

STAFF REPORT

WORKSHOP ON SENATE BILL 166 (NO NET LOSS) AND ITS IMPLICATIONS ON THE DEVELOPMENT OF SITES IDENTIFIED FOR VERY LOW-INCOME HOUSING IN THE HOUSING ELEMENT

A. BACKGROUND

The Housing Element includes a Residential Sites Inventory ("Inventory") that identifies sites throughout the City for very low, low, and moderate incomes based on the City's Regional Housing Needs Allocation. To address the lower level of very low-, low- and moderate-income housing production on sites identified for very low, low or moderate incomes, the State enacted Senate Bill 166 (SB 166), effective January 1, 2018, which requires "no net loss" of units on any site identified in the Inventory for very low-, low-, or moderate-income housing. No net loss means that if a site is not developed at its identified very low-, low- or moderate-income capacity, alternative "replacement sites" must be identified and made available to make up for the lost capacity. Making a site available would entail reclassifying a site to a zone with a capacity to generate the number of very low, low or moderate units lost due to the project approval. For example, if a site is identified in the Inventory for 100 low-income units, but is developed with 100 market-rate units, then a replacement site needs to be identified and rezoned with a capacity for 100 low-income units to make up the low-income units lost due to the market-rate housing development. Furthermore, SB 166 requires any required rezoning for replacement sites to be completed within 180 days of approval of the project.

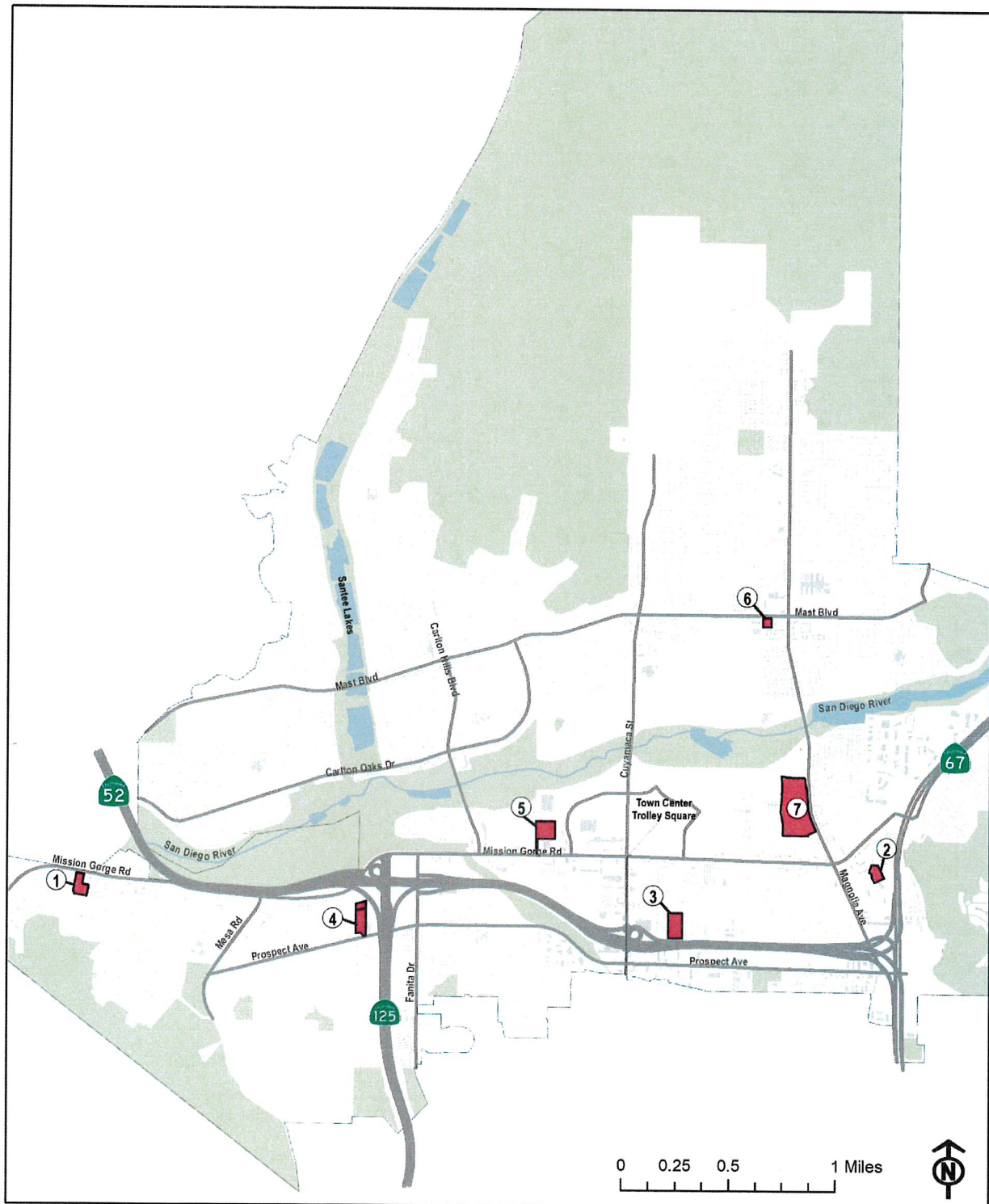
The City's Housing Element Inventory identifies two sites capable of producing 918 very low-income units. The sites are both zoned R-30, which requires a density of 30 dwelling units per acre. Both of these sites, which comprise about 32.5 acres, are County-owned and within the City's Town Center, north of the San Diego River, between Cottonwood Avenue and Park Center Drive. These very low-income sites were recently auctioned off by the County and the two successful bidders, City Ventures and Cornerstone Communities are currently in escrow with the County to purchase the properties. The City has since received two conceptual development proposals for the sites, one of which (City Ventures) was presented to the City Council on January 23, 2019 as a discussion item. Given that both City Ventures and Cornerstone Communities wish to develop these sites at a lower density and for market-rate housing, replacement sites would be needed.

B. PROPOSAL

In anticipation of formal applications from the developers, seven potential replacement sites have been identified, that if rezoned to the R-30 Zone could yield at least 918 very low-income units. All property owners of the identified replacement sites were provided notice of the workshop. Based on a density of 30 dwelling units per acre, a minimum of 30.6 acres of land would need to be rezoned to accommodate the 918 very low-income unit capacity needed. Per State housing law (Government Code Section 65583.2), any

site rezoned to have a minimum of 30 dwelling units per acre is considered to be a “de facto site” for very-low income housing capacity.

The map below shows the location of the identified sites, which are dispersed throughout the city.



Following is a discussion of each identified replacement site. A detailed portfolio of the sites is provided as Exhibit F.

C. DISCUSSION

Sites throughout the City were evaluated as potential replacement sites based on their vacancy, size (minimum 1-acre), and proximity to services, including public transportation. Seven "replacement sites" have been identified for possible rezoning to the R-30 zone. In order to yield 918 replacement units, Site No. 7 (County Edgemoor) would need to be included with every potential site combination. The following table summarizes this information:

Site	Address	APN	Acreage	Existing Zoning	Proposed Zoning	Potential Capacity (DU)
Site No. 1 – Pure-Flo	7737 Mission Gorge Rd.	386-300-31	3.25	GC	R-30	97
Site No. 2 -- Lantern Crest Workforce Housing	Rockvill St. (vacant)	384-470-09	1.96	GC/IL	R-30	59
Site No. 3	9953 Buena Vista Ave.	384-162-04	4.8	R-2	R-30	144
Site No. 4	8832 Prospect Ave.	383-121-27 & -45	4.6	GC & R2	R-30	138
Site No. 5 - Walmart	170 Town Center Pkwy. (vacant)	381-040-36	5.26	TC-C	TC-R-30	157
Site No. 6 - Christ United Reformed Church	10333 Mast Blvd. (vacant)	381-032-11	1	NC	R-30	30
Site No. 7 - County Edgemoor	9200 Magnolia Ave.	381-050-81	20.7	TC-O/Inst	R-30	621
					Total	1,246

General Plan Initiative - Another issue to consider is the potential impact of the General Plan Initiative ("Initiative") on approval of the projects and subsequent land use designation changes and rezone actions if the Initiative becomes effective. If the Initiative becomes effective, the City's actions to rezone replacement sites to accommodate the 918 very low-income units may be subject to voter approval if the City Council does not make the findings that the land use designation is required by State housing law.

D. STAFF RECOMMENDATION

Staff is seeking guidance from the Council as to which, if any, of the identified replacement sites would be considered for a potential rezone at a future date, if triggered by project approvals that eliminate the very-low income capacity currently identified in the inventory.



EXHIBIT A

Senate Bill No. 166

CHAPTER 367

An act to amend Section 65863 of the Government Code, relating to land use.

[Approved by Governor September 29, 2017. Filed with Secretary of State September 29, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

SB 166, Skinner. Residential density and affordability.

The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, can accommodate its share of the regional housing need throughout the planning period. The law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need. The city, county, or city and county may reduce the residential density for a parcel if it identifies sufficient sites, as prescribed, so that there is no net loss of residential unit capacity.

This bill, among other things, would prohibit a city, county, or city and county from permitting or causing its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households. The bill also would expand the definition of "lower residential density" if the local jurisdiction has not adopted a housing element for the current planning period or the adopted housing element is not in substantial compliance, as specified. The bill would additionally require a city, county, or city and county to make specified written findings if the city, county, or city and county allows development of any parcel with fewer units by income category than identified in the housing element for that parcel. Where the approval of a development project results in fewer units by income category than identified in the housing element for that parcel and the remaining sites in the housing element are not adequate to accommodate the jurisdiction's share of the regional housing need by income level, the bill would require the jurisdiction within 180 days to identify and make available additional adequate sites. The bill would provide that an action that creates an obligation to identify or make available additional adequate sites and the action to

identify or make available those sites would not create an obligation under the California Environmental Quality Act to identify, analyze, or mitigate the environmental impacts of that subsequent action, as specified. By increasing the duties of local agencies, this bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Section 65863 of the Government Code is amended to read:

65863. (a) Each city, county, or city and county shall ensure that its housing element inventory described in paragraph (3) of subdivision (a) of Section 65583 or its housing element program to make sites available pursuant to paragraph (1) of subdivision (c) of Section 65583 can accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need allocated pursuant to Section 65584, except as provided in paragraph (2) of subdivision (c). At no time, except as provided in paragraph (2) of subdivision (c), shall a city, county, or city and county by administrative, quasi-judicial, legislative, or other action permit or cause its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households.

(b) (1) No city, county, or city and county shall, by administrative, quasi-judicial, legislative, or other action, reduce, or require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in paragraphs (1) and (2) of subdivision (g), unless the city, county, or city and county makes written findings supported by substantial evidence of both of the following:

(A) The reduction is consistent with the adopted general plan, including the housing element.

(B) The remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

(2) If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written

finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

(c) (1) If a reduction in residential density for any parcel would result in the remaining sites in the housing element not being adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584, the jurisdiction may reduce the density on that parcel if it identifies sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

(2) If the approval of a development project results in fewer units by income category than identified in the jurisdiction's housing element for that parcel and the jurisdiction does not find that the remaining sites in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need by income level, the jurisdiction shall within 180 days identify and make available additional adequate sites to accommodate the jurisdiction's share of the regional housing need by income level. Nothing in this section shall authorize a city, county, or city and county to disapprove a housing development project on the basis that approval of the housing project would require compliance with this paragraph.

(d) The requirements of this section shall be in addition to any other law that may restrict or limit the reduction of residential density.

(e) This section requires that a city, county, or city and county be solely responsible for compliance with this section, unless a project applicant requests in his or her initial application, as submitted, a density that would result in the remaining sites in the housing element not being adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. In that case, the city, county, or city and county may require the project applicant to comply with this section. The submission of an application for purposes of this subdivision does not depend on the application being deemed complete or being accepted by the city, county, or city and county.

(f) This section shall not be construed to apply to parcels that, prior to January 1, 2003, were either (1) subject to a development agreement, or (2) parcels for which an application for a subdivision map had been submitted.

(g) (1) If the local jurisdiction has adopted a housing element for the current planning period that is in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3, for purposes of this section, "lower residential density" means the following:

(A) For sites on which the zoning designation permits residential use and that are identified in the local jurisdiction's housing element inventory described in paragraph (3) of subdivision (a) of Section 65583, fewer units

on the site than were projected by the jurisdiction to be accommodated on the site pursuant to subdivision (c) of Section 65583.2.

(B) For sites that have been or will be rezoned pursuant to the local jurisdiction's housing element program described in paragraph (1) of subdivision (c) of Section 65583, fewer units for the site than were projected to be developed on the site in the housing element program.

(2) (A) If the local jurisdiction has not adopted a housing element for the current planning period within 90 days of the deadline established by Section 65588 or the adopted housing element is not in substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 within 180 days of the deadline established by Section 65588, "lower residential density" means any of the following:

(i) For residentially zoned sites, a density that is lower than 80 percent of the maximum allowable residential density for that parcel or 80 percent of the maximum density required by paragraph (3) of subdivision (c) of Section 65583.2, whichever is greater.

(ii) For sites on which residential and nonresidential uses are permitted, a use that would result in the development of fewer than 80 percent of the number of residential units that would be allowed under the maximum residential density for the site parcel or 80 percent of the maximum density required by paragraph (3) of subdivision (c) of Section 65583.2, whichever is greater.

(B) If the council of governments fails to complete a final housing need allocation pursuant to the deadlines established by Section 65584.05, then for purposes of this paragraph, the deadline pursuant to Section 65588 shall be extended by a time period equal to the number of days of delay incurred by the council of governments in completing the final housing need allocation.

