

**LONG RANGE PROPERTY  
MANAGEMENT PLAN (LRPMP)  
STATUS UPDATE FOR  
SUCCESSOR AGENCIES**

**COUNTYWIDE REDEVELOPMENT  
SUCCESSOR AGENCY  
OVERSIGHT BOARD MEETING**

November 21, 2019, 10:00 AM

County Administration Center, Room 302  
1600 Pacific Highway, San Diego, CA 92101

**City of El Cajon  
Status of Properties in LRPMP**

<b>Site #</b>	<b>Property</b>	<b>Parcel or Address Data</b>	<b>Date Acquired</b>	<b>Value at time of Acquisition</b>	<b>Estimated Value when LRPMP Approved</b>	<b>Intended Use Stated in Approved LRPMP</b>	<b>Current Status of Disposition (including date if available)</b>	<b>Completion Date</b>
1	Patio dining for Por Favor Restaurant	Lot adjacent to 156 East Main Street, El Cajon CA 92020, 3,500SF, C-R Zoning, Regional Commercial, SDA #9, APN Nos 488-083-15	5/14/1986	\$150,000.00	NA at this time	Enforceable Obligation	Transfer to Por Favor. Resolution OB-07-13	4/9/2013
2	Patio dining for Por Favor Restaurant	Lot adjacent to 156 East Main Street, El Cajon CA 92020, 3,500SF, C-R Zoning, Regional Commercial, SDA #9, APN Nos. 488-083-16	5/14/1986	See APN 488-083-15 for acquisition terms	NA at this time	Enforceable Obligation	Transfer to Por Favor. Resolution OB-07-13	4/9/2013
3	Museum	149 Rea Ave, El Cajon CA 92020, 21,780SF, C-R Zoning, Regional Commercial, SDA #9, APN 488-083-27	6/18/1993 and 3/24/1987	\$208,038.94	NA at this time	Enforceable Obligation	Transfer to City of El Cajon-Governmental Use Resolution OB-14-14	6/27/2014
4	Municipal Park; Prescott Promenade	201 E Main Street, El Cajon CA 92020, 15,423SF, C-G General Commercial Zoning, SDA #9, APN 488-211-21	7/12/1984 (215 E Main St) & 2/16/1989 (217 E Main St)	\$331,090.93	NA at this time	Enforceable Obligation	Transfer to City of El Cajon-Governmental Use Resolution OB-15-14	6/27/2014
5	Vacated Alley adjacent to Lexington Sr. Apartments	Vacated alley off Claydelle Ave.; North of Lexington Sr. Apartments & adjacent to 250 E Lexington Ave, El Cajon CA 92020, 7,841SF, Adjacent zoning, SDA #9, APN 488-212-19	3/16/1993	No cost	NA at this time	Governmental Use	Transfer to City of El Cajon - Governmental Use Resolution OB-22-14	10/1/2014
6	Surplus Parcel adjacent to the Community Center Parking lot	Municipal Facilities parcel adjacent to Community Center, Library and public parking lot; El Cajon CA 92020, 6,839SF, RM-1500 Zoning (Residential), SDA #9, APN 488-212-20	9/26/1994	No cost	NA at this time	Enforceable Obligation	Transfer to El Cajon Housing Authority - Governmental Use Resolution OB-17-14	6/27/2014

7	Community Center Parking Lot adjacent to Lexington Senior Apartments	Parking lot for Senior Housing and Municipal Facilities: Community Center, El Cajon Library, and Lexington Sr. Apartments; El Cajon, CA 92020, 39,640SF, RM-1500 Zoning (Residential), SDA #9, APN 488-212-22	Multiple parcel acquisition dates in 1992 and 1993	\$1,048,467.42	NA at this time	Enforceable Obligation	Transfer to El Cajon Housing Authority - Governmental Use Resolution OB-18-14	6/27/2014
8	Magnolia Avenue Frontage - Parcel 1 of Parcel Map 20625	No site address; NE corner Magnolia Avenue and Civic Center Way, El Cajon, CA 92020, 47,916SF, C-R, Regional Commercial Zoning, SDA #9, APN 488-072-38	6/11/2009	\$4,442,183.49	\$1,200,000 as of 7/6/2012	Enforceable Obligation	Transfer to City of El Cajon- Governmental Use Resolution OB-15-14	6/27/2014
9	Rea Avenue Properties, Parcel 3 of Parcel Map 20625	No site address; Rea Avenue parking lot, 28,314SF, C-R, Regional Commercial Zoning, SDA #9, APN 488-072-40	Multiple acquisition dates in 2006, 2007, and 2009	\$2,129,993.27. Parcels consolidated as Parcel 3 of Parcel Map 20625 in 2009	\$665,000	Future Development	Transfer to City of El Cajon - Compensation agreements and paid ATEs Resolution OB-27-14	1/12/2015
10	572-588 North Johnson Avenue	572-588 North Johnson Avenue, El Cajon, CA 92020, 59,242SF, C-M, Heavy Commercial - Light Manufacturing Zoning, SDA #10, APN 482-250-34	8/24/2009	\$2,981,060.12	TBD	Sale	Sold in open market \$1,777,260 Resolutions OB-23-14 and OB-04-15	12/23/2015
11	531-555 Raleigh Avenue	531-555 Raleigh Avenue, El Cajon, CA 92020, 24,394SF, C-M, Heavy Commercial - Light Manufacturing Zoning, SDA #10, APN 482-250-36	8/24/2009	\$1,056,917.77	TBD	Sale	Sold in open market for \$780,000 Resolutions OB-01-15	3/17/2015
12	115 Rea Avenue	115 Rea Avenue, El Cajon, CA 92020, 4,356SF, C-R, Regional Commercial Zoning, SDA #9, APN 488-083-03	10/1/2009	\$653,471.53	TBD	Sale	Sold in open market \$450,000 Resolution OB-05-17	3/7/2018
13	141 N. Magnolia Avenue	141 N. Magnolia Avenue, El Cajon, CA 92020, 35,284SF, C-R, Regional Commercial Zoning, SDA #9, APN 488-082-18	12/29/2009	\$2,068,893.33	\$1,300,000 as of 7/26/2012	Future Development	Transfer to City of El Cajon - Compensation agreements and paid ATEs Resolution OB-27-14	1/12/2015

14	118-130 Rea Avenue	118-130 Rea Avenue, El Cajon, CA 92020, 9,583SF, C-R Regional Commercial Zoning, SDA #9, APN 488-082-12	11/10/2010	\$1,035,454.29	\$325,000 as of 8/7/2012	Future Development	Transfer to City of El Cajon - Compensation agreements and paid ATEs Resolution OB-27-14	1/12/2015
15	Former El Cajon Police Department Headquarters	100 Fletcher Parkway, El Cajon, CA 92020, 151,589SF, C-R, Regional Commercial Zoning, APN 483-071-52	6/16/2011	\$4,850,000	\$5,100,000 as of 3/9/2011	Sale	Sold in open market \$4,075,000 Resolution OB-07-17	6/29/2018

Submitted by:

Victoria Danganan Financial Operations Manager 9/30/2019