 6) is the only portion of the project which contains programs with the potential to impact the environment. All other chapters of the Housing Element, including Housing Resources (Chapter 4), which contains the residential sites inventory, provide information and analysis required by statute and do not commit the City to take any action. The Housing Plan includes goals, policies, and programs that are intended to meet the housing needs of the community. Housing Element goals and policies are provided to:

- Conserve and improve the condition of the existing housing stock.
- Preserve existing affordable housing options in Santee.
- Expand affordable housing options within Santee.
- Provide housing support services to address the needs of the City of Santee's lower and moderate income residents, including extremely low income households.
- 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.
- Reduce or remove government constraints to housing production and opportunity where feasible and legally permissible.
- Promote equal opportunity for all residents to reside in the housing of their choice.

The broadly-worded goals and policies are intended to guide review of new residential development and allocation of housing-related resources, but do not commit the City to take specific action. Programs of the Housing Element identify actions to be taken by the City to facilitate and encourage the provision of housing and related services for all economic segments of Santee. Some programs are carried over from the previous Housing Element and represent actions taken by the City on an ongoing basis, whereas other programs are new to the 2013-2021 update and commit the City to amendment of the Zoning Ordinance to comply with recent changes in State law. Each Housing Element program is summarized below:

### **Program 1: Code Enforcement**

#### *Title 25 of the California Administrative Code (Mobilehome Parks Act)*

Chapter 2 of Title 25 is the Mobilehome Parks Act. Article 10 of Chapter 2 deals with the maintenance, use and occupancy requirements of mobilehome parks. The purpose of this article is to implement, interpret and make specific the requirements of the Health and Safety Code as it pertains to mobilehome parks. The condition of mobile homes in Santee as well as the abatement of substandard conditions is regulated by Chapter 2 of Title 25. The provisions of Article 10 are implemented on an ongoing basis in Santee. The enforcement agency is the State Department of Housing and Community Development.

#### *Uniform Administrative Code*

The City adopted and implements the Uniform Administrative Code, 1997 edition. The abatement of substandard housing conditions in the City has relied upon the requirements of the Uniform Administrative Code, and the City's zoning laws governing property maintenance. The Uniform Administrative Code requirements relate principally to substandard structural conditions. These conditions are described in the "unsafe buildings" section of the Code. Implementation of these

provisions of the Codes for purposes of assuring housing quality is accomplished on an ongoing basis.

### *Uniform Housing Code*

The Uniform Housing Code is enforced through the County Health Department, at the request of tenants who believe that their rental property is in violation of the Uniform Housing Code. The most common violations reported are leaking roofs, lack of heat, electrical and plumbing problems. The County enforces State Housing Law pertaining to sanitation, ventilation, use or occupancy of apartment complexes, as well as hotels.

The provisions of the Uniform Housing Code relate only to existing dwellings and do not affect new construction. Adoption of the 1994 Uniform Code for Abatement of Dangerous Buildings and 2010 California Building Code expands the City's direct involvement in the abatement of a wide range of substandard housing conditions, and to achieve abatement through established procedures.

The City of Santee actively pursues reported code violations in the City. When code violations are unable to be resolved through voluntary compliance or through the nuisance abatement procedure or through the Administrative Citation process, the City refers such cases to the City Attorney for prosecution. The City Attorney's office may seek injunctions, receivership and civil lawsuits to achieve compliance with City codes.

## **Program 2: Mobile Home Conversion Regulations**

Conversion regulations for mobile homes are contained in both Section 16.20.020 of the City Subdivision Ordinance and Section 17.22.030(D) of the Zoning Ordinance. The City Zoning Ordinance, through the Mobile Home Park Overlay District, regulates the rezoning of existing mobile home parks. Rezoning applications for property containing an existing mobile home park and zoned for such use must satisfy several requirements and standards.

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.

### **Program 3: Minor Home Improvement Loans**

The City has used CDBG funds to assist organizations that provide home improvement and repair services to lower income households. Examples of home improvement and repair include the installation of home security devices and minor home repair such as in-home ADA improvements, weatherproofing, etc. The City will assist 10 lower income homeowners annually through funding service providers that provide home security devices and minor home repairs.

### **Program 4: Conservation of Existing and Future Affordable Units**

As of January 2013, 309 units were at risk of converting to market rate rents. Of these units, 121 were within the Carlton Country Club Villas, while the Woodglen Vista Apartments had 188 at-risk units (see Table 2-20 on page 2-27). Neither property has provided notice of intent to convert to market rate. In November 2012, the City sent a letter to all agencies participating in the State's Opportunity to Purchase and Right of First Refusal Program to assess their interest in acquiring and managing at-risk properties. There were several responses. In January 2013, those who responded were given contact information for the owners of the two properties at risk during the planning period.

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 Carlton Country Club Villas and Woodglen Vista 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 assist tenants of "at-risk" units to obtain these Section 8 vouchers through the San Diego County Housing Authority.

### **Program 5: 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 Program. According to the Housing Authority, approximately 344 households received assistance through the program as of June 2012.

The City will 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, and will promote the Housing Choice Vouchers program on the City website. Support the County Housing Authority's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.

### **Program 6: Mobile Home Park Assistance Program**

Administered through the California Department of Housing and Community Development (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 successfully co-sponsored one MPAP application in 1996. Residents of the Highlands Mobile Home Park on Mission Gorge Road formed a corporation and purchased a 30-year lease using State MPAP funds. The City assisted 29 lower-income residents by lending \$8,500 each to purchase a share in the non-profit corporation. The City will continue to advertise the program'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.

### **Program 7: 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 using federal HOME funds. This assistance functions similar to a “silent second” to the assisted household’s primary home loan application.

### **Program 8: San Diego County Regional Mortgage Credit Certificate 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. The mortgage payments are used to repay the bonds; there is no City guarantee required. The City is a part of a coalition consisting of the County of San Diego and several other cities in providing MCCs to income-qualified first-time homebuyers. The coalition hires a consultant to administer the program and the City contributes to the administration costs. Participants in the City’s first-time homebuyer program (**Program 7**) that meet the income requirements of the MCC program are referred by the City to the consultant.

### **Program 9: 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 quarterly 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.

### **Program 10: Facilitate Affordable Housing Development**

Dissolution of the City’s Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City’s primary mechanism for providing direct funding support of affordable housing development. Continuing reductions in federal funding of HUD programs such as CDBG and HOME will constrain the City’s ability to offer committed funding assistance to future affordable housing even further. 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 affordable housing developer is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8 or Tax Credits) is provided to the individual household to keep rents affordable. An affordable housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. 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 and lot consolidation).

- **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 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. For example, the City recently approved density bonuses and reduced parking for the Cedar Creek and Forester Square affordable housing developments. The City also modified a setback for the Forester Square development, pursuant to the density bonus ordinance. The City will also research the possibility of offering incentives to developers who acquire and consolidate smaller parcels for the purpose of providing well-planned and high quality residential development (**Program 13**).

### **Program 11: 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. This is done principally through the allocation of Community Development Block Grant (CDBG) funds to Crisis House. Immediate need includes the provision of food, temporary shelter, health care, and other social services.