(h) An action that obligates a jurisdiction to identify and make available additional adequate sites for residential development pursuant to this section creates no obligation under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) to identify, analyze, or mitigate the environmental impacts of that subsequent action to identify and make available additional adequate sites as a reasonably foreseeable consequence of that action. Nothing in this subdivision shall be construed as a determination as to whether or not the subsequent action by a city, county, or city and county to identify and make available additional adequate sites is a "project" for purposes of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

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EXHIBIT B

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.

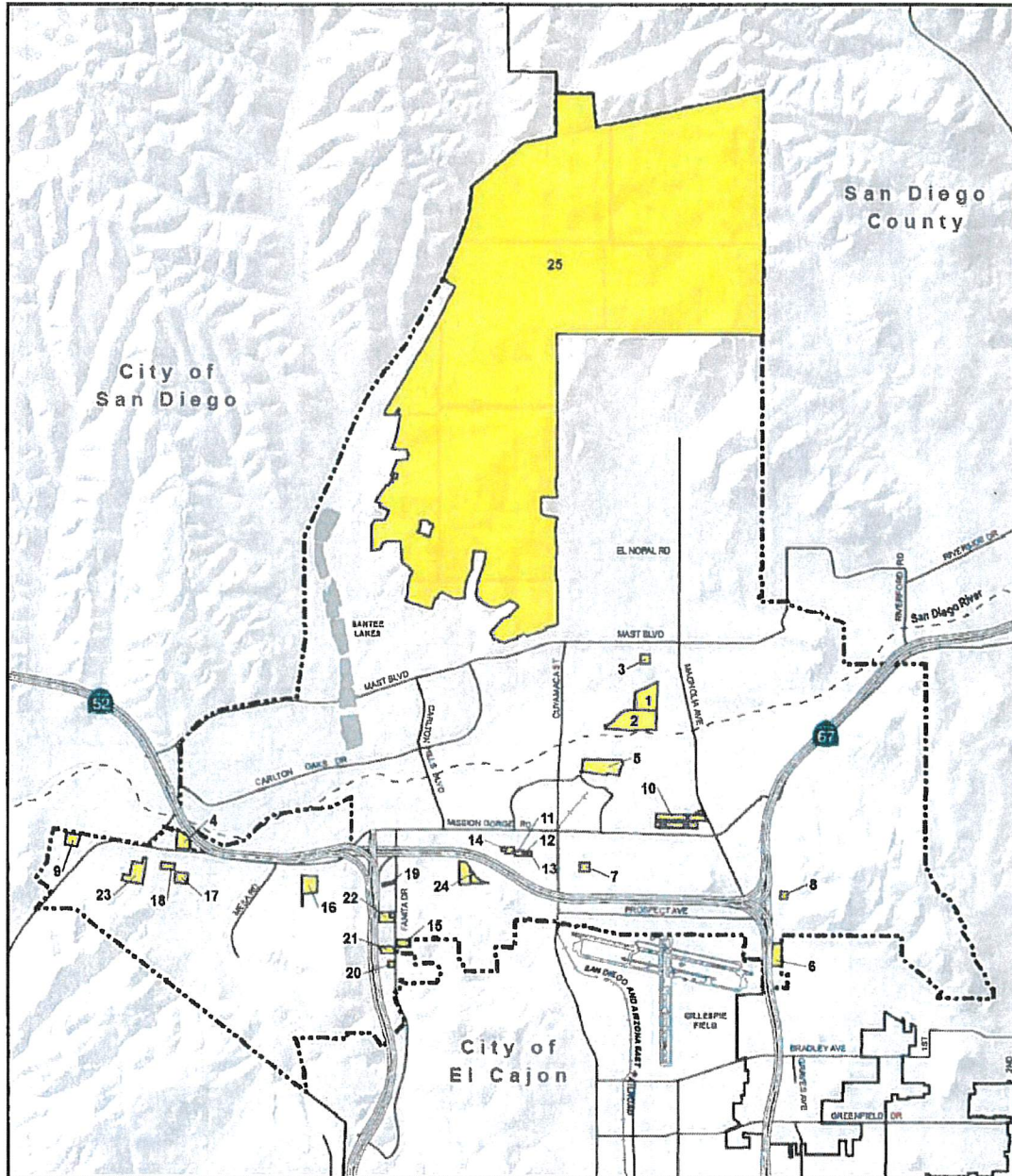


Figure C-1
Residential Sites Inventory

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/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>32.48</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/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-store 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.			1.89				
5	381-050-65*	Town Center/ R-22-TC	26	12.56	276.22	276		

**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			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	Medium-High Density Residential / R-14	18	1.09	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
	383-021-04 8746 Bushy Hill Dr			1.01				
<i>Low Income Sites Sub-total</i>				<i>30.81</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

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
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
10 (Cont.)	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

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
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. 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	

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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.)	384-109-15* 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
	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
	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

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
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
	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
11	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
	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
12	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

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
16 (Cont.)	383-112-35 8643 Marrokal 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
17	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
	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
18	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
	383-260-04 7844-7854 Rancho Panita 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
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
	386-202-04 8306 Panita 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
	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
23	386-300-10 8714 Stapine 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			1.19				
24	384-012-01* 9354 Prospect Ave	Medium Density Residential / R-7	10.5	0.47	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
	384-012-09* 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

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
24 (Cont.)	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

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>51.19</i>	<i>696.43</i>	<i>658</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
<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>2,600.00</i>	<i>1,395.00</i>	<i>1,395</i>		
Sites Inventory Total				2,714.48	3,671.31	3,625		

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.

EXHIBIT C: CITY VENTURES PROPOSAL

Site Plan

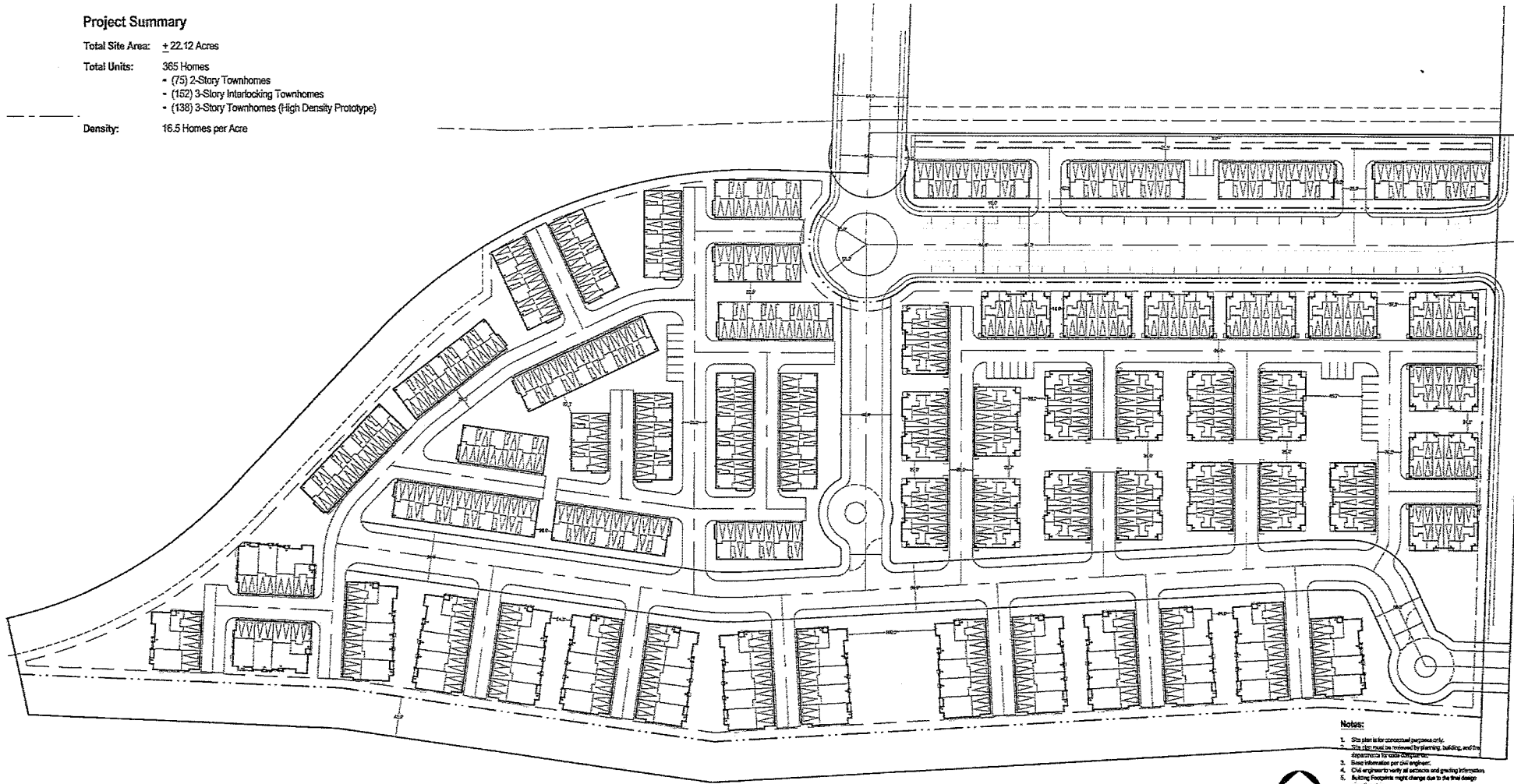
Project Summary

Total Site Area: ± 22.12 Acres

Total Units: 365 Homes

- (75) 2-Story Townhomes
- (152) 3-Story Interlocking Townhomes
- (138) 3-Story Townhomes (High Density Prototype)

Density: 16.5 Homes per Acre



Notes:

1. Site plan is for conceptual purposes only.
2. This plan must be reviewed by planning, building, and fire departments for code compliance.
3. Street information per city engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final design construction type.
6. Open space area is subject to change due to the balcony height of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN - HIGH DENSITY ALTERNATIVE

SANTEE 3

SANTEE, CA



City Ventures

0 25 50 100

CONCEPT STUDIES

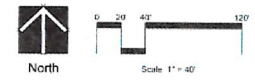
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EXHIBIT D: CORNERSTONE COMMUNITIES PROPOSAL



1/7/2018

Site Plan

The Development Services Director introduced the item and the Associate Planner gave a brief presentation and responded to Council questions.

PUBLIC SPEAKER:

- Van Collinsworth

ACTION: Council Member Hall moved approval of staff's recommendation.

Vice Mayor Houlahan seconded the motion which carried by the following vote: Ayes: Mayor Minto, Vice Mayor Houlahan and Council Members Hall, Koval, and McNelis – 5.

- (12) **Discussion of possible General Plan and Town Center Specific Plan Amendments related to the proposed development of a 22-acre vacant county-owned property, located at the terminus of Park Center Drive, in the Town Center Planning Area, into a 365-unit multiple-family residential development (APN 381-051-18-00) Applicant: City Ventures. (Development Services - Kush)**

The Development Services Director introduced the item and the Associate Planner gave a brief presentation and responded to Council questions.

PUBLIC SPEAKERS:

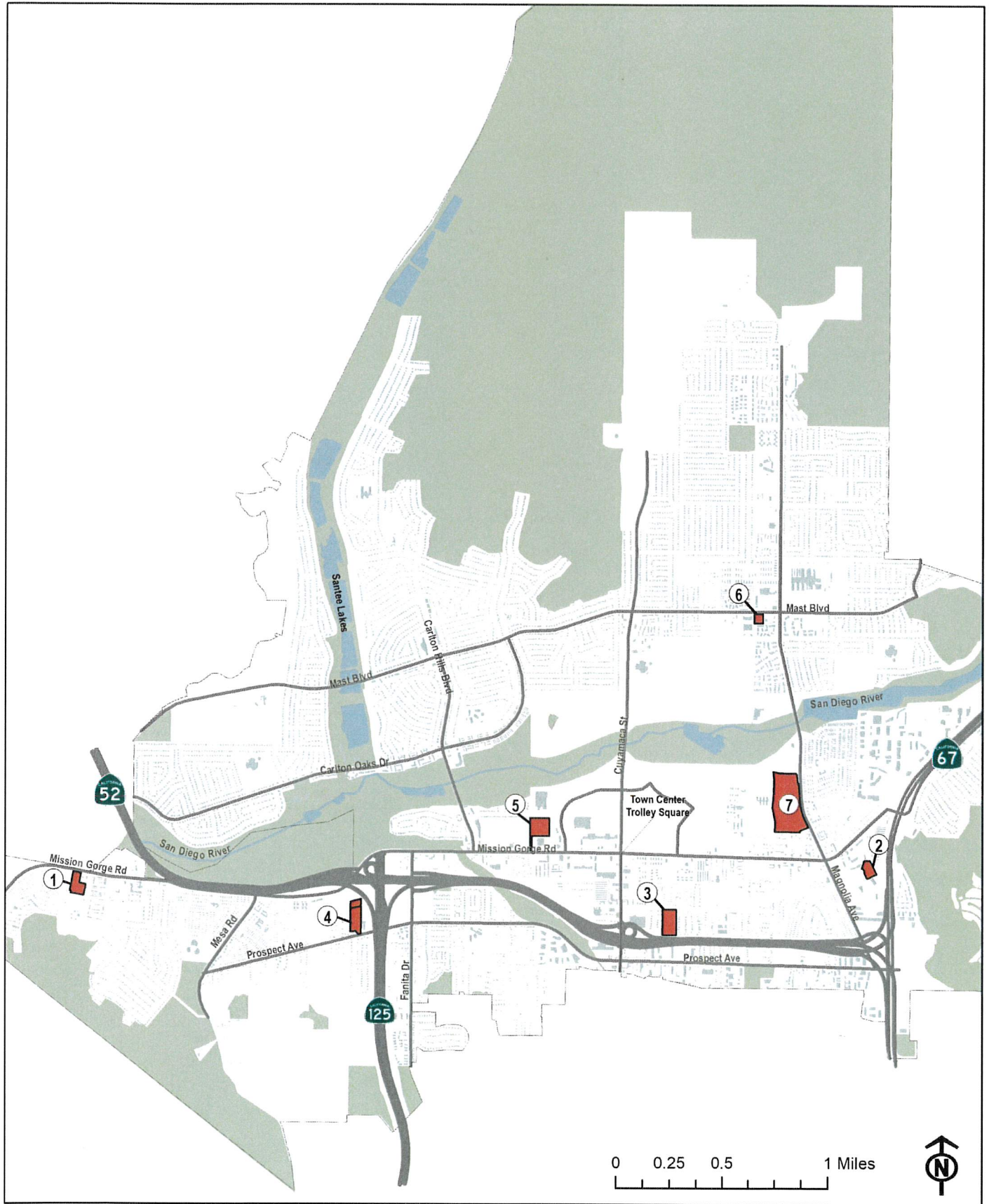
- Mary Hydes, in opposition, not able to speak
- Lynda Marrokal
- Gary Strawn
- Van Collinsworth
- Michele Perchez
- Dan Bickford
- Justin Schlaefli
- Evlyn Andrade-Heymsfield

The City Council provided feedback on the proposed project and the sites identified for possible General Plan Amendments and Zone Reclassifications.

