

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp*1,2:

RECEIVED
MAY 04 2022
BY: TM 2022-1

*1Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*2Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

- 1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address Northwest part of the City of Santee Unit/Space Number N/A

Legal Description (Lot, Block, Tract) _____ Attached? YES NO

See attached legal description.

Assessor Parcel Number(s) See attached

- 2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Currently the site is vacant. Physical alterations will include grading, preparing, and improving parts of the property to provide critical housing to San Diego County residents. The majority of the property will be left as natural open space.

- 3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Average single family home is 2600 SF
Average multi family home is 1500 SF

Attached? YES NO

- 4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

See Development Plan

Attached? YES NO

- 5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed land uses are predominantly attached and detached residential homes. There will be some retail, commercial, including restaurants. In addition, there will be parks, trails, a school, and a community organic farm. All homes will be electric with solar panels and the community will have a solar farm to supplement the roof top solar. See number 6 for approximate square footages.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

| | Number of Units |
|---|-------------------|
| Market Rate | Up to 3008 |
| Managers Unit(s) – Market Rate | 0 |
| Extremely Low Income | 0 |
| Very Low Income | 0 |
| Low Income | 0 |
| Moderate Income | 0 |
| Total No. of Units | Up to 3008 |
| Total No. of Affordable Units | 0 |
| Total No. of Density Bonus Units | 0 |

Other notes on units:

The project will include approximately 445 active adult (over 55 years old) units. In addition the project will pay an affordable housing fee of up to \$2,000,000.

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

| | Residential | Nonresidential | Total |
|---------------------------------------|------------------|----------------|------------------|
| Floor Area (Zoning) | | | |
| Square Footage of Construction | 5,900,000 | 80,000 | 5,980,000 |

7. **PARKING** - The proposed number of parking spaces:

Approx. 6100 off street parking spaces

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe:

Vesting Tentative Map with condominium notes for designated parcels.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If “YES,” please describe:

Vesting Tentative Map with condominium notes for designated parcels.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If “YES,” please describe:

See Appendix C1 AF The Fanita Ranch EIR dated August 2020 and Appendices J1-J4 dated January 2020 and Appendix J5 dated April 2020 and Appendices J6-J7 dated September 2019.

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

| | Occupied Residential Units | Unoccupied Residential Units | Total Residential Units |
|------------------|----------------------------|------------------------------|-------------------------|
| Existing | 0 | 0 | 0 |
| To Be Demolished | 0 | 0 | 0 |

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO

- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

If "YES" to any, please describe:

Project proponents will be processing an Environmental Impact Report (EIR), and will be complying with all federal, state and local environmental laws. See attached map.

- b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

Project proponent has completed Historical and Cultural resource plans as part of the project EIR.

- c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

See Tables 4-4 and 4-5 of Appendix D to the Fanita Ranch EIR dated August 2020.

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

All easements are listed in the projects Title Report. The project will be designed to take into account any easements, storm drain, water and sewer lines as well as any public right of ways.

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES NO

If "YES," please describe and depict in attached site map:

The project is currently processing a 1600 permit through the State of California. See attached map.

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES NO

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES NO

- c. A tsunami run-up zone.

YES NO

- d. Use of the site for public access to or along the coast.

YES NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Jeff W. O'Connor

Company/Firm HomeFed Fanita Rancho, LLC

Address 1903 Wright Place, Suite 220 Unit/Space Number _____

City Carlsbad State CA Zip Code 92008

Telephone 760-918-8200 Email joconnor@hfc-ca.com

Are you in escrow to purchase the property?

YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name **Chuck Cater**

Company/Firm **Hunsaker & Associates San Diego, Inc.**

Address **9707 Waples Street** Unit/Space Number _____

City **San Diego** State **CA** Zip Code **92121**

Telephone **858-558-4500** Email **ccater@hunsakersd.com**

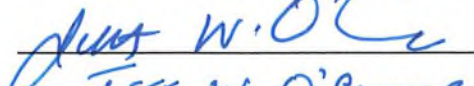
Primary Contact for Project: Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