### **Program 12: Inventory of Available Sites**

Santee's residential sites inventory consists of over 2,714 acres of developable land with the capacity to yield at least 3,625 new units during the planning period. These sites can accommodate Santee's RHNA for all income levels through 2021. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

### **Program 13: Lot Consolidation Incentives**

Approximately 45 percent of the acreage identified in Appendix C, Sites Inventory, that is zoned for multifamily uses and consists of parcels that are smaller than one-acre in size. In recent years, existing zoning and development standards have enabled developers to assemble and consolidate smaller underutilized parcels to facilitate the construction of multifamily housing. The City acknowledges that market forces and dwindling federal, State, regional, and local resources may make similar consolidation more difficult in the future. In response, the City will research and evaluate the effectiveness of lot assemblage and consolidation incentives offered by other cities and counties. Based on the results of this research, the City will develop a menu of incentives appropriate for Santee.

Incentives to be considered for developers who acquire and propose consolidation of smaller parcels to provide well-planned and high quality residential developments could include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses proportional to the number of lots and/or total area consolidated).

### **Program 14: Monitoring of Residential Capacity (No Net Loss)**

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.

### **Program 15: Farm Worker Housing**

According to the 2009-2011 ACS, no residents of Santee residents were employed in farming, forestry, or fishing occupations and the Regional Task Force on the Homeless did not identify any homeless farmworkers/day laborers in Santee in 2012. Although the most recent available employment data available from the U.S. Census Bureau indicated that no Santee residents were employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within Santee, a variety of agricultural uses are permitted or conditionally permitted in multiple residential zones. The City will review and revise the Zoning Ordinance to address compliance with Sections 17021.5 and 17021.6 of the Health and Safety Code.

### **Program 16: 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. While the 2013-2021 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Santee, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the 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.

### **Program 17: 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 to provide fair housing services. The City participated in a regional assessment of impediments to fair housing choice in 2010. The Study identified potential impediments to fair housing in the City's policies or administrative procedures related to SB 2 and AB 2634 compliance. In January 2013, the City updated the Zoning Ordinance to remove these impediments to allow emergency shelters, transitional housing, supportive housing, and SRO facilities consistent with State law. The City attends monthly Fair Housing Resource Board meetings which are comprised of the 18 cities in the County, and the County, and HUD San Diego, 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; and,
- Counsel and educate tenants and landlords.

Additionally, as part of the Community Development (CDBG) program, the City has continued to explore additional opportunities to enhance fair housing in the City. The City utilizes CDBG funds to provide tenant/landlord counseling and related housing services to community residents. The City allocates approximately \$9,000 toward the program each fiscal year. Additionally, the City will provide a link on its website with information about fair housing services.

**9. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project:

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards and Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Climate Change		Mandatory Findings of Significance

**10. DETERMINATION - ON THE BASIS OF THIS INITIAL EVALUATION:\***

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project <b>MAY</b> 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." A <b>SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT</b> 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 <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required	

\*(To be completed by the Lead Agency)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

Travis Cleveland, Associate Planner  
 Printed Name and Title

City of Santee

**ATTACHED EXHIBITS:**

Exhibit A: Santee Regional Location Map

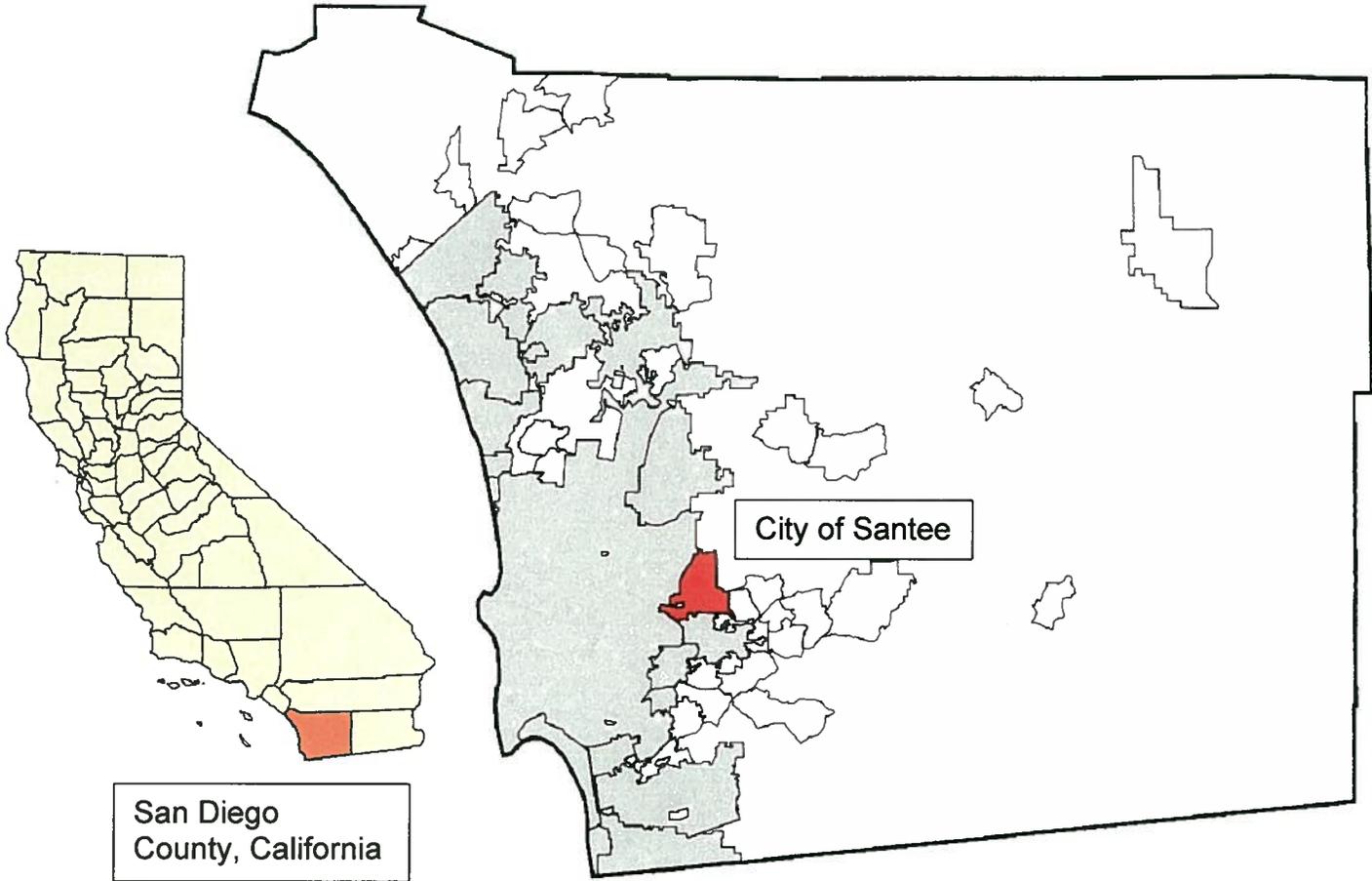
Exhibit B: AEIS2013-1 Environmental Checklist

Exhibit C: Draft 2013-2021 Housing Element – see below:

The Housing Element may be viewed at:  
Santee City Clerk's Office  
City Council reference Library  
Santee Public Library  
Department of Development Services Front Counter  
On the City's website at [www.santee.ca.us](http://www.santee.ca.us)