NON-AGENDA PUBLIC COMMENT:

- (A) Lynda Marrokal inquired about the progress of a community center or library in Santee that seniors would be able to utilize.
- (B) Van Collinsworth suggested Council look at services offered by SANDAG to help with the cost of the Climate Action Plan.
- (C) Dan Bickford inquired about an update on the community center.

EXHIBIT F: PORTFOLIO OF POTENTIAL REPLACEMENT SITES



City Map of All Replacement Sites

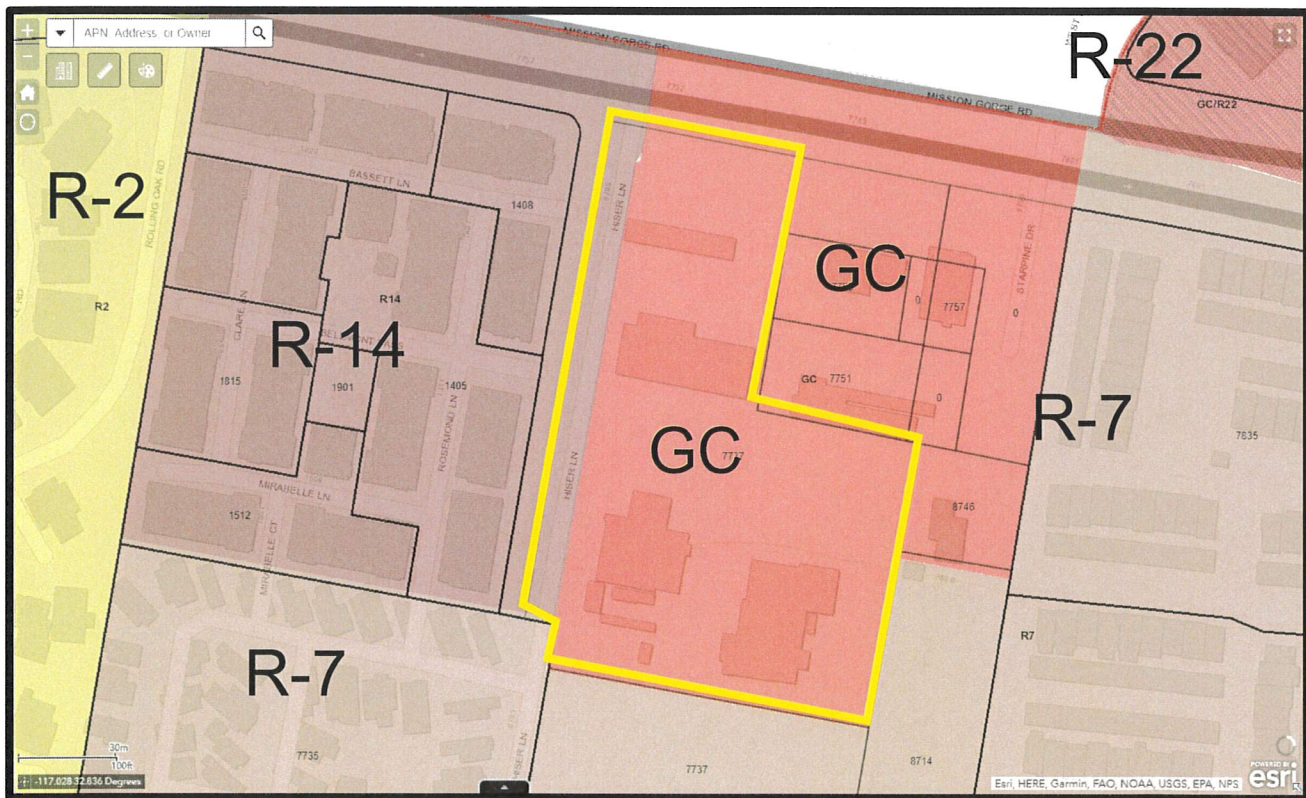
Site No. 1 – Pure-Flo, 7737 Mission Gorge Road, APN 386-300-31

This site is located on the former site of the Pure-Flo water bottling facility, which has been shuttered since 2018. The site consists of 3.25 acres in the General Commercial Zone. The site is flanked by existing multiple-family residential development to the east and west and the underdeveloped property to the south is in the Medium Density Residential Zone (7-14 dwelling units per acre). If this site were to be rezoned to the R-30 Zone it would have a capacity of 97 very low-income units.

Aerial:



Current Zoning:



386-30
SHT 1 OF 8

08/10/08 JAM

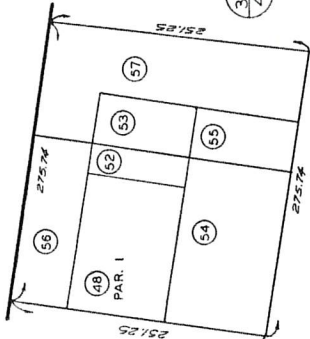
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CHANGES	BLK	OLD	NEW	RC
3000	1714/23	45	74	70
30	1477/6	243	3488	CANC
5	1715/5	76	2228	CANC
6	1716/4	44	1247	
7	1717/3	103	1312	
8	1718/2	45	1416	
9	1719/1	103	1416	
10	1720/0	103	1416	
11	1721/0	103	1416	
12	1722/0	103	1416	
13	1723/0	103	1416	
14	1724/0	103	1416	
15	1725/0	103	1416	
16	1726/0	103	1416	
17	1727/0	103	1416	
18	1728/0	103	1416	
19	1729/0	103	1416	
20	1730/0	103	1416	
21	1731/0	103	1416	
22	1732/0	103	1416	
23	1733/0	103	1416	
24	1734/0	103	1416	
25	1735/0	103	1416	
26	1736/0	103	1416	
27	1737/0	103	1416	
28	1738/0	103	1416	
29	1739/0	103	1416	
30	1740/0	103	1416	
31	1741/0	103	1416	
32	1742/0	103	1416	
33	1743/0	103	1416	
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35	1745/0	103	1416	
36	1746/0	103	1416	
37	1747/0	103	1416	
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64	1774/0	103	1416	
65	1775/0	103	1416	
66	1776/0	103	1416	
67	1777/0	103	1416	
68	1778/0	103	1416	
69	1779/0	103	1416	
70	1780/0	103	1416	
71	1781/0	103	1416	
72	1782/0	103	1416	
73	1783/0	103	1416	
74	1784/0	103	1416	
75	1785/0	103	1416	
76	1786/0	103	1416	
77	1787/0	103	1416	
78	1788/0	103	1416	
79	1789/0	103	1416	
80	1790/0	103	1416	
81	1791/0	103	1416	
82	1792/0	103	1416	
83	1793/0	103	1416	
84	1794/0	103	1416	
85	1795/0	103	1416	
86	1796/0	103	1416	
87	1797/0	103	1416	
88	1798/0	103	1416	
89	1799/0	103	1416	
90	1800/0	103	1416	

- 1* CONDO (PEND)
- RIVERPLACE PATIO HOMES
- DC065-077609
- 2* CONDO (PEND)
- PEPPER HILL TOWNHOMES
- DC072-147242
- (SEE SHTS 3 - 5)

- MAP 15702 - CITY OF SANTEE TCT NO 2006-04 MISSION VIEW ESTATES
- MAP 13095 - SANTEE TCT NO 90 - 02 (CONDO)
- MAP 7713 - THE HIGHLANDS MOBILE HOME PARK
- MAP 7646 - STEELE'S SUB UNIT NO 1
- MAP 7168 - PEPPER HILL TOWNHOMES
- MAP 688 - FANITA RHO REVISED - POR BLK F
- ROS 4228, 11252, 11331



A.	N 45°45'57"E	1.39
B.	R=184	10.14
C.	N 42°35'29"E	245.07
D.	R=216	26.96
E.	R=57	36.48"W
F.	R=5	7.60
G.	N 55°15'54"E	173.00
H.	N 46°40'22"E	102.39
I.	N 48°10'22"W	100.00
J.	N 43°19'36"W	41.41
K.	N 55°15'54"E	178.44
L.	R=216	133.41
M.	R=165	142.13
N.	N 89°37'12"W	119.07
O.	R=165	142.13
P.	N 48°31'24"W	47.58

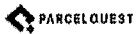
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

2 1/2" MIN

SAN DIEGO COUNTY
ASSASSOR'S OFFICE
BOOK 386 PAGE 30 SHT 1

7/12/2019

Search | ParcelQuest



1 Property Address: 7737 MISSION GORGE RD SANTEE CA 92071-3306

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **386-300-31-00**
 Parcel Status: **ACTIVE**
 Owner Name: **GRANT PROPERTIES L C**
 Mailing Address: **2169 ORANGE AVE ESCONDIDO CA 92029**
 Legal Description: **TR 688 BLK F*LOTS 4 & 5*POR***

Assessment

Total Value:	\$920,290	Use Code:	39	Use Type:	COMMERCIAL
Land Value:	\$102,750	Tax Rate Area:	016-065	Zoning:	6
Impr Value:	\$817,540	Year Assd:	2019	Census Tract:	166.05/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	88%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				04/24/2013
Document Number:				0255725
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	1
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:	6,152	Park Type:		Condition:	
Lot Acres:	3.250	Spaces:		Site Influence:	
Lot SqFt:	141,570	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

Site No. 1 – Pure-Flo, 7737 Mission Gorge Road, APN 386-300-31

View of Pure-Flo site from Mission Gorge Road (looking southeast):



View of the site along its frontage with Mission Gorge Road (looking southwest):



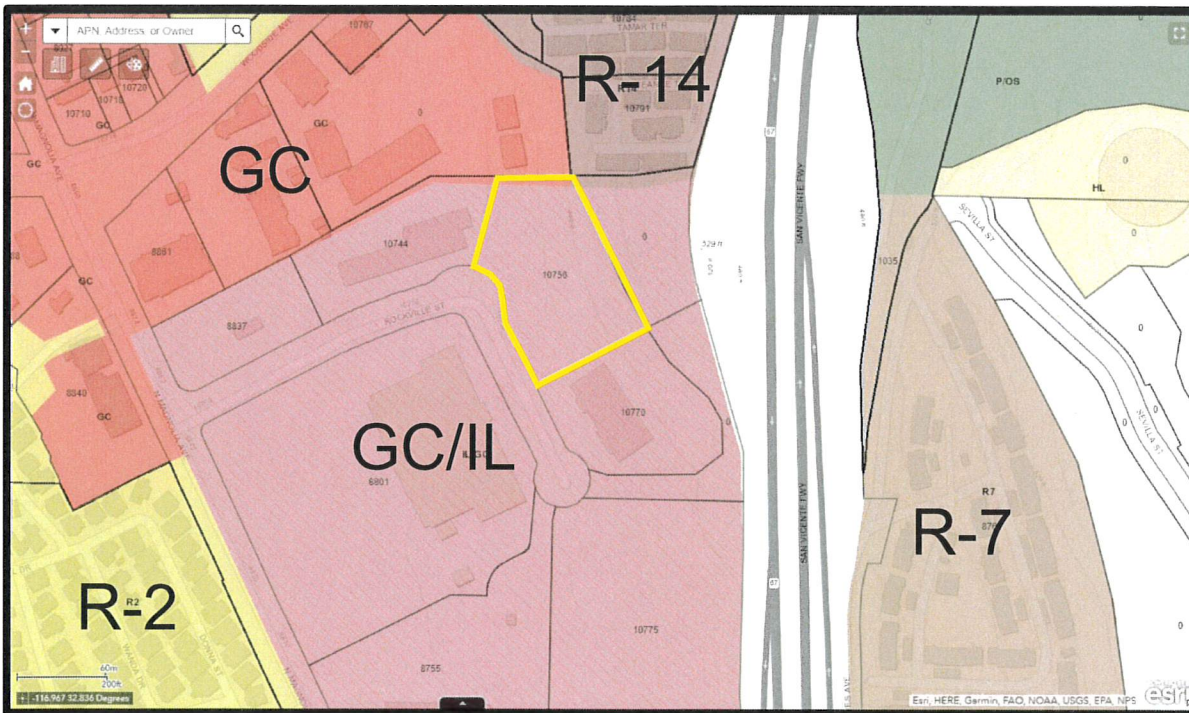
Site No. 2 – Lantern Crest Workforce Housing, Rockvill St., APN 384-470-09

This site along Rockvill Street consists of 1.96 acres of vacant land with dual zoning (Light Industrial and General Commercial). Recently the site has been used for overflow parking by Sonrise Church, which is located just west of the site. Other uses around the site include a recently built RV and mini-storage complex and offices to the south, a multiple family residential development to the north, and the 67 Freeway to the east. The current property owner previously presented plans to the City Council for workforce housing at the site consisting of 59 units that would serve as employee housing for staff of the Lantern Crest Senior Living Community. This proposal would yield a density of 30 dwelling units per acre and the R-30 Zone would be appropriate. Included is a site plan for the proposed 4-story workforce housing previously presented to the City Council.