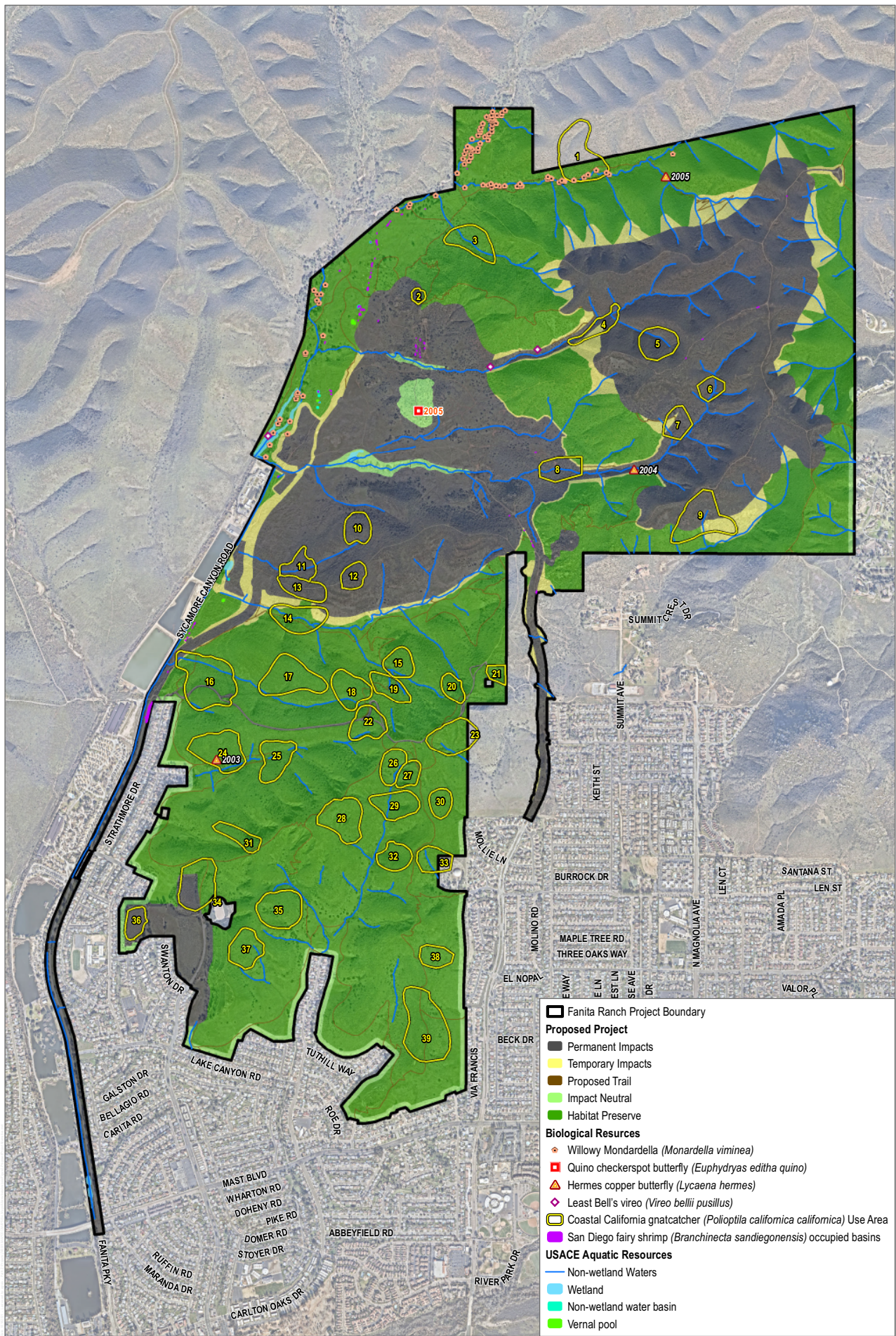
Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Santee, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the ~~Department of~~ City of Santee for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with City of Santee within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 
 Printed Name JEFF W. O'CONNOR
 Date 4/21/22

Signature _____
 Printed Name _____
 Date _____



SOURCE: Hunsaker 2020, SANGIS 2020, 2021

TM Parcels:

Homefed Franklin, LLC Assessor's Parcels –

Apn 380-040-43

Apn 380-040-44

Apn 376-020-03

Apn 374-030-02

Apn 374-050-02

Apn 374-060-01

Apn 376-010-06

Apn 376-030-01

Apn 378-020-54

Apn 378-030-08

Apn 378-391-59

Apn 378-392-61

Apn 378-392-62

Apn 378-382-58

Apn 378-381-49

Apn 378-020-46

Apn 378-020-50

Apn 380-031-26 (Lake Canyon LLA Parcel)

JWO Land Company LLC, a Delaware Limited Liability Company Assessor's Parcels

Apn 378-210-01

Apn 378-210-10

Apn 378-210-11

Apn 378-220-01

JWO Land LLC Assessor's Parcels

Apn 378-210-04

Rampage Vineyard LLC Assessor's Parcels

Apn 378-210-03

Not Included in TM Boundary:

Homefed Franklin, LLC Assessor's Parcels -

Apn 380-730-22

Apn 380-730-23

Apn 380-031-08

Homefed Fanito Rancho LLC (Lake Canyon LLA Parcel)

Apn 380-031-27