**\*\* NOTE: HOUSING ELEMENT IS ATTACHMENT A OF RESOLUTION**

Exhibit A – Regional Setting



## Exhibit B – AEIS2013-1 Environmental Checklist

**Environmental Checklist Form (For Initial Study AEIS2013-1)  
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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. In addition, there are no designated scenic vistas in the City of Santee. Therefore, no scenic vista could be affected by the project. No impact.</u></p>				X
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element, Town Center Specific Plan.</p> <p><u>See I(a) above. No impact.</u></p>				X
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element, Town Center Specific Plan</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. All new development must comply with existing General Plan regulations, applicable Specific Plan regulations, and Zoning Ordinance development standards that promote high quality site and architectural design, intended to improve the aesthetic quality of new development when compared to existing development. The Housing Element also includes policies and programs designed to facilitate maintenance and rehabilitation of Santee's existing housing stock. It is therefore anticipated that the gradual development and redevelopment of dispersed vacant and underutilized sites together with maintenance and rehabilitation of the existing housing stock will revitalize the community and improve the visual character and quality of the city and its surroundings. No impact will occur.</u></p>				X
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element; Zoning Ordinance Development Standards, Town Center</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Specific Plan.</p> <p><u>With the exception of the Fanita Ranch (2,600 acres), the City is built-out, with already existing sources of light and glare. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific light and glare impacts that may result with future housing development proposals. A case-by-case design review of future housing development projects would be carried out to ensure that projects do not introduce excessive amounts of light and glare. No impact.</u></p>				
<p><b>II. AGRICULTURE AND FOREST RESOURCES.</b> 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 and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p> <p>Source(s): City of Santee General Plan, Land Use Element; Zoning Ordinance, Town Center Specific Plan, Forest and Range Assessment Project website (<a href="http://frap.cdf.ca.gov/assessment2003/">http://frap.cdf.ca.gov/assessment2003/</a>), Forest Legacy Assessment project website (<a href="http://www.fire.ca.gov/resource_mgt/resource_mgt_forestpractice.php">http://www.fire.ca.gov/resource_mgt/resource_mgt_forestpractice.php</a>).</p> <p><u>The City of Santee does not contain lands designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program. The City is entirely within the "Urban and Built-up Land" category as shown on the 2006 Farmland map. Therefore, there is no possibility the proposed project could affect Prime Farmland, Unique Farmland, or Farmland of Statewide importance. No impact.</u></p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance, Town Center Specific Plan.</p> <p><u>Please refer to Section II(a) above. The City does not contain a Williamson Act Agriculture Preserve. No impact.</u></p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance, Town Center Specific Plan, Public Resources Code.</p> <p><u>This project does not rezone land, and proposes no physical development. In addition, the City does not contain forest land or timberland. Therefore, the project cannot conflict with existing zoning for, or cause rezoning of, forest land or timberland.</u></p>				<b>X</b>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance, Town Center Specific Plan.</p> <p><u>Please refer to Section II(c) above.</u></p>				<b>X</b>
<p>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 nonforest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance, Town Center Specific Plan.</p> <p><u>Please refer to Sections II(a) and II(c) above. The proposed project would not result in conversion of farmland to non-agricultural use or forest land to a non-forest use. No impact.</u></p>				<b>X</b>
<p><b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>Source(s): APCD, 2009 RAQS revision</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to conform to the applicable Regional Air Quality plan. No impact.</u></p>				<b>X</b>
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>Source(s): APCD, 2009 RAQS revision</p>				<b>X</b>

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<u>Refer to Section III(a) above. No Impact.</u>				
<p>c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?</p> <p>Source(s): APCD, 2009 RAQS revision</p> <p><u>Refer to Section III(a) above. No impact.</u></p>				X
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Source(s): APCD, 2009 RAQS revision</p> <p><u>Refer to Section III(a) above. No impact.</u></p>				X
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>Source(s): APCD Rule 51.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required conform to the applicable Air Quality plan. No impact.</u></p>				X
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
<p>a) Have a substantial adverse effect, 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 Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze habitats related to candidate sensitive or special status species in its environmental document. No impact.</u></p>				X
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze effects on riparian natural communities in its environmental document. No impact.</u></p>				
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze wetland impacts in its environmental document. No impact.</u></p>				X
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>No physical development is proposed by this project. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze effects on wildlife corridors in its environmental document. No impact.</u></p>				X
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>No physical development is proposed by this project. The Housing Element is a policy level document and the proposed project does not</u></p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><u>include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze Habitat Conservation Plans and preservation policies in its environmental document. No impact.</u></p>				
<p>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?</p> <p>Source(s): Subregional Multi-Species Conservation Plan (1998); MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Therefore, the project does not conflict with the above. No impact.</u></p>				X
<b>V. CULTURAL RESOURCES. Would the project:</b>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element, San Diego Museum of Man Archaeological Site Files Records, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze impacts to historical resources, and will conform to the requirements of Section 15064.5. No impact.</u></p>				X
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element Figure 6-2; San Diego Museum of Man Archaeological Site Files Records, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze impacts to archaeological resources, and will conform to the requirements of Section 15064.5. No impact.</u></p>				X
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Source(s): City of Santee General Plan Conservation Element Figure 6-2, San Diego Museum of Man Archaeological Site Files Records, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City would be required to analyze impacts to paleontological resources and geologic features in its environmental document. No impact.</u></p>				
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>Source(s): City of Santee General Plan Conservation Element, Municipal Code, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future project's effect on human remains resources will be analyzed in the environmental document for that project. No impact.</u></p>				X
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
<p>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? Refer to Division of Mines and Geology Special Publication 42?</p> <p>Sources(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Any future development project in the City will be required to analyze impacts related to active fault traces on or near a project site. No impact.</u></p>				X
<p>ii. Strong seismic ground shaking?</p> <p>Source(s): General Plan, Safety Element, Conservation Element; City of Santee Municipal Code and Engineering Division, Town Center Specific Plan.</p>				X