Aerial:



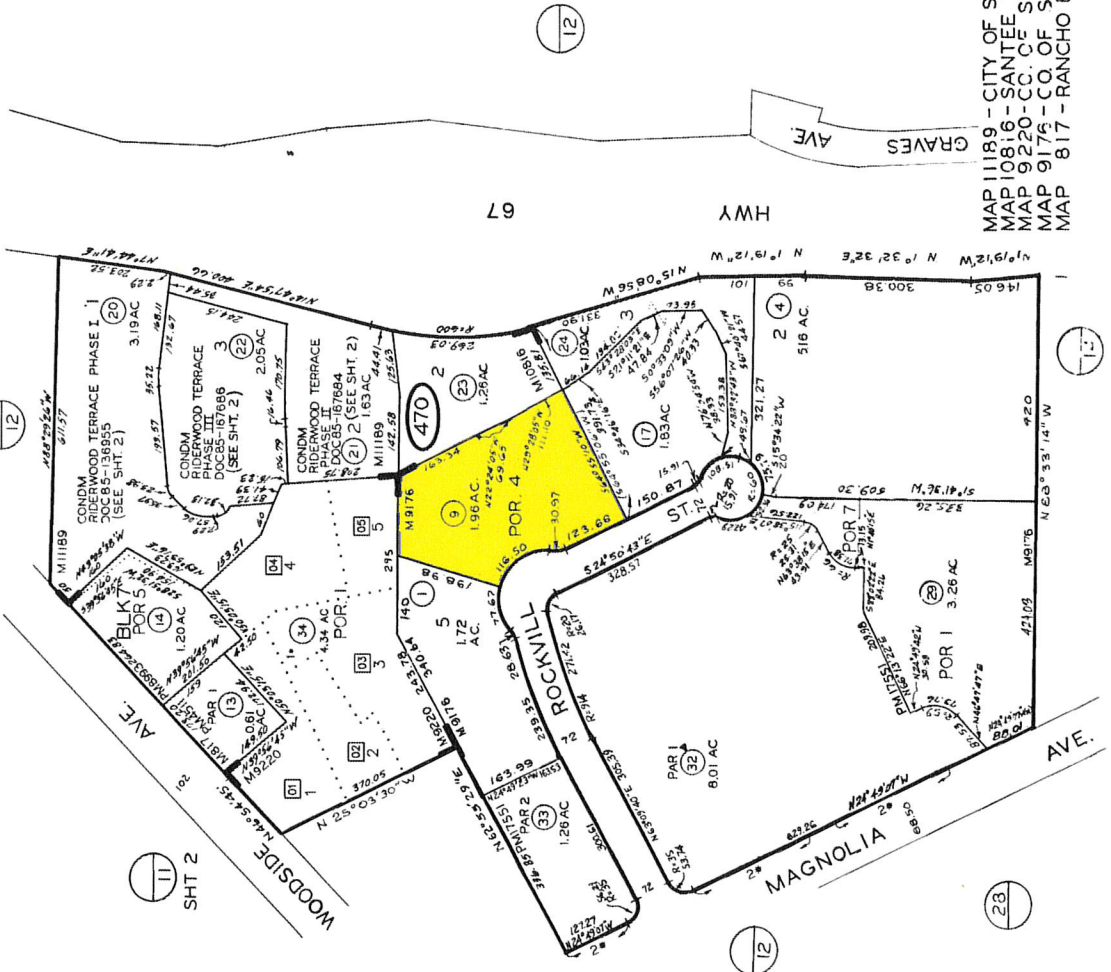
Current Zoning:



384-47
SHT. 1 OF 2
1"=200'

3-30-01/MEG

CHANGES	
BLK OLD	NEW R/C OUT
470	1-7-80 392
	1-7-80 176
2	9-10-83 1254
8	1-1-84 6-9
10	1-1-84 184 1022
10	1-1-84 184 209
3	7-18-85 1022
14	8-19-85 1894
15	8-22-86 20
20	CONDOM 8-6-77 0
19	CONDOM 8-6-77 0
22	CONDOM 8-6-77 0
27	CONDOM 8-6-77 0
517	25-28-95 1849
518	29-31-95 1923
519	32-33-95 1977
12	CONDOM 01-883



1* CONDO, SANTEE CONDOS
05000-655018

2* NO ACCESS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL SUBDIVISION OR BUILDING PERMITS.

MAP 11189 - CITY OF SANTEE, TCT NO. 84-09
MAP 10816 - SANTEE, TCT NO. 002 (CONDOM)
MAP 9220 - CC. OF S. D. TCT NO. 375.4
MAP 9175 - CO. OF S. D. TCT NO. 3569
MAP 817 - RANCHO EL CAJON H & O TRACTS

C.M. 19
SAN DIEGO COUNTY
ASSESSOR'S MAP
SHEET 384 PAGE 47 SHT. 1 OF 2

7/12/2019

Search | ParcelQuest



1 Property Address: 10756 ROCKVILL ST SANTEE CA 92071-4553

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **384-470-09-00**
 Parcel Status: **ACTIVE**
 Owner Name: **LANTERN CREST APARTMENTS LLC**
 Mailing Address: **8720 RAILROAD AVE SANTEE CA 92071**
 Legal Description: **TR 9176 LOT 4*(EX DOC82-081374)**

Assessment

Total Value:	\$1,196,460	Use Code:	40	Use Type:	VACANT
Land Value:	\$1,196,460	Tax Rate Area:	016-038	Zoning:	7
Impr Value:		Year Assd:	2019	Census Tract:	166.17/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	12/27/2018	04/26/2017	04/02/2001	12/27/2018
Document Number:	0529929	0187393	0193906	0529929
Document Type:	GRANT DEED	GRANT DEED		
Transfer Amount:		\$1,150,000	\$750,000	
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

Site No. 2 – Lantern Crest Workforce Housing, Rockvill St., APN 384-470-09

View of site from Rockvill Street (looking east):

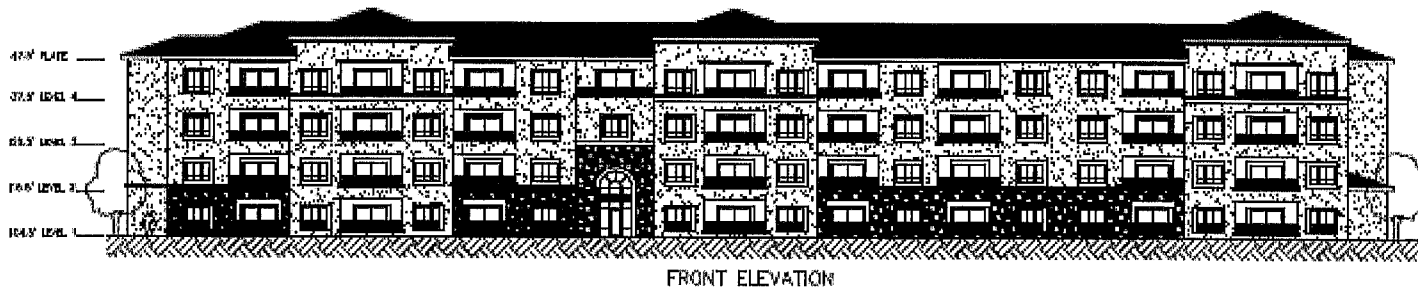
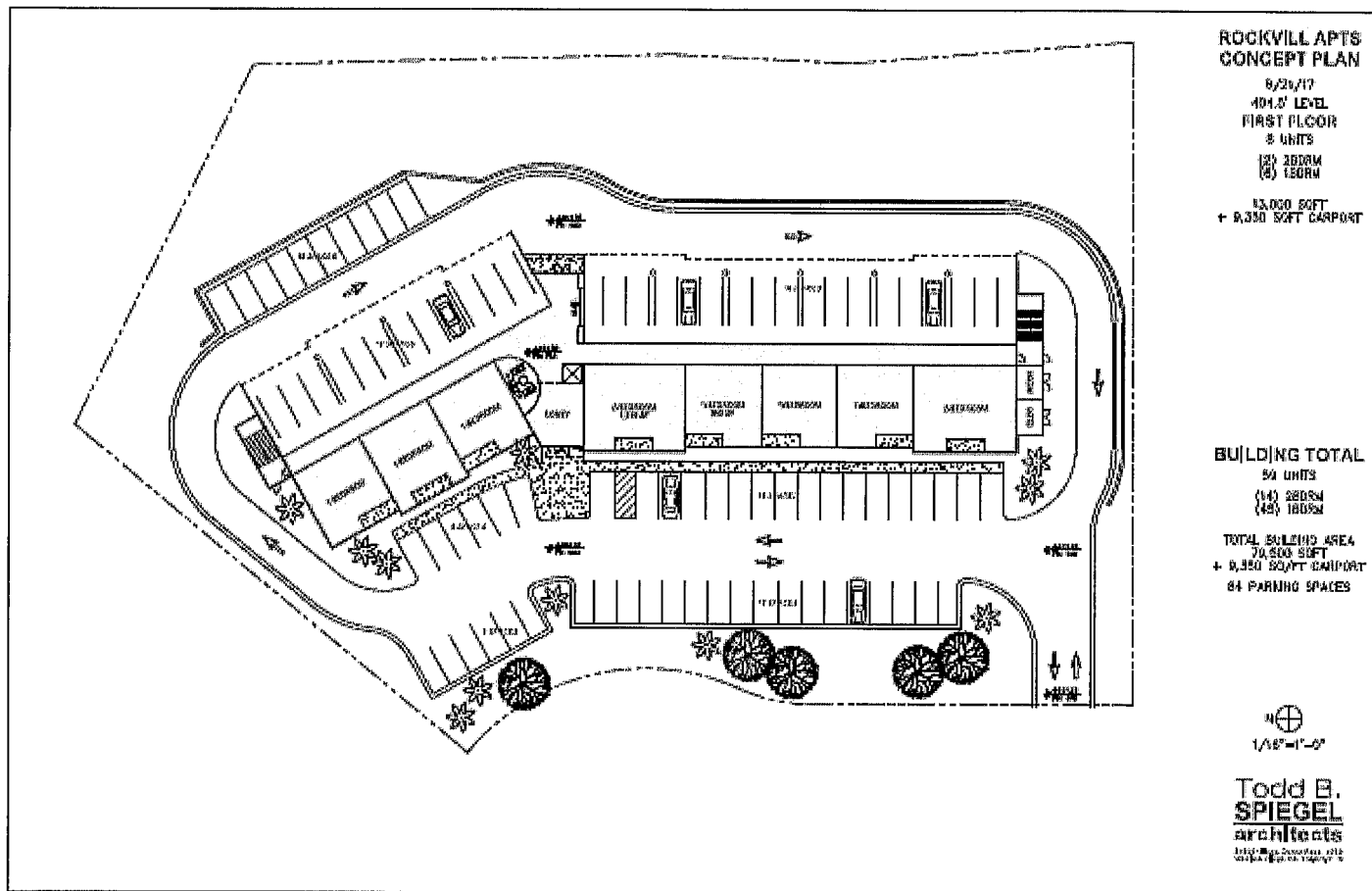


View of site from Rockvill St (looking north-northeast)



Site No. 2 – Lantern Crest Workforce Housing, Rockvill St., APN 384-470-09

Conceptual plans for Rockvill Workforce Housing (presented to Council 11/8/2017):



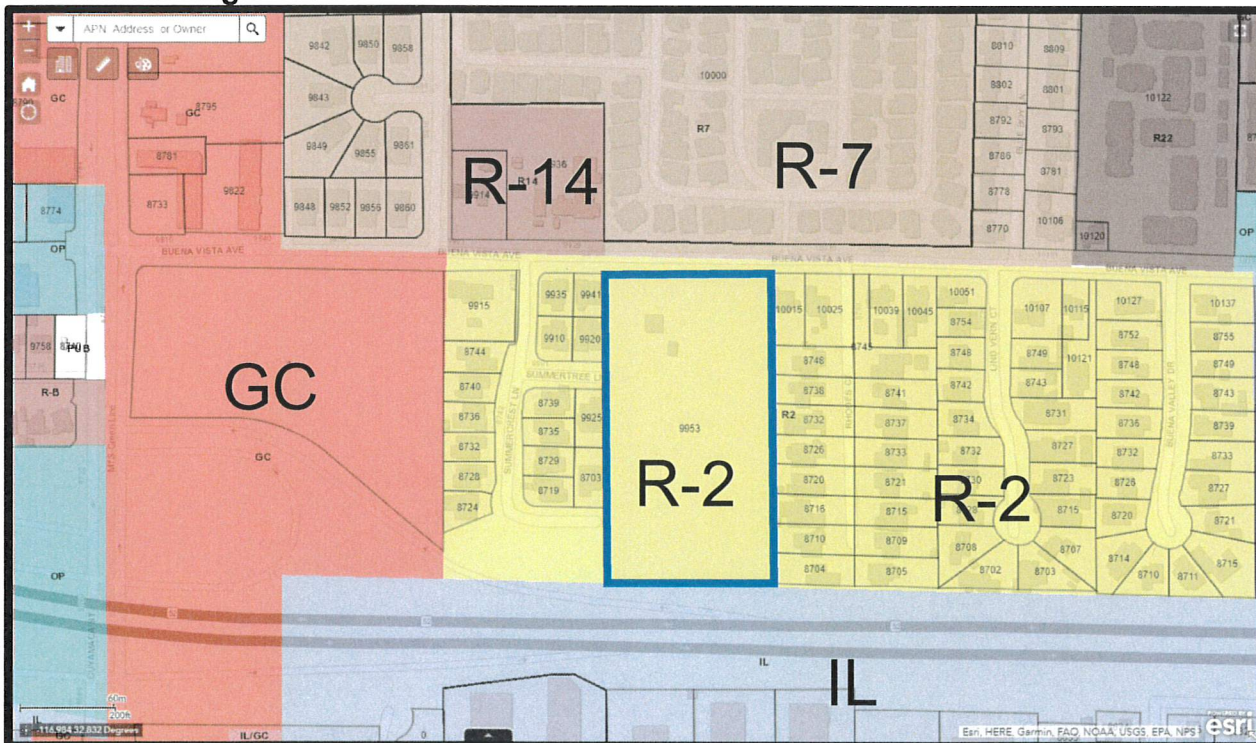
Site No. 3 – 9953 Buena Vista Ave., APN 384-162-04

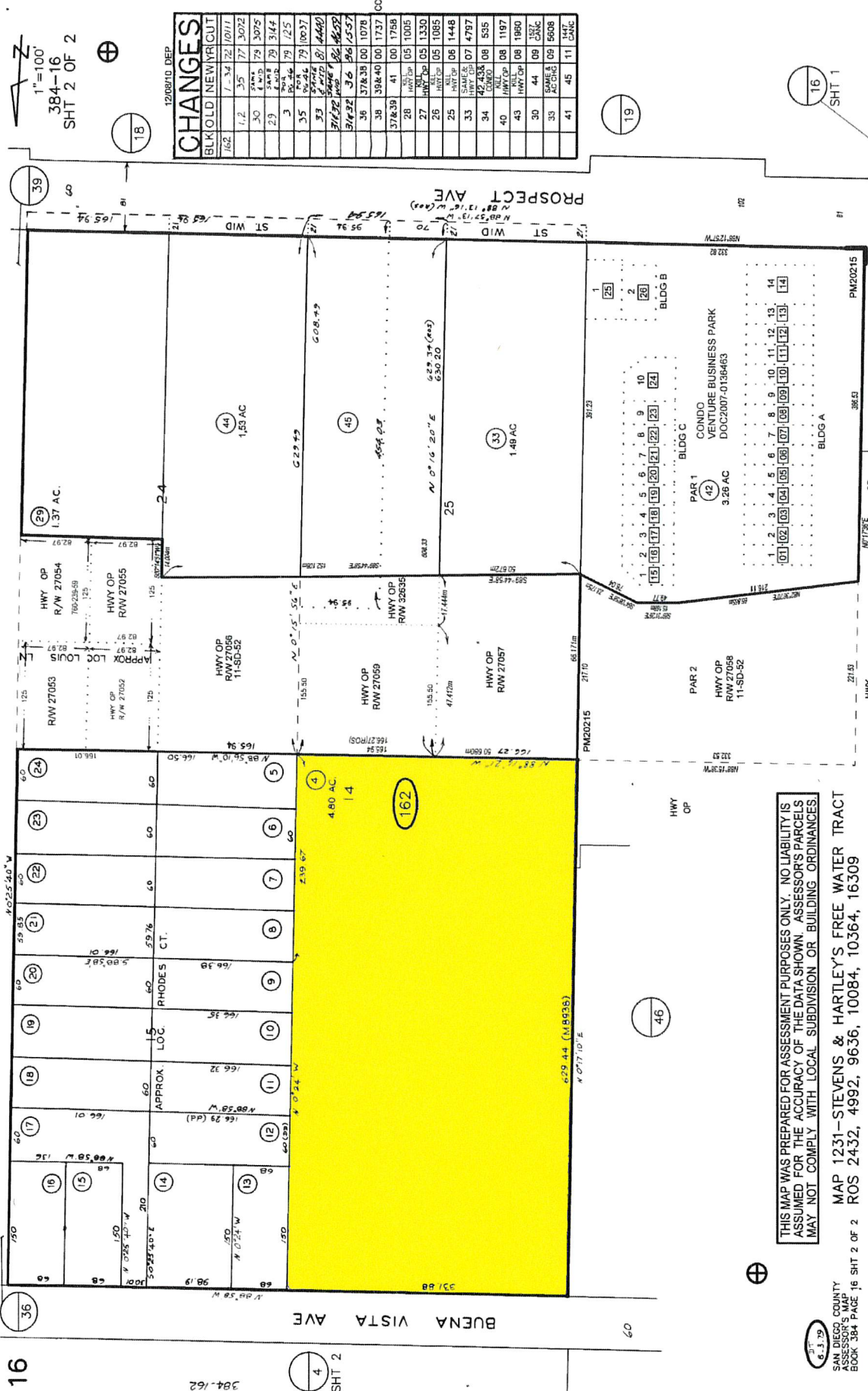
This 4.8-acre site along Buena Vista Avenue consists of one single-family residence in the Low-Medium Density Residential (R2) Zone. The surrounding area includes single-family homes to the east and west, a mobile home park to the north, and the 52 Freeway to the south. The site is within walking distance to Trolley Square and the many commercial businesses along Cuyamaca Street. Consideration would need to be given to the height of any proposed buildings as the site is within Safety Zone 6 of the Gillespie Field Airport Land Use Compatibility Plan. If this site were to be rezoned to the R-30 Zone it would have a capacity of 144 very low-income units.

Aerial:



Current Zoning:





CHANGES	BLK	OLD	NEW	RICUT	
162	1	34	22	10/11	
162	1	2	35	7/30/2	
30	4	75	79	30/25	
29	3	24	29	3/4/4	
3	3	24	29	7/25	
35	3	24	29	10/3/7	
33	3	24	29	8/1/10	
33	3	24	29	8/1/10	
33	3	24	29	8/1/10	
33	3	24	29	8/1/10	
36	37	38	00	10/78	
38	39	40	00	17/37	
37	38	39	41	00	17/58
27	28	29	05	10/05	
27	28	29	05	13/30	
26	27	28	05	10/85	
25	26	27	06	14/48	
33	34	35	07	47/97	
40	41	42	08	11/97	
43	44	45	08	19/90	
30	31	32	09	15/27	
33	34	35	09	56/08	
41	42	43	11	11/2008	

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SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 384 PAGE 16 SHT 2 OF 2
 MAP 1231- STEVENS & HARTLEY'S FREE WATER TRACT
 ROS 2432, 4992, 9636, 10084, 10364, 16309

7/12/2019

Search | ParcelQuest



1 Property Address: 9953 BUENA VISTA AVE SANTEE CA 92071-4335

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **384-162-04-00**
 Parcel Status: **ACTIVE**
 Owner Name: **MARINO FAMILY 1994 TRUST**
 Mailing Address: **6951 OREGON AVE LA MESA CA 91942**
 Legal Description: **TR 1231 LOT 14***

Assessment

Total Value:	\$65,799	Use Code:	11	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$62,516	Tax Rate Area:	016-007	Zoning:	1
Impr Value:	\$3,283	Year Assd:	2019	Census Tract:	166.17/2
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	4%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				11/21/2001
Document Number:				0853614
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	1	Fireplace:		Units:	1
Baths (Full):	1	A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:	600	Park Type:		Condition:	
Lot Acres:	4.800	Spaces:		Site Influence:	
Lot SqFt:	209,088	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:	2015				

Site No. 3 – 9953 Buena Vista Ave., APN 384-162-04

View of the property from Buena Vista Avenue (looking south):



View of the property from Buena Vista Avenue (looking west-southwest):



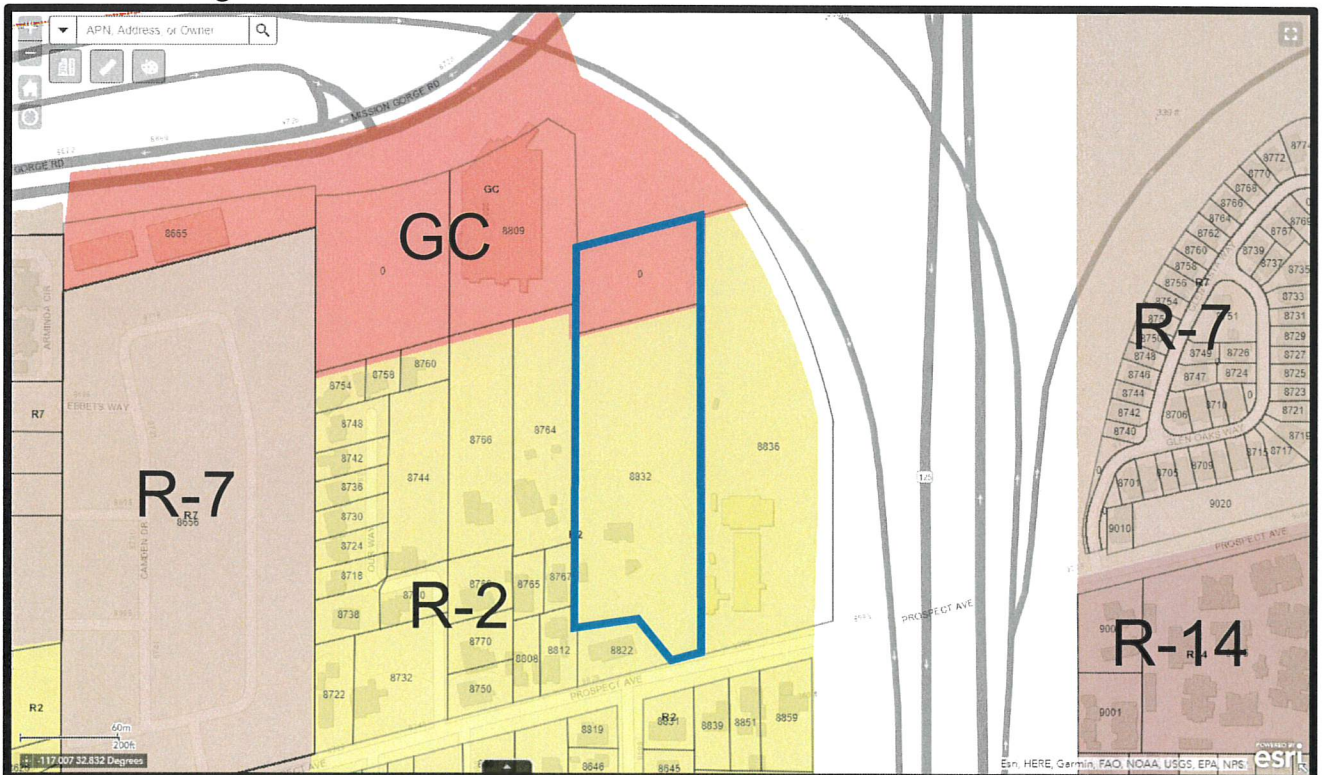
Site No. 4 – 8832 Prospect Ave., APN 383-121-27 &-45

This property consists of two parcels under the same ownership – a one-acre parcel and a 3.6-acre parcel. Current access to both parcels is from Prospect Avenue, although access may also be possible directly to Mission Gorge Road through Caltrans right-of-way. The smaller parcel is vacant and in the General Commercial (GC) Zone. The larger parcel is developed with a single-family home and is in the Low-Medium Density Residential (R2) Zone. If both parcels were to be rezoned to the R-30 zone, collectively they would yield a capacity of 138 very low income units.