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<p><u>Refer to response provided in Section VI(a)(i) above. All future structures would be designed in accordance with the seismic design criteria of the California Building Code (CBC) and International Building Code (IBC). Subsequent building permits are subject to conformity with the CBC/IBC as codified in the Santee Municipal Code. No impact.</u></p>				
<p>iii. Seismic-related ground failure, including liquefaction?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Final grading of future development projects would be subject to project-specific review of seismic-related hazards. No impact.</u></p>				X
<p>iv. Landslides?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Final grading of development projects would be subject to project-specific review of landslide-related hazards. No impact.</u></p>				X
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division; Regional Water Quality Control Board; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP) , Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts.</u></p> <p><u>Future development projects in the City would be required to install construction and site-design Best Management Practices (BMPs) to minimize soil erosion potential during the construction and operation phases. Each future project would be required to comply with the Section 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code as a condition of approval. In addition, a stormwater pollution prevention plan (SWPPP) may be required during construction, depending on the size of future project. No new impacts related to this</u></p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><u>issue would occur with approval of the proposed project.</u></p>				
<p>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?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Final grading of future projects in the City would be subject to project-specific review of seismic-related hazards, including landslide, lateral spreading, subsidence, liquefaction and collapse. Future development would be subject to Chapter 15.58 of the City of Santee Municipal Code, which establishes requirements for soil and geology reports (Section 15.58.120), erosion control plans (Section 15.58.140), and standards for cut and fill slopes (Sections 15.58.390 and 15.58.400). No impact.</u></p>				X
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code, creating substantial risks to life or property?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Final grading of future projects would be subject to project-specific review of seismic-related hazards, including landslide, lateral spreading, subsidence, liquefaction and collapse. No impact.</u></p>				X
<p>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?</p> <p>Source(s): Padre Dam Municipal Water District.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. Final grading of future development projects in the City would be subject to project-specific review of water and sewer-related impacts. No impact.</u></p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan, AB 32, SB 375.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts.</u></p> <p><u>However, many of the Housing Element Goals are consistent with goals to reduce greenhouse gas emissions. Housing Element goals that have this potential include:</u></p> <p><u>Providing Adequate Sites to Achieve a Variety of Housing Types and Densities: Higher densities can result in fewer vehicle miles traveled and reduced energy/utility use per capita, especially when related to a mixed use project or when located inside a SANDAG Smart Growth Opportunity Area.</u></p> <p><u>Conserving and Improving the Condition of the Existing Housing Stock: This goal, as it leads to the rehabilitation of existing buildings, can improve energy efficiency and reduce emissions.</u></p> <p><u>Promoting Equal Housing Opportunity: By promoting opportunities for people to live in the communities in which they work, recreate, and engage in other activities, this goal also has the potential to decrease vehicle miles traveled.</u></p> <p><u>No physical development will occur as a result of this project, and future projects in the City will assess their impacts on greenhouse gas emissions individually. No impact.</u></p>				X
<p>b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Conservation Element; City of Santee Municipal Code; Engineering Division, Town Center Specific Plan.</p> <p><u>See response to VII(a) above.</u></p>				X
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>				X

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<p>Source(s): City of Santee General Plan, Safety Element, Town Center Specific Plan.</p> <p><u>The project is not anticipated to result in new or otherwise significant impacts related to hazards and hazardous materials. No Impact.</u></p>				
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>Source(s): City of Santee General Plan, Safety Element, Town Center Specific Plan.</p> <p><u>Refer to response provided in Section VIII(a) above. No Impact.</u></p>				X
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>Source(s): City of Santee General Plan, Safety Element.</p> <p><u>Refer to response provided in Section VIII(a) above. No Impact.</u></p>				X
<p>d) Be located on a site that is included on a list of hazardous material 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?</p> <p>Source(s): California Environmental Protection Agency Hazardous Waste List, San Diego County Department of Environmental Health Environmental Assessment Listing; Cortese List <a href="http://www.calepa.ca.gov/sitecleanup">www.calepa.ca.gov/sitecleanup</a>.</p> <p><u>This project does not propose physical development. The Housing Element is a policy level document and the proposed project does not include any site specific designs or proposals that enable an assessment of potential site specific impacts. No impact.</u></p>				X
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element; Gillespie Field Airport Land Use Compatibility Plan (2010); California Airport Land Use Planning Handbook (2002); Town Center Specific Plan.</p> <p><u>This project was found conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego County Airport Land Use Commission (ALUC) at the March 7, 2013 ALUC meeting.</u></p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<u>resolution 2013-005. No Impact.</u>				
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element, Town Center Specific Plan.</p> <p><u>There is no private airstrip in the City of Santee or near the project site. No Impact.</u></p>				X
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p> <p>Source(s): General Plan Safety Element, City of Santee, Emergency Operations Plan, Fire Department, Town Center Specific Plan.</p> <p><u>Emergency response would be fully analyzed at the development project level at time of site development. No Impact.</u></p>				X
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p> <p>Source(s): General Plan, Safety Element and Conservation Element, Santee Municipal Code, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No Impact.</u></p>				X
<b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
<p>a) During project construction, substantially impair the water quality of receiving waters? In considering water quality, factors such as water temperature, dissolved oxygen levels, and turbidity should be considered.</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Regional Water Quality Control Board; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), Town Center Specific Plan.</p> <p><u>Future development projects would be required to install construction and site-design Best Management Practices (BMPs) to minimize soil erosion potential during the construction and operation phases. Each future project would be required to comply with the Section 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code as a condition of approval. In addition, a stormwater pollution prevention plan (SWPPP) may be required during construction, depending on the size of future project. As no physical development is proposed as a part of this project, the project would not violate any water quality standards or waste discharge requirements during or following construction. No Impact.</u></p>				X

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<p>b) Following project construction, substantially impair the water quality of receiving waters? In considering water quality, factors such as water temperature, dissolved oxygen levels, and turbidity should be considered.</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Padre Dam Municipal Water District, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. The project would not substantially degrade the quality or quantity of groundwater.</u></p>				<b>X</b>
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in flooding- or off-site?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP); Municipal Code, Town Center Specific Plan.</p> <p><u>The project does not propose construction at this time; it is a change in land use designation only. Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				<b>X</b>
<p>d) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				<b>X</b>
<p>e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?</p> <p>Source(s): City of Santee, General Plan, Conservation Element, City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				<b>X</b>
<p>f) Otherwise result in substantial increased erosion or siltation on- or off-site?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at</u></p>				<b>X</b>

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<u>time of site development. No impact.</u>				
<p>g) Change runoff flow rates or volumes in a manner that substantially alters the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and results in a significant adverse environmental impact?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>h) Create or contribute drainage that would exceed the capacity of existing or planned stormwater drainage systems?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>i) Increase impervious surfaces and runoff in a manner that substantially impairs water quality or causes other significant adverse environmental impacts?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>j) Provide substantial additional sources of polluted runoff or increase the discharges of pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>k) For projects that are tributary to water bodies that are listed as</p>				X

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<p>impaired on the Clean Water Act section 303(d) list, result in an increase of any pollutant for which the water body is listed as impaired?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				
<p>l) Substantially degrade or impair an environmentally sensitive area?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>m) Substantially degrade or impair surface water quality of marine, fresh, or wetland waters?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>n) Substantially degrade or impair groundwater quality?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>o) Substantially degrade aquatic, wetland, or riparian habitat?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X

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<p>p) Otherwise substantially degrade water quality?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>q) Cause or contribute to an exceedance of applicable surface water or groundwater receiving water quality objectives or degradation of beneficial uses?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>r) Violate any other water quality standards or waste discharge requirements?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>s) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>Source(s): Regional Water Quality Control Board San Diego Basin (9) Plan; City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP), SMC Section 13.42.090 Reduction of Pollutants in Storm Water, Town Center Specific Plan.</p> <p><u>Site drainage would be fully analyzed at the development project level at time of site development. No impact.</u></p>				X
<p>t) Place housing within a 100-year flood hazard area as a mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Source(s): City of Santee General Plan Conservation Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No impact.</u></p>				
<p>u) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?</p> <p>Source(s): FEMA maps 06073C1369G, 06073C1389G, 06073C1400G, 06073C1632G, 06073C1633G, 06073C1634G, 06073C1651G, 06073C1652G, 06073C1653G, and 06073C1654G, May 16, 2012; City of Santee General Plan Conservation Element, Town Center Specific Plan.</p> <p><u>No construction is proposed in the 100-year flood hazard area.</u></p>				X
<p>v) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>Source(s): FEMA maps 06073C1369G, 06073C1389G, 06073C1400G, 06073C1632G, 06073C1633G, 06073C1634G, 06073C1651G, 06073C1652G, 06073C1653G, and 06073C1654G, May 16, 2012; City of Santee General Plan Conservation Element, Town Center Specific Plan.</p> <p><u>No construction is proposed in the 100-year flood hazard area.</u></p>				X
<p>w) Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow?</p> <p>Source(s): General Plan Safety Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No impact.</u></p>				X
<b>X. LAND USE AND PLANNING. Would the project:</b>				
<p>a) Physically divide an established community?</p> <p>Source(s): City of Santee, General Plan, Land Use Element, Town Center Specific Plan, SANDAG Smart Growth Concept Map.</p> <p><u>This project does not propose physical development. Future developments will be evaluated to ensure they do not impede any existing public access that may exist in the vicinity. No impact.</u></p>				X
<p>b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Santee Municipal Code; Gillespie Field Airport Land Use Plan (2010), Town</p>			X	