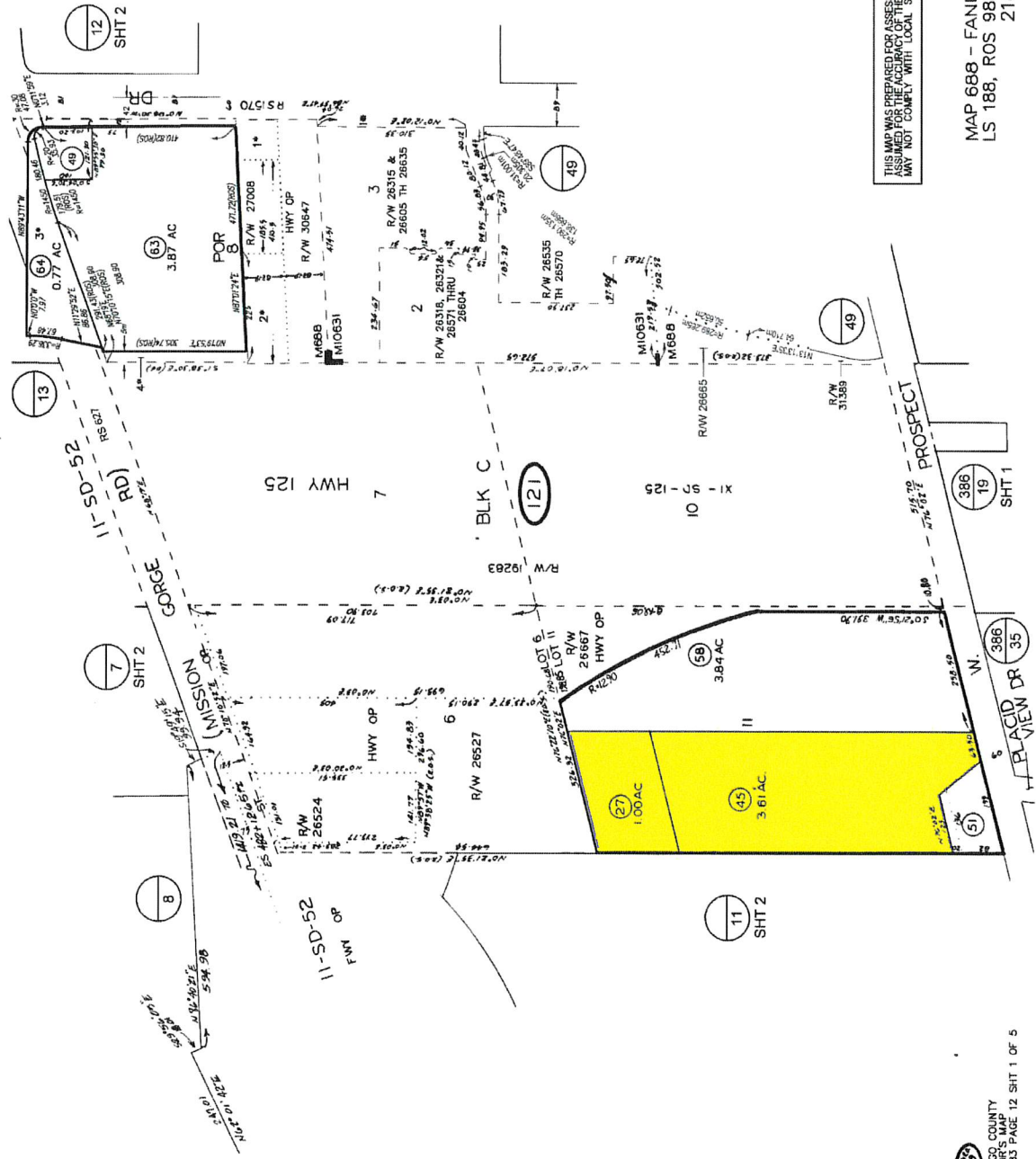
Aerial:



Current Zoning:



383-12
SHT 1 OF 2
1"=200'



7/24/2015 CS

CHANGES	
BLK OLD NEW R/CUT	CC
121	54
55	59
36	55
34	55
39-37	57
49	59
47	59
34	59
50	59
44	59
21	01
40	01
30	02
30	02
52	02
46	02
44	03
PICKUP	03
43	03
PICKUP	04
33	04
121	04
44	11
121	16

- 1* HWY OP. RW 27007
- 2* HWY OP. RW 27006
- 3* 766-239-73
- 4* HWY OP RW 34408-1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS MAP WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 688 – FANITA RHO. REVISED
LS 188; ROS 9889,11899,15946,16019, 20377, 21125,
21875

7/12/2019

Search | ParcelQuest



1 Property Address: SANTEE CA

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **383-121-27-00**
 Parcel Status: **ACTIVE**
 Owner Name: **VAUGHAN THEODORE ELIZABETH**
 Mailing Address: **8832 PROSPECT AVE SANTEE CA 92071**
 Legal Description: **TR 688 BLK C*LOT 11*NLY 1 AC OF WLY 1/2 OF***

Assessment

Total Value:	\$8,672	Use Code:	10	Use Type:	VACANT
Land Value:	\$8,672	Tax Rate Area:	016-065	Zoning:	1
Impr Value:		Year Assd:	2019	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				06/25/2007
Document Number:				0425155
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	1.000	Spaces:		Site Influence:	
Lot SqFt:	43,560	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

7/12/2019

Search | ParcelQuest



1 Property Address: 8832 PROSPECT AVE SANTEE CA 92071-3917

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **383-121-45-00**
 Parcel Status: **ACTIVE**
 Owner Name: **VAUGHAN THEODORE ELIZABETH**
 Mailing Address: **8832 PROSPECT AVE SANTEE CA 92071**
 Legal Description: **TR 688 BLK C*LOT 11*POR***

Assessment

Total Value:	\$58,148	Use Code:	11	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$36,223	Tax Rate Area:	016-065	Zoning:	1
Impr Value:	\$21,925	Year Assd:	2019	Census Tract:	166.05/4
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	37%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				06/25/2007
Document Number:				0425154
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	3	Fireplace:		Units:	1
Baths (Full):	1	A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:	1,421	Park Type:		Condition:	
Lot Acres:	3.610	Spaces:	3	Site Influence:	
Lot SqFt:	157,251	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:	1942				

Site No. 4 – 8832 Prospect Ave., APN 383-121-27 &-45

View of the site from the SR-52 to SR-125 southbound transition lane (looking west):



View of the site frontage along Prospect Avenue (looking north):



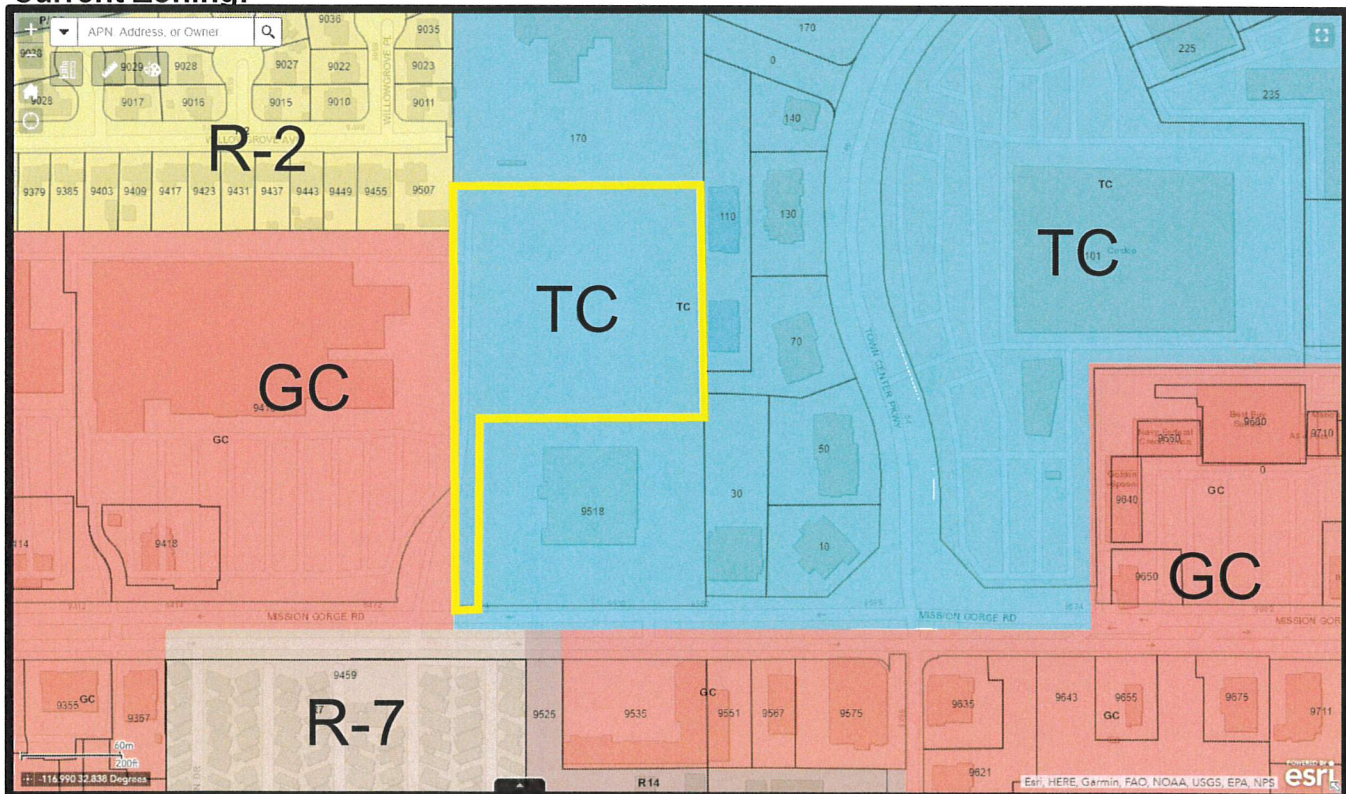
Site No. 5 – The Walmart Site, 170 Town Center Pkwy., APN 381-040-36

This vacant 5.26-acre is currently owned by Walmart and is designated for commercial uses in the Town Center Specific Plan. The site, which is just south of the existing Walmart store, was previously identified by Walmart for store expansion. However, Walmart seems to have ended pursuit of these plans and the property is currently listed for sale. The site is surrounded by commercial development to the east, west, and north and by the Post Office to the south. In order to develop the property into a 30 dwelling unit per acre multiple-family residential development, the Town Center Specific Plan would need to be amended to a land use designation comparable to the R-30 Zone. At a density of 30 dwelling units per acre, the site would yield a capacity of 157 very low income units.

Aerial:



Current Zoning:



Site No. 5 - The Walmart Site, 170 Town Center Pkwy., APN 381-040-36

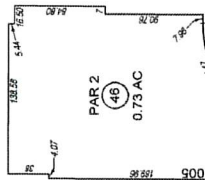
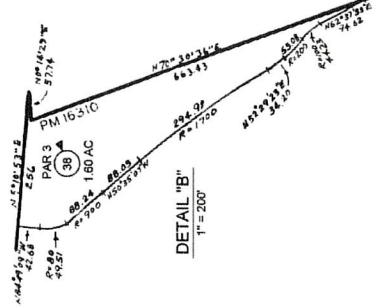
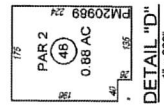
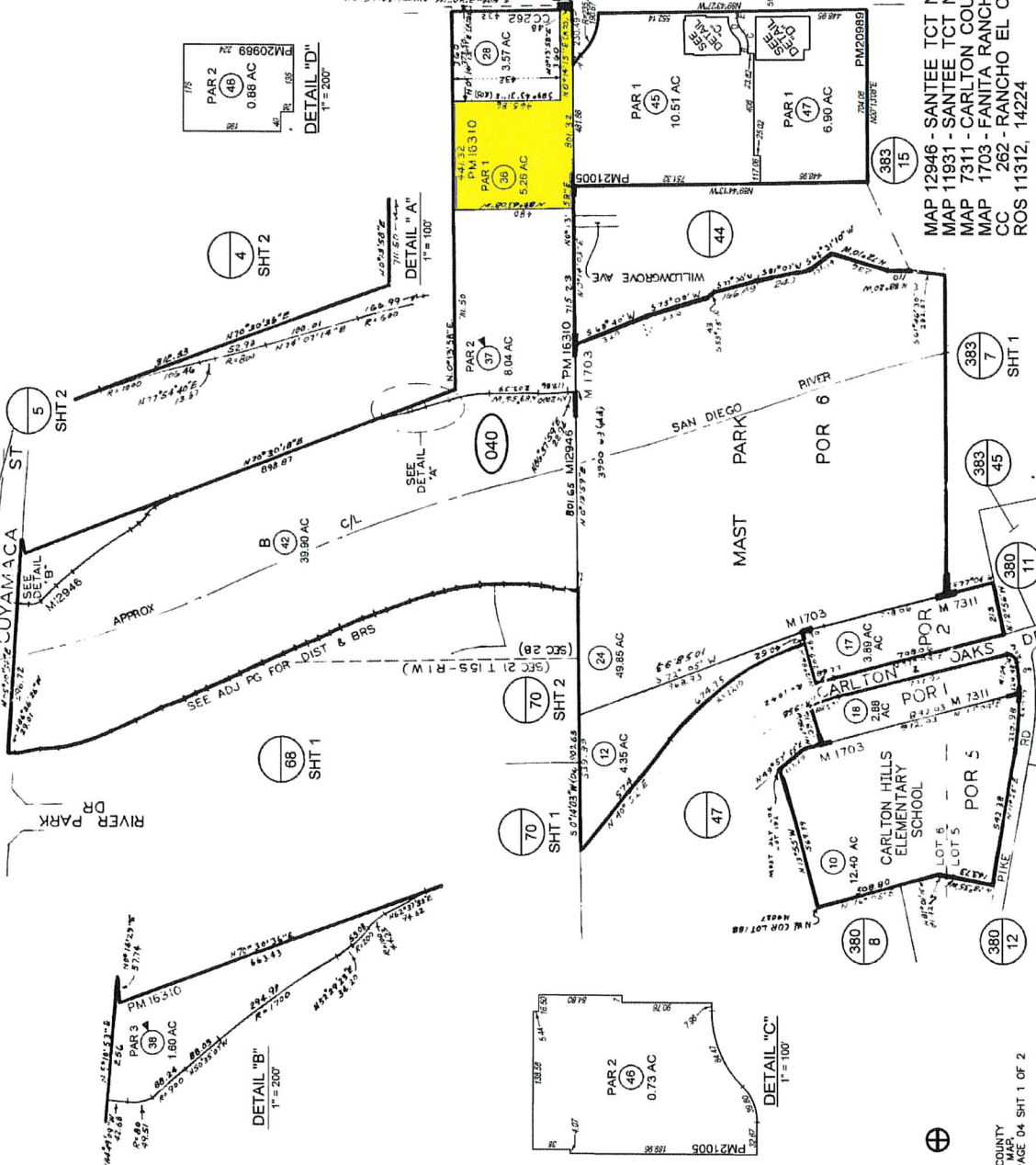
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

381-040-36
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 381 PAGE 04 SHT 1 OF 2