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<p>Center Specific Plan.</p> <p><u>This project does not propose physical development and represents a state-mandated update to an existing General Plan Element. Other General Plan elements were reviewed for internal consistency and no conflict was found.</u></p> <p><u>This project was found conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego County Airport Land Use Commission (ALUC) at the March 7, 2013 ALUC meeting, resolution 2013-005. Less Than Significant Impact.</u></p>				
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; MSCP Santee Draft Subarea Plan, Town Center Specific Plan.</p> <p><u>Refer to IV(f) above.</u></p>				X
<b>XI. MINERAL RESOURCES.</b> Would the project:				
<p>a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?</p> <p>Source(s): City of Santee General Plan, Conservation Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No impact.</u></p>				X
<p>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?</p> <p>Source(s): City of Santee General Plan, Conservation Element, Town Center Specific Plan.</p> <p><u>See response to Section XI(a) above. No impact.</u></p>				X
<b>XII. NOISE.</b> Would the project result in:				
<p>a) Exposure of persons to or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No impact.</u></p>				
<p>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Source(s): General Plan, Noise Element; Santee Municipal Code, Town Center Specific Plan.</p> <p><u>See response to XII(a) above.</u></p>				
<p>c) A substantial <u>permanent</u> increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code, Town Center Specific Plan.</p> <p><u>See response to XII(a) above.</u></p>				<b>X</b>
<p>d) A substantial <u>temporary</u> or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code (Chapter 8.12), Town Center Specific Plan.</p> <p><u>See response to XII(a) above.</u></p>				<b>X</b>
<p>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 <u>expose</u> people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Town Center Specific Plan, Gillespie Field Airport Land Use Compatibility Plan (Adopted January 2010).</p> <p><u>This project was found conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan by the San Diego County Airport Land Use Commission (ALUC) at the March 7, 2013 ALUC meeting, resolution 2013-005. No Impact.</u></p>				<b>X</b>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Town Center Specific Plan.</p> <p><u>There are no private airstrips within City Limits. No impact.</u></p>				<b>X</b>
<b>XIII. POPULATION AND HOUSING. Would the project:</b>				
<p>a) Induce substantial 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)?</p> <p>Source(s): City of Santee General Plan, Land Use and Circulation Elements; SANDAG Forecasts, Town Center Specific Plan.</p>				<b>X</b>

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**GPA2012-1, 2013-2021 Housing Element Update**  
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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><u>This project does not propose physical development. Future developments would be evaluated for growth-inducing effects at the time they are proposed. No impact.</u></p>				
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): City of Santee General Plan, Land Use Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. No replacement housing is triggered with this project. No impact.</u></p>				X
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): City of Santee General Plan, Land Use Element, Town Center Specific Plan.</p> <p><u>See response to Section XIII(b) above. No impact.</u></p>				X
<b>XIV. PUBLIC SERVICES.</b> Would the project:				
<p>a) Would the project result in substantial adverse physical impacts associated with the <u>provision</u> of new or physically altered governmental facilities, <u>need</u> for new or physically altered governmental facilities, <u>the construction of which</u> could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>i. Fire protection?</p> <p>Source(s): City of Santee, General Plan, Safety Element; Fire Department, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>			X	
<p>ii. Police protection?</p> <p>Source(s): City of Santee General Plan, Safety Element; Sheriff's Department, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				X
<p>iii. Schools?</p> <p>Source(s): Santee School District and Grossmont Union School District.</p>			X	

**Environmental Checklist Form (For Initial Study AEIS2013-1)**  
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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><u>Developers of future projects must comply with Government Code Section 65996. This statute requires that new developments may be assessed a fee by school districts to offset demands for service, with limits on the assessment set by state law. Applicable school fees would be collected prior to issuance of building permits for future development projects. Payment of school fees has been "deemed to provide full and complete school facilities mitigation" per Government Code Section 65996(b).</u></p>				
<p>iv. Parks?</p> <p>Source(s): City of Santee, General Plan, Recreation Element, City of Santee Parks Master Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				X
<p>v. Other public facilities?</p> <p>Source(s): City of Santee, General Plan, Safety Element.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				X
<b>XV. RECREATION. Would the project:</b>				
<p>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?</p> <p>Source(s): City of Santee General Plan, Recreation and Trails Element.</p> <p><u>See response to Section XIV(a)(iv) above. No impact.</u></p>				X
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p> <p>Source(s): City of Santee General Plan, Recreation and Trails Elements; Santee Community Services Department.</p> <p><u>See response to Section XIV(a)(iv) above. No impact.</u></p>				X
<b>XVI. TRANSPORTATION/TRAFFIC. Would the project:</b>				
<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>			X	

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Source(s): City of Santee General Plan, Circulation Element; Engineering Division; SANDAG Guide to Trip Generation Rates</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				
<p>b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> <p>Source(s): City of Santee General Plan, Circulation Element; Engineering Division</p> <p><u>See response to Section XVI(a) above. No impact.</u></p>				X
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Source(s): General Plan, Safety Element; Gillespie Field Comprehensive Land Use Plan.</p> <p><u>See responses to Section VIII(e) above. No impact.</u></p>				X
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Source(s): City of Santee General Plan, Circulation Element; Engineering Division; Fire Department.</p> <p><u>This project proposes no physical development at this time. Future development projects would be reviewed by the City of Santee Engineering Division and Fire Department to ensure that design features are not proposed that could substantially increase hazards. Future buildings would be constructed to applicable local and State building codes and would not increase hazards. No impact.</u></p>				X
<p>e) Result in inadequate emergency access?</p> <p>Source(s): Santee Fire Department; Santee Sheriff's Department.</p> <p><u>See response to Sections VII(g) and XV(d) above. No impact.</u></p>				X
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities??</p> <p>Source(s): City of Santee General Plan, Circulation and Safety</p>				X

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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Elements, Metropolitan Transit System, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				
<b>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Padre Dam Municipal Water District, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. Future development projects would be required to verify that wastewater facilities are adequate to serve specific projects. No impact.</u></p>				X
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): City of Santee General Plan, Conservation Element; Padre Dam Municipal Water District, Town Center Specific Plan</p> <p><u>The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Future development projects would be required to verify that facilities are adequate to serve specific projects. No impact.</u></p>				X
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): City of Santee General Plan; Municipal Code, Town Center Specific Plan.</p> <p><u>No new storm water drainage facilities or expansion of existing facilities would be required. No impact.</u></p>				X
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Source(s): Padre Dam Municipal Water District</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are</u></p>				X