BLK	OLD	NEW	CUT	
340	73	73	313	CANC
22	21607	75	3469	CANC
3	3873	502	502	CANC
22	21607	75	3765	CANC
22	21607	75	4571	CANC
22	21607	78	1635	CC
6	21607	78	1771	CANC
6	21607	81	256	CANC
869	21607	81	1157	CANC
30	3140	15	142	CANC
2425	3124	88	1335	CANC
32	21607	80	192	CANC
31	808	84	193	CANC
33	21607	84	212	CANC
33	21607	84	212	CANC
34	21607	84	212	CANC
34	21607	84	212	CANC
19	43844	05	1204	CANC
43	45846	13	1350	CANC
44	47848	13	1363	CANC



381-04
SHT 1 OF 2



- SHT 2
MAP 12946 - SANTEE TCT NO 89-06 UNIT NO 3
MAP 11931 - SANTEE TCT NO 87-01 UNIT NO 1 (CONDO)
MAP 7311 - CARLTON COUNTRY CLUB VILLAS UNIT NO 1
MAP 1703 - FANITA RANCHO RESUB PART
CC 262 - RANCHO EL CAJON PARTITION - POR TCT T
ROS 11312, 14224



7/12/2019

Search | ParcelQuest



1 Property Address: MISSION GORGE RD SANTEE CA 92071

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **381-040-36-00**
 Parcel Status: **ACTIVE**
 Owner Name: **WAL-MART STORES INC**
 Mailing Address: **1301 SE 10TH ST BENTONVILLE AR 72712**
 Legal Description: **PM16310 PAR 1**

Assessment

Total Value:	\$10,809,430	Use Code:	20	Use Type:	VACANT
Land Value:	\$10,809,430	Tax Rate Area:	016-044	Zoning:	6
Impr Value:		Year Assd:	2019	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	08/23/2006	06/16/2004	03/02/1995	08/23/2006
Document Number:	0600599	0558941	0090052	0600599
Document Type:	GRANT DEED	GRANT DEED		
Transfer Amount:	\$9,000,000	\$2,200,000	\$1,100,000	
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

Site No. 5 – The Walmart Site, 170 Town Center Pkwy., APN 381-040-36

View of site from private driveway on western perimeter (looking north):



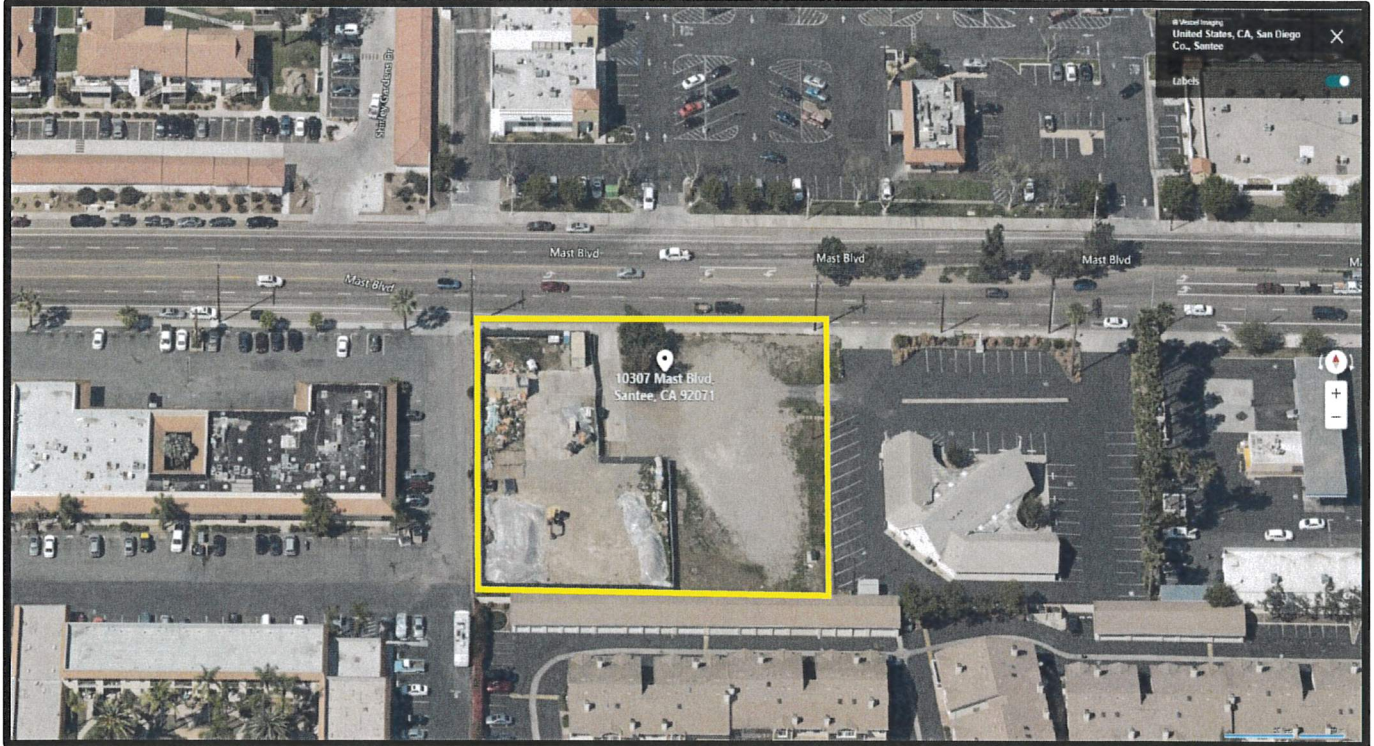
View of site from southern Walmart parking lot (looking south):



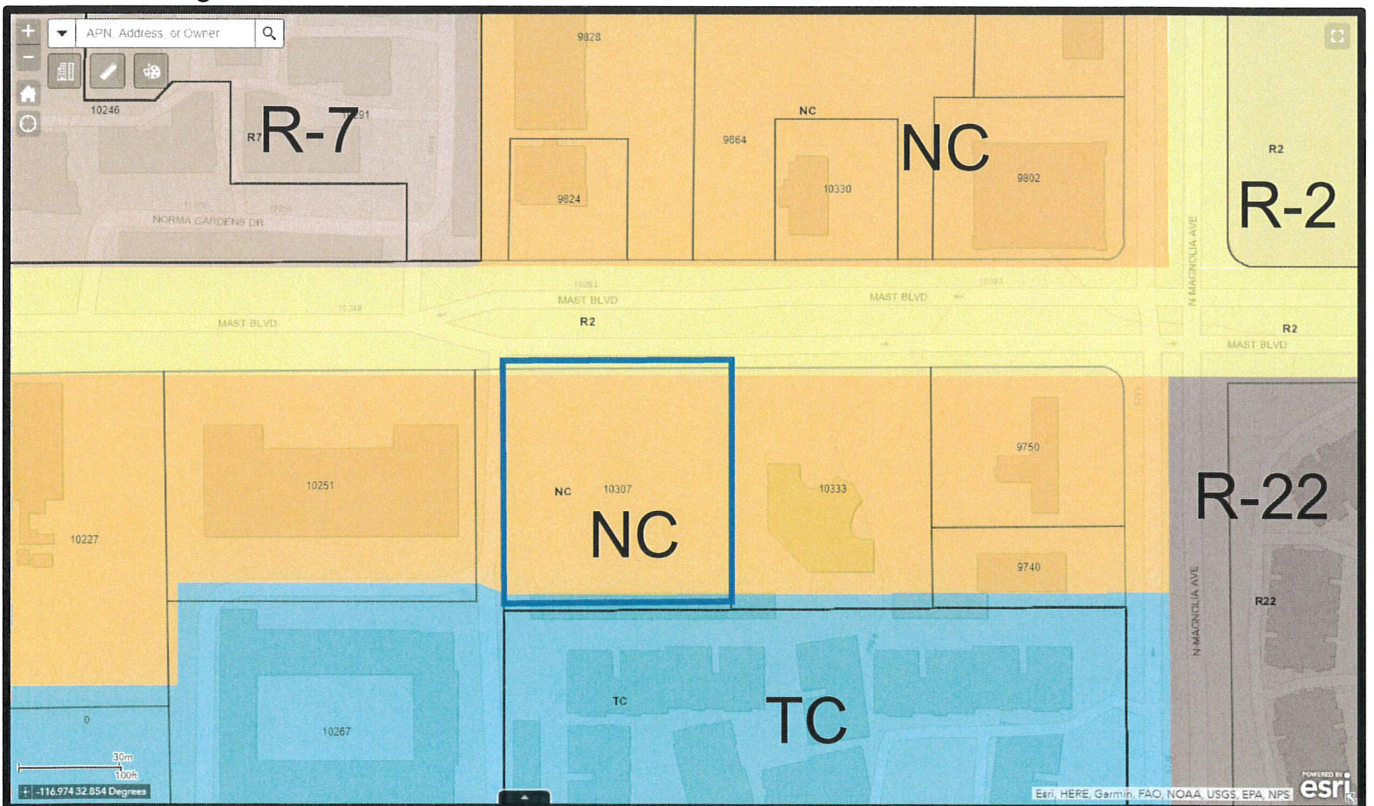
Site No. 6 – Christ United Reformed Church Site, 10333 Mast Blvd., APN 381-032-11

This one-acre vacant property along Mast Boulevard in the Neighborhood Commercial Zone is owned by the adjoining Christ United Reformed Church. In addition to the existing church to the east, the site is surrounded by a shopping center to the north, a small commercial strip mall to the west, and a multiple-family residential development to the south. If this site were to be rezoned to the R-30 Zone it would have a capacity of 30 very low-income units.

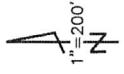
Aerial:



Current Zoning:

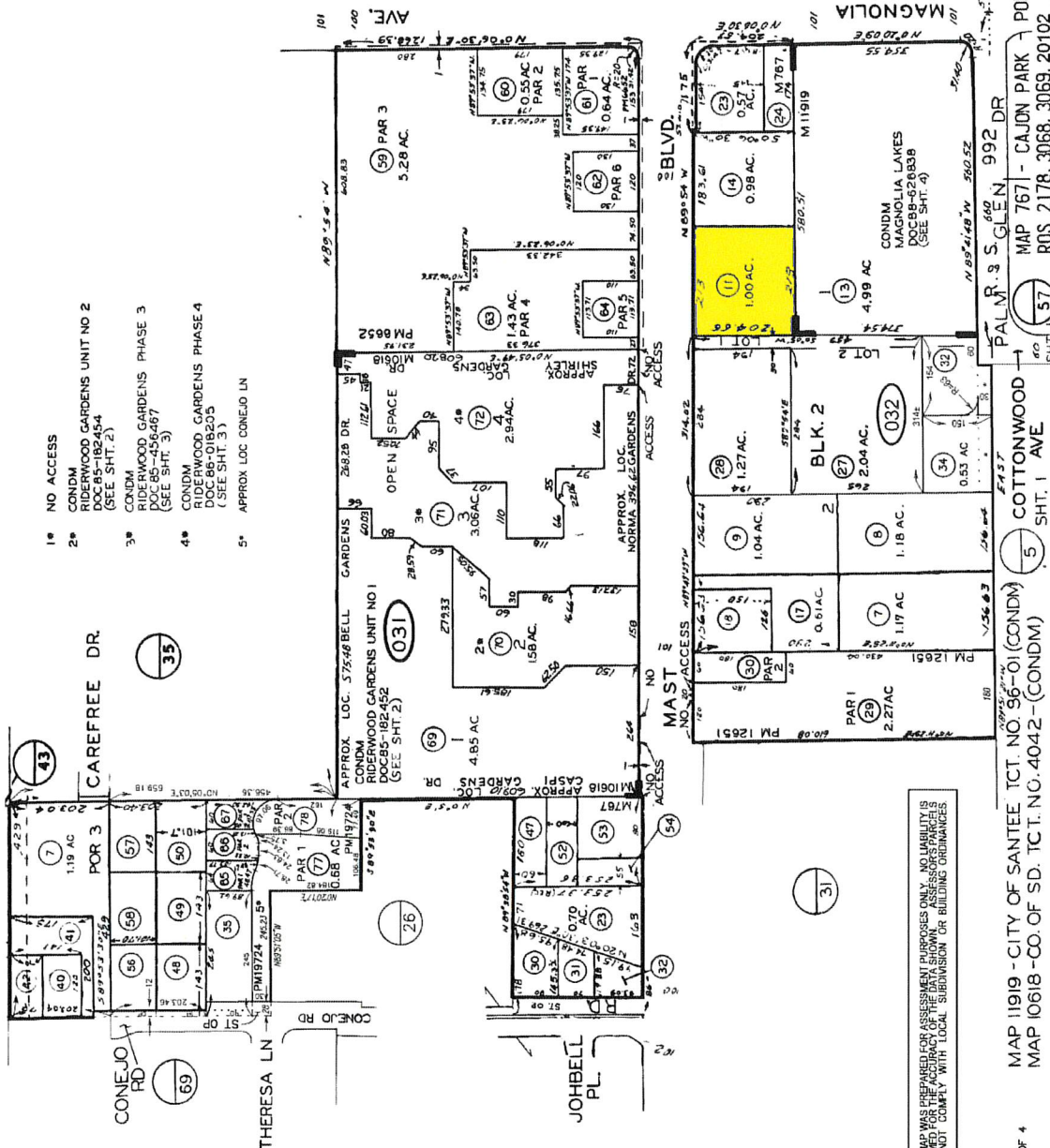


381-03
SHT 1 OF 4



03/17/2017 RLW

CHANGES	BLK OLD	NEW	CUT	CC			
	031	57	53, 54, 73	4748	CC		
	032	16	23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35	4749	CC		
	032	4		5444			
	031	28	55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000				



- 1* NO ACCESS
- 2* CONDM RIDERWOOD GARDENS UNIT NO 2 DOCB85-182452 (SEE SHT. 2)
- 3* CONDM WOOD GARDENS PHASE 3 DOC 85-436487 (SEE SHT. 3)
- 4* CONDM RIDERWOOD GARDENS PHASE 4 DOC 85-018205 (SEE SHT. 3)
- 5* APPROX LOC CONEJO LN

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 11919 - CITY OF SANTEE TCT. NO. 96-01 (CONDM)
 MAP 10618 - CO. OF SD. TCT. NO. 4042 - (CONDM)
 PALM R. 3 S. 660 992 DR
 MAP 7671 - CAJON PARK
 ROS 2178, 3068, 3069, 20102

7/12/2019

Search | ParcelQuest



1 Property Address: 10307 MAST BLVD SANTEE CA 92071-2740

Ownership

County: **SAN DIEGO, CA**
 Assessor: **ERNIE DRONENBURG, ASSESSOR**
 Parcel # (APN): **381-032-11-00**
 Parcel Status: **ACTIVE**
 Owner Name: **CHRIST UNITED REFORMED CHURCH**
 Mailing Address: **10333 MAST BLVD SANTEE CA 92071**
 Legal Description: **TR 767 BLK 2*LOT 1*/EXC S 404.54 FT/ W 213 FT OF E 581.51 FT OF***

Assessment

Total Value:	\$394,092	Use Code:	10	Use Type:	VACANT
Land Value:	\$394,092	Tax Rate Area:	016-007	Zoning:	6
Impr Value:		Year Assd:	2019	Census Tract:	166.15/1
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:	\$394,092	HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	05/13/2005			04/10/2012
Document Number:	0407629			0207976
Document Type:	GRANT DEED			
Transfer Amount:	\$1,170,000			
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	1.000	Spaces:		Site Influence:	
Lot SqFt:	43,560	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

Site No. 6 – Christ United Reformed Church Site, 10333 Mast Blvd., APN 381-032-11

View of site from Mast Blvd. (looking south):



View of site from private driveway along western perimeter (looking east):



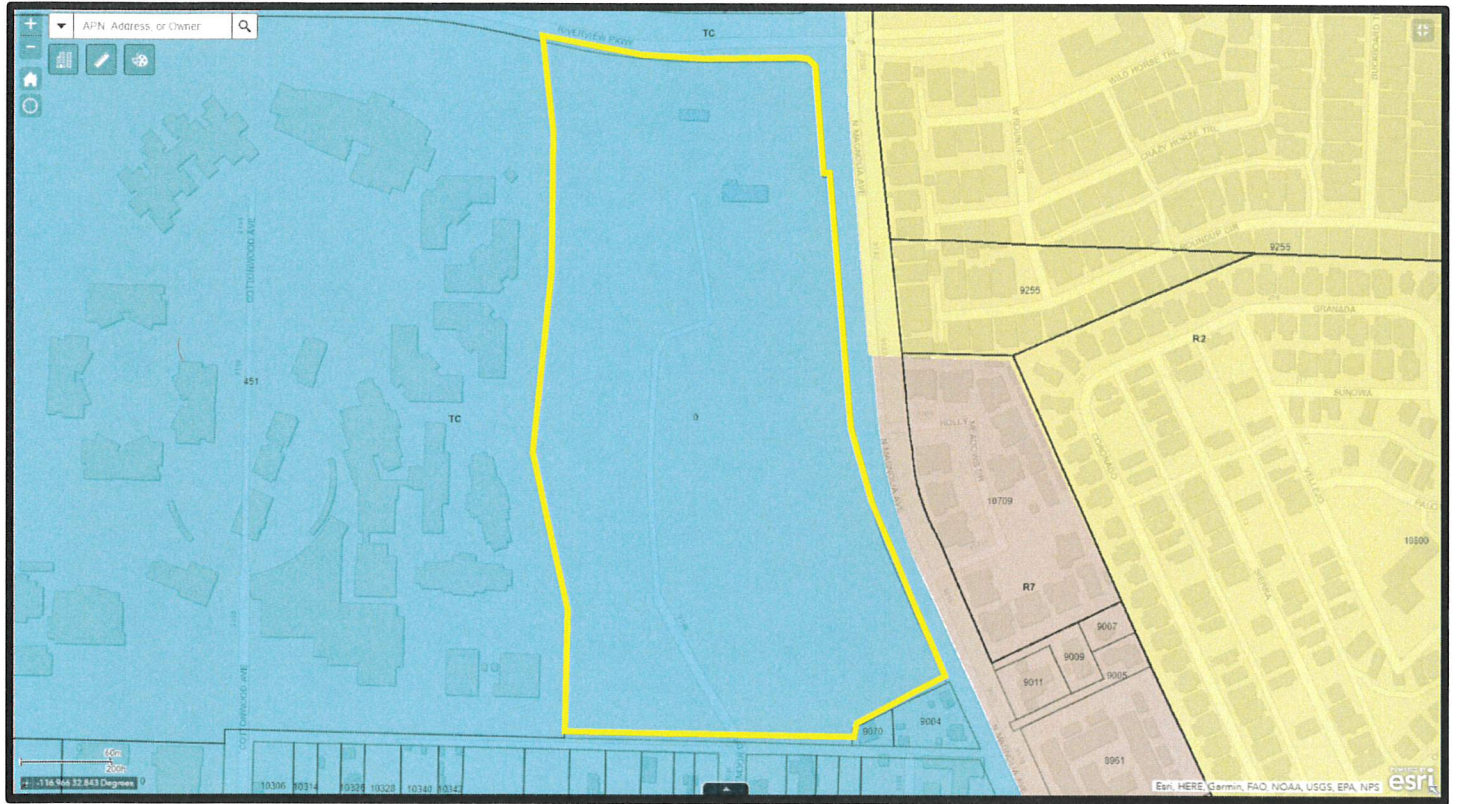
Site No. 7 – County Edgemoor Site, 9200 Magnolia Ave., APN 381-050-81

This 21.2-acre County-owned property commonly identified as the site of the Polo or Dairy Barn was previously identified for discussion as a possible replacement site. The site is in the Town Center Planning Area and is identified for office/institutional uses. The Dairy Barn and immediately surrounding area, about 0.5 acres, would need to be carved out from the property for preservation, resulting in a remainder site of about 20.7 acres. The Barn could ultimately be preserved, repurposed and incorporated as a common facility for any future residential development at the site. If the land use designation were to be modified to an R-30 designation for the remainder 20.7-acre portion of the site, the site could yield approximately 621 very low-income dwelling units. In addition to the Dairy Barn, additional potential constraints to development of the site include the preservation of the existing oak trees along the eastern boundary of the site, dedication of additional right-of-way along Magnolia Avenue, and creating an acceptable buffer between future residential development at the site and the Las Colinas Detention Facility.

Aerial:



Current Zoning:



Site No. 7 - County Edgemoor Site, 9200 Magnolia Ave., APN 381-050-81

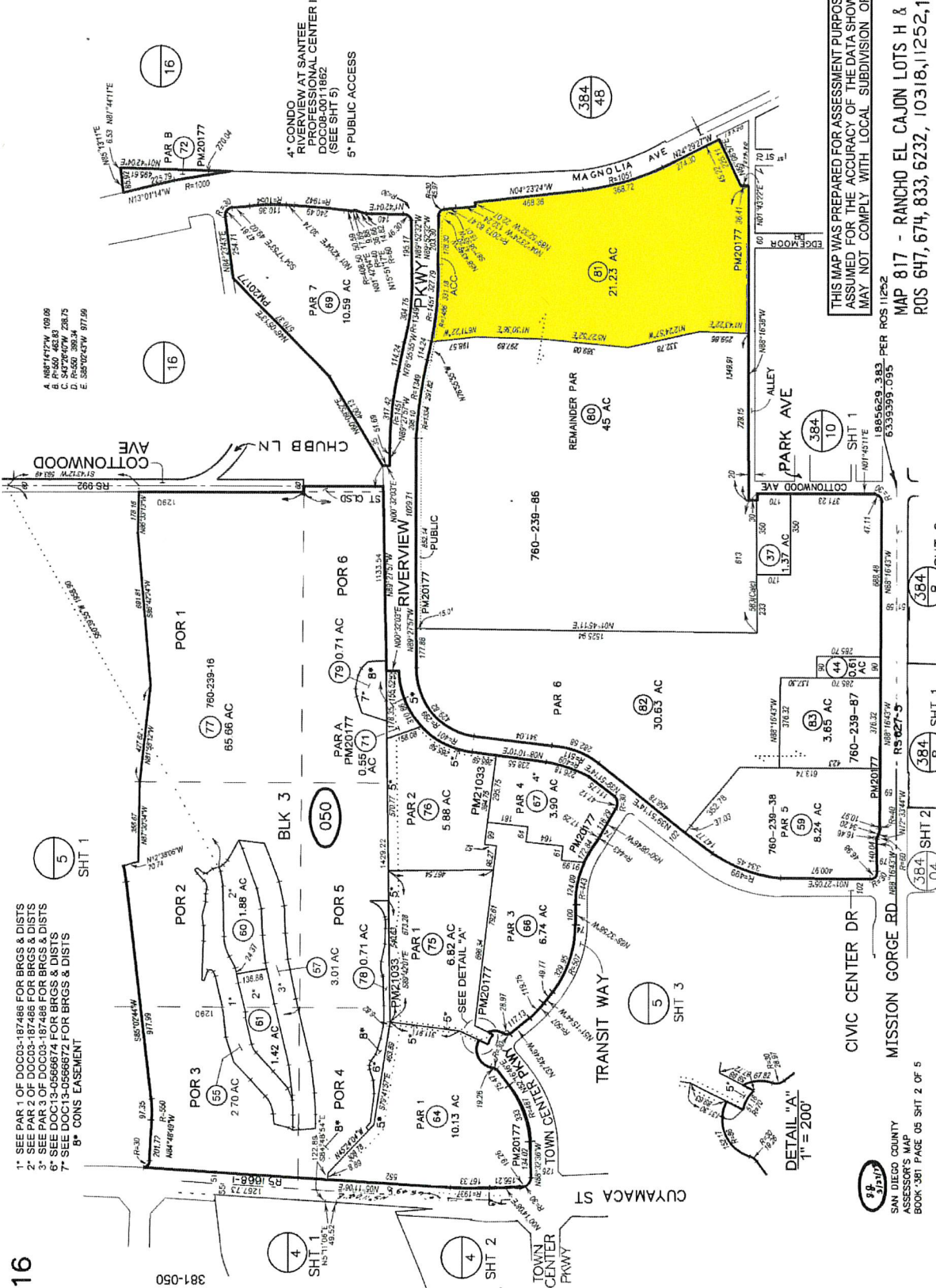
381-05
SHT 2 OF 5



3/27/19 TR

BLK	OLD	NEW	TR	CUT
050	12	3918107A	09B5	
	3B	40241175	2374	
	17	40241177	CANE	
	49	4114148	171549	
	43	40241176	2374	
	43	40241178	2374	
	40	4114148	171549	
	46	4114148	171549	
	45	4114148	171549	
	48	49150	872002	
	40	4114148	171549	
	47	4114148	171549	
	45	4114148	171549	
	53	54-57	041005	
	54	58&59	042088	
	58	54-57	041005	
	52	54-57	041005	
	56	60&61	071208	
	58	60&61	071208	
	58	62&63	071013	
	64	72	071746	
	67	64-72	071746	
	68	73&74	111589	
	70	64-72	111589	
	64	75&76	141424	
	64	75&76	141424	
	73	77-79	141484	
	70	80&81	171348	
	74	82&83	171351	
	68	82&83	171351	
	68	82&83	171351	

- A. 18871472W, 109.09
- B. 18871472W, 109.09
- C. 54272670W, 238.75
- D. R-500, 398.34
- E. 58610243W, 971.59



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 817 - RANCHO EL CAJON LOTS H & O
ROS 647, 674, 833, 6232, 10318, 11252, 15486, 15561

- 1* SEE PAR 1 OF D0003-187486 FOR BRGS & DISTIS
- 2* SEE PAR 2 OF D0003-187486 FOR BRGS & DISTIS
- 3* SEE D0013-0566874 FOR BRGS & DISTIS
- 4* SEE D0013-0566872 FOR BRGS & DISTIS
- 5* CONS EASEMENT

16

381-050

99 31217
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 381 PAGE 05 SHT 2 OF 5



1 Property Address: RIVERVIEW PKWY SANTEE CA 92071

Ownership

County: **SAN DIEGO, CA**
Assessor: **ERNIE DRONENBURG, ASSESSOR**
Parcel # (APN): **381-050-81-00**
Parcel Status: **ACTIVE**
Owner Name: **COUNTY OF SAN DIEGO**
Mailing Address: **PUBLIC AGENCY**
Legal Description: **PM20177 REMAINDER PAR*(EX PAR PER R&T CODE 326 OWNERS MAP IN)**

Assessment

Total Value:	Use Code:	Use Type:	NO VALUE
Land Value:	Tax Rate Area: 016-078	Zoning:	
Impr Value:	Year Assd: 2019	Census Tract:	
Other Value:	Property Tax:	Price/SqFt:	
% Improved: 0%	Delinquent Yr:		
Exempt Amt:	HO Exempt: N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				08/17/1976
Document Number:				0010148
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 21.230	Spaces:	Site Influence:
Lot SqFt: 924,778	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

Site No. 7 – County Edgemoor Site, 9200 Magnolia Ave., APN 381-050-81

View of site from Magnolia Ave (looking north-northwest):



View of site from Riverview Parkway (looking south-southeast):