**Environmental Checklist Form (For Initial Study AEIS2013-1)**  
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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<u>proposed. No impact.</u>				
<p>e) Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve project's projected demand in addition to the provider's existing commitments?</p> <p>Source(s): Padre Dam Municipal Water District</p> <p><u>Future development projects would be required to verify that wastewater facilities are adequate to serve specific projects. No impact.</u></p>				X
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Source(s): City of Santee General Plan, Conservation Element; Santee Municipal Code; and Final Integrated Waste Management Plan, Siting Element, Town Center Specific Plan.</p> <p><u>This project does not propose physical development. Future developments would be evaluated for such effects at the time they are proposed. No impact.</u></p>				X
<p>g) Comply with federal, state and local statutes and regulations related to solid waste?</p> <p>Source(s): Santee Municipal Code.</p> <p><u>Santee's Solid Waste Ordinance # 339-A follows State regulations for solid waste and recycling and governs project development and on-going site management. This ordinance and other applicable local and State regulations would apply to all future development projects. No impact.</u></p>				X
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p>a) Does the project have the potential to 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, 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?</p> <p><u>The project, as it proposes no physical development, will not have the potential to degrade the quality of the environment and reduce the habitat of a fish or wildlife species. Future development projects on subject parcels will analyze effects on a project by project basis. No impact.</u></p>				X
<p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p>				

**Environmental Checklist Form (For Initial Study AEIS2013-1)**  
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Issues and Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><u>The project, as it proposes no physical development, will not materially affect long-term environmental goals.</u></p>				
<p>c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative 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 future projects)?</p> <p><u>The project, as it proposes no physical development, does not have cumulatively considerable effects. Future development projects on subject parcels will analyze effects on a project by project basis. No impact.</u></p>				X
<p>d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>The project does not propose construction at this time. Future development projects would be reviewed by City staff to ensure that they are designed adequately and address public health and safety objectives identified in the City of Santee General Plan and Municipal Code. The proposed project would not cause substantial adverse effects on human beings either directly or indirectly. No impact.</u></p>				X

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**Checklist References**

1. Project documents – including all plans, documents, departmental comments and information contained in the files for GPA2013-2, TCSPA2011-1, R2013-1, and AEIS2013-5
2. City of Santee General Plan adopted 2003.
3. Town Center Specific Plan, adopted 1986, last amended 2010.
4. Environmental Impact Report for the Santee General Plan Update dated March 10, 2003.
5. City of Santee Zoning Ordinance, updated November 2011.
6. City of Santee Parks and Recreation Facilities Master Plan, dated April, 1990.
7. Multiple Species Conservation Program, City of Santee Draft Subarea Plan, August 2006.
8. Gillespie Field Airport Land Use Compatibility Plan, updated 2010.
9. Federal Emergency Management Agency (FEMA) maps 06073C1369G, 06073C1389G, 06073C1400G, 06073C1632G, 06073C1633G, 06073C1634G, 06073C1651G, 06073C1652G, 06073C1653G, and 06073C1654G, May 16, 2012.
10. Native American Heritage Commission.
11. State of California Water Resources Control Board, Water Quality Control Plan for the San Diego Basin (9), September 8, 1994.
12. City of Santee Standard Urban Storm Water Mitigation Plan, Adopted January 12, 2011.
13. San Diego County Air Pollution Control District.
14. Final Integrated Waste Management Plan.
15. Air Quality and Land Use Handbook: A Community Health Perspective. California Environmental Protection Agency and California Air Resources Board, April 2005.
16. Climate Change and CEQA. Presentation by Cynthia Bryant, OPR Director, April 4, 2008.
17. CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review. Office of Planning and Research, June 19, 2008.
18. SANDAG (Not So) Brief Guide to Trip Generation Rates, April 2002
19. Regional Air Quality Strategy Revision, 2009

City of Santee  
**COUNCIL AGENDA STATEMENT**

4A

**MEETING DATE:** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** EXTENSION OF EXCUSED ABSENCES FOR COUNCIL MEMBER

**DIRECTOR/DEPARTMENT** Randy Voepel, Mayor

**SUMMARY**

Council Member John Ryan has missed, and been excused from, attendance at City Council meetings through March 2013. Council may wish to formally excuse Council Member Ryan from attendance at tonight's City Council meeting and future meetings through May 2013 pursuant to Government Code Sections 1062 and 36513.

**FINANCIAL STATEMENT** *fr* N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** ✓

Formally excuse Council Member John Ryan from attendance at Council meetings beginning in April 2013 and continuing through May 2013.

**ATTACHMENTS (Listed Below)**

None

City of Santee  
**COUNCIL AGENDA STATEMENT**

5A

**MEETING DATE**      April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**      **REPORT ON FACTORS IMPACTING THE FY 2013-14 AND 2014-15  
OPERATING BUDGET**

**DIRECTOR/DEPARTMENT**

Keith Till, City Manager *KT*  
Tim K. McDermott, Director of Finance *tm*

**SUMMARY**

On February 13, 2013, the City Council was provided an update on the current fiscal year General Fund budget, and on February 27, 2013, budget amendments were adopted in order to incorporate revised revenue estimates and economic conditions as well as to reflect the organizational restructuring done in response to the dissolution of the Santee Community Development Commission. In addition, on February 27, 2013, a Fire Department staffing review and operations plan was presented to the City Council and on March 13, 2013, a Sheriff's staffing report was presented.

This evening a presentation will be provided to review organizational adjustments that have been made over the past several years, as well as key factors impacting the upcoming two-year budget. The proposed budget will be presented to the City Council for review at budget workshops scheduled on May 22, 2013, and June 12, 2013.

**FINANCIAL STATEMENT** *tm*

No fiscal impact at this time

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION**

Receive report

**ATTACHMENTS (Listed Below)**

None

City of Santee  
**COUNCIL AGENDA STATEMENT**

6A

**MEETING DATE**    April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE**    **AUTHORIZE EXECUTION OF A SECOND AMENDMENT TO THE LEASE AGREEMENT WITH THE PADRE DAM MUNICIPAL WATER DISTRICT FOR THE SANTEE TEEN CENTER**

**DIRECTOR/DEPARTMENT**    Bill Maertz, Community Services *mm*

**SUMMARY**        At the March 20, 2013 Padre Dam Municipal Water District Board meeting, the Board approved continuing to charge a rent reduction for the Teen Center building from \$1,036 per month to \$1 per month, which will result in continued annual savings to the City of more than \$12,400.

The amended Lease Agreement will be effective from July 1, 2013 through June 30, 2014 and will have a rental charge of \$1 per month.

The city, which operates after-school and leadership programs for adolescents and teens, has leased the building at Santee Lakes from the water district since 2006.

Padre Dam Board and staff recognize maintaining this partnership with the Teen Center for the purpose of giving the teen population a positive recreational alternative and strengthening the relationship between Santee Lakes and the City of Santee.

The City Attorney has approved AS-TO-FORM the second Amendment to the Lease Agreement.

It is recommended the City Council authorize the City Manager to execute the Second Amendment to the Lease Agreement.

**ENVIRONMENTAL REVIEW**

N/A

**FINANCIAL STATEMENT** *mm*

The rent reduction for the Teen Center building will result in continued annual savings to the City of more than \$12,400.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** *kt*

1. Authorize the City Manager to execute the Second Amendment to the Lease Agreement.

**ATTACHMENTS (Listed Below)**

Second Amendment to the Lease Agreement

**SECOND AMENDMENT TO LEASE AGREEMENT BY AND BETWEEN THE  
PADRE DAM MUNICIPAL WATER DISTRICT AND THE CITY OF SANTEE**

**THIS SECOND AMENDMENT** is made and entered into this 1st day of July, 2013, by and between PADRE DAM MUNICIPAL WATER DISTRICT, a California Municipal Water District organized and operating pursuant to the Municipal Water District Law of 1911, Water Code section 7100 *et seq.*, ("Landlord"), and CITY OF SANTEE, a charter city of the State of California ("Tenant"). Landlord and Tenant may be referred to in this First Amendment, individually, as a "Party" or, collectively, as the "Parties."

**RECITALS**

**WHEREAS**, Landlord and Tenant entered into a Lease ("Lease") for the lease of Landlord's facility located at Lake 5 in the Santee Lakes Recreation Preserve, 9310 Fanita Parkway, Santee, CA 92071 (the "Premises"); and

**WHEREAS**, the Lease sets forth the duties and responsibilities of the Landlord and Tenant as to the lease of the Premises; and

**WHEREAS**, on March 1, 2012, the Parties entered into that "First Amendment to Lease Agreement By And Between the Padre Dam Municipal Water District and the City of Santee," ("First Amendment") to lower the monthly rental amount, to authorize joint use of the Premises by Landlord and Tenant, to afford Landlord equal billing on all promotional materials relating to the Teen Center Recreation Program, to formally recognize Landlord at a City of Santee City Council meeting and to renew the term of the Lease for an additional year; and

**WHEREAS**, the Lease and First Amendment are collectively referred to hereafter as the "Amended Lease;" and

**WHEREAS**, the Amended Lease term expires as of June 30, 2013; and

**WHEREAS**, the Parties desire to extend the term of the Amended Lease through June 30, 2014.

**AGREEMENT**

**NOW THEREFORE**, in consideration of the mutual obligations of the Parties herein expressed, Landlord and Tenant agree as follows:

- A. Pursuant to Section 4 of the Amended Lease, by their signatures below, Landlord and Tenant mutually renew the Amended Lease for another year term through June 30, 2014.

- B. This Second Amendment to the Amended Lease shall be effective on July 1, 2013.
- C. This Second Amendment to the Amended Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- D. If any provision of this Second Amendment to the Amended Lease shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Second Amendment unless elimination of such provision materially alters the rights and obligations set forth herein.
- E. This Second Amendment to the Amended Lease shall affect only the sections referred to herein, and all other terms and conditions of the Amended Lease between Landlord and Tenant shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Second Amendment to be duly executed by their duly authorized representatives as of the day and year first written above.

**LANDLORD:**

**Padre Dam Municipal Water District**

By: \_\_\_\_\_

Title: CEO/General Manager

Date: \_\_\_\_\_

**TENANT:**

**City of Santee**

By: \_\_\_\_\_

Title: City Manager

Date: \_\_\_\_\_

**Attest:**

\_\_\_\_\_  
City Clerk

**APPROVED AS-TO-FORM**

\_\_\_\_\_  
City Attorney

City of Santee  
**COUNCIL AGENDA STATEMENT**

6B

**MEETING DATE:** April 10, 2013

**AGENDA ITEM NO.**

**ITEM TITLE** A RESOLUTION AND ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA SETTING ASIDE THE CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AND THE REVISED ENVIRONMENTAL IMPACT REPORT FOR THE FANITA RANCH PROJECT, RELATED APPROVALS, AND THE DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF SANTEE, FANITA RANCH L.P. AND BARRATT AMERICAN INCORPORATED

**DIRECTOR/DEPARTMENT** City Attorney

**SUMMARY** The Fanita Ranch Project ("Project") covers approximately 2,600 acres of undeveloped land in the northern portion of the City of Santee and includes 1,380 single-family dwelling units along with fifteen live-work units, parks, approximately 1,400 acres of open space preserve, and other facilities. On December 5, 2007, City Council certified a Final Environmental Impact Report ("FEIR") and granted certain Project approvals. The FEIR and approvals were challenged by Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League ("Petitioners"). The trial court decided in favor of the City, with the exception of certain fire safety impacts. The Petitioners appealed that decision. On July 22, 2009, the City Council prepared EIR revisions related to the fire safety impacts and certified a Revised Environmental Impact Report ("REIR"). On August 27, 2009, the Petitioners challenged the REIR, while also maintaining their appeal related to the FEIR challenge. During 2012, the trial and appellate courts issued decisions and a writ requiring additional support for the FEIR and REIR related to fire safety, biological and water supply impacts. These decisions require that, pending the completion of further environmental review for the Project by the City, the resolutions certifying the FEIR and REIR and providing the related Project approvals, as well as the ordinance approving the Project's development agreement, be set aside.

**FINANCIAL STATEMENT** *m*

There is no direct fiscal impact from this action. Any future project-related costs will be the responsibility of the developer.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *jd*

To satisfy the courts' requirements, City Council should set aside the resolutions and ordinance related to the FEIR and REIR certification and Project approvals.

**ATTACHMENTS (Listed Below)**

Resolution Setting Aside FEIR and REIR Certification and Related Approvals  
Ordinance Setting Aside Development Agreement

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
SETTING ASIDE THE CERTIFICATIONS FOR THE FINAL ENVIRONMENTAL  
IMPACT REPORT AND THE REVISED ENVIRONMENTAL IMPACT REPORT FOR  
THE FANITA RANCH PROJECT AND RELATED APPROVALS**

**WHEREAS**, the Fanita Ranch Project ("Project") covers approximately 2,600 acres of undeveloped land in the northern portion of the City of Santee and includes 1,380 single-family dwelling units along with fifteen live-work units, parks, approximately 1,400 acres of open space preserve, and supporting commercial and mixed-use facilities; and

**WHEREAS**, on December 5, 2007, the City Council of the City of Santee held a public hearing on the Project, certified the Final Environmental Impact Report ("Final EIR") and approved the Project and all related approvals; and

**WHEREAS**, on January 4, 2008, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed a Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief ("Fanita 1") challenging the Final EIR (*Preserve Wild Santee, et al. v. City of Santee, et al.*, San Diego Superior Court Case No. 37-2008-75168); and

**WHEREAS**, on November 6, 2008, the trial court entered an order in favor of the City in Fanita 1, with the exception of fire safety impacts, and issued a limited writ on February 5, 2009; and a judgment on April 20, 2009, requiring the City to provide additional support regarding the fire safety impacts; and

**WHEREAS**, on May 28, 2009, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed an appeal regarding the trial court's decision in Fanita 1 (*Preserve Wild Santee, et al. v. City of Santee, et al.*, Fourth Appellate District, Division One, Case No. D055215); and

**WHEREAS**, the City prepared a Revised Environmental Impact Report on the Fanita Project Pursuant to Limited Writ of Mandate Issued by San Diego Superior Court on January 30, 2009 Regarding Public Safety – Fire Safety ("Revised EIR"), which it certified on July 22, 2009, and filed the Revised EIR with the trial court through a return to the trial court's writ on August 4, 2009; and

**WHEREAS**, on August 27, 2009, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed a second Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief ("Fanita 2") challenging the Revised EIR (*Preserve Wild Santee, et al. v. City of Santee, et al.*, San Diego Superior Court Case No. 37-2009-97042); and

**WHEREAS**, on February 29, 2012, the trial court issued a decision in Fanita 2 requiring further support for the Revised EIR's fire safety impacts; and

**WHEREAS**, pursuant to an amended peremptory writ filed on August 21, 2012 in Fanita 2, the trial court required that the City also set aside its resolutions and ordinance certifying the Final EIR and Revised EIR and providing certain other Project approvals; and

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

**WHEREAS**, on October 19, 2012, the court of appeal issued its decision in the Fanita 1 appeal, finding that additional support related to biological and water supply impacts was also needed; and

**WHEREAS**, Public Resources Code section 21168.9 provides legal authority for the City to perform the acts required by the Court in its peremptory writ of mandate; and

**WHEREAS**, in consideration of the courts' decisions and the actions required therein, the City Council believes it is in the public's interest to set aside its resolutions and ordinance related thereto for the Project.

**NOW THEREFORE BE IT RESOLVED**, the City Council of the City of Santee, California, in a Regular session assembled on the 10th day of April, 2013, hereby found and resolved the following:

**Section 1.** The above recitals and findings are incorporated herein and are true and correct.

**Section 2.** The City Council hereby sets aside the following:

(a) Resolution No. 033-2009, "Resolution of the City Council of the City of Santee, California Certifying a Revised Environmental Impact Report on the Fanita Project Pursuant to Limited Writ of Mandate Issued by San Diego Superior Court on January 30, 2009 Regarding Public Safety – Fire Safety," adopted on July 22, 2009.

(b) Resolution No. 095-2007, "Resolution of the City Council of the City of Santee, California Certifying an Environmental Impact Report on the Fanita Project and Adopting Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in Connection therewith," adopted on December 5, 2007.

(c) Resolution No. 096-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for the Fanita Development Review Permit DR05-06 for a Subdivision of 1,380 Single Family Residential and 15 Live/Work Units Located North of the Terminus of Carlton Hills Boulevard in the Fanita Ranch Planned Development Area," adopted on December 5, 2007.

(d) Resolution No. 097-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for the Fanita Vesting Tentative Map TM05-04 for a Subdivision of 1,380 Single Family Residential and 15 Live/Work Units Located North of the Terminus of Carlton Hills Boulevard in the Fanita Ranch Planned Development Area," adopted on December 5, 2007.

(e) Resolution No. 098-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for a Conditional Use Permit No. P07-05 to Allow a 7.6 Acre Neighborhood Park Site on the Sage Hill Village Lot LLL of the Fanita Vesting Tentative Map TM05-04," adopted on December 5, 2007.

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

(f) Resolution No. 099-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for a Conditional Use Permit No. P07-06 to Allow a 30.1 Acre Community Park Site on the Sage Hill Village Lot GGG of the Fanita Vesting Tentative Map TM05-04," adopted on December 5, 2007.

(g) Resolution No. 100-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for a Conditional Use Permit No. P07-07 to Allow a 60 Acre Community Park Site on the Sycamore Glen/Oak View Village Lots EE, QQ, DDD, HHH and SSS of the Fanita Vesting Tentative Map TM05-04," adopted on December 5, 2007.

(h) Resolution No. 101-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for a Conditional Use Permit No. P07-08 to Allow a 3.7 Acre Neighborhood Park Site on the Rock Point Village Lot I of the Fanita Vesting Tentative Map TM05-04," adopted on December 5, 2007.

(i) Resolution No. 102-2007, "Resolution of the City Council of the City of Santee, California Approving the Application of Barratt American Inc. for a Conditional Use Permit No. P07-11 to Allow a 5.3 Acre Picnic Park and Staging Area Park Site on the Sage Hill Village Lot NNN of the Fanita Vesting Tentative Map TM05-04," adopted on December 5, 2007.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 10th day of April, 2013, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA SETTING ASIDE PRIOR APPROVAL FOR EXECUTING  
A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF SANTEE,  
FANITA RANCH L.P. AND BARRATT AMERICAN INCORPORATED**

**WHEREAS**, the Fanita Ranch Project ("Project") covers approximately 2,600 acres of undeveloped land in the northern portion of the City of Santee and includes 1,380 single-family dwelling units along with fifteen live-work units, parks, approximately 1,400 acres of open space preserve, and supporting commercial and mixed-use facilities; and

**WHEREAS**, on December 5, 2007, the City Council of the City of Santee held a public hearing on the Project, certified the Final Environmental Impact Report ("Final EIR") and approved the Project and all related approvals; and

**WHEREAS**, on January 4, 2008, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed a Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief ("Fanita 1") challenging the Final EIR (*Preserve Wild Santee, et al. v. City of Santee, et al.*, San Diego Superior Court Case No. 37-2008-75168); and

**WHEREAS**, on November 6, 2008, the trial court entered an order in favor of the City in Fanita 1, with the exception of fire safety impacts, and issued a limited writ on February 5, 2009, and a judgment on April 20, 2009, requiring the City to provide additional support regarding the fire safety impacts; and

**WHEREAS**, on May 28, 2009, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed an appeal regarding the trial court's decision in Fanita 1 (*Preserve Wild Santee, et al. v. City of Santee, et al.*, Fourth Appellate District, Division One, Case No. D055215); and

**WHEREAS**, the City prepared a Revised Environmental Impact Report on the Fanita Project Pursuant to Limited Writ of Mandate Issued by San Diego Superior Court on January 30, 2009 Regarding Public Safety – Fire Safety ("Revised EIR"), which it certified on July 22, 2009, and filed the Revised EIR with the trial court through a return to the trial court's writ on August 4, 2009; and

**WHEREAS**, on August 27, 2009, Preserve Wild Santee, Center for Biological Diversity, and Endangered Habitats League filed a second Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief ("Fanita 2") challenging the Revised EIR (*Preserve Wild Santee, et al. v. City of Santee, et al.*, San Diego Superior Court Case No. 37-2009-97042); and

**WHEREAS**, on February 29, 2012, the trial court issued a decision in Fanita 2 requiring further support for the Revised EIR's fire safety impacts; and

**WHEREAS**, pursuant to an amended peremptory writ filed on August 21, 2012, in Fanita 2, the trial court required that the City also set aside its resolutions and ordinance certifying the Final EIR and Revised EIR and providing certain other Project approvals; and

**ORDINANCE NO. \_\_\_\_\_**

**WHEREAS**, on October 19, 2012, the court of appeal issued its decision in the Fanita 1 appeal, finding that additional support related to biological and water supply impacts was also needed; and

**WHEREAS**, Public Resources Code section 21168.9 provides legal authority for the City to perform the acts required by the Court in its peremptory writ of mandate; and

**WHEREAS**, in consideration of the courts' decisions and the actions required therein, the City Council believes it is in the public's interest to set aside its ordinance related to the Development Agreement for the Project.

The City Council of the City of Santee, California, does ordain as follows:

**Section 1.** The above recitals and findings are incorporated herein and are true and correct.

**Section 2.** The City Council hereby sets aside Ordinance No. 474, "An Ordinance of the City Council of the City of Santee, California, Approving and Authorizing Execution of a Development Agreement By and Among the City of Santee, Fanita Ranch, L.P. and Barratt American Incorporated," adopted on December 12, 2007. The Development Agreement shall therefore have no force or effect.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 10th day of April, 2013, and thereafter **ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**