

Statement about the San Marcos Preserve - Chuck Lande, Chadmar

The original plan for this property that we are fulfilling was approved in 2005. Following the approval the land owner fulfilled his agreement and the 200 acres for the San Marcos Preserve was donated, prior to any specific homes or designs were proposed.

It is important to note that on top of the 15 years since approval and donation, the approval process itself took about a decade.

Meaning that this process has been going on for a quarter of a century.

I understand the plan at one time included hundreds of homes, with a large number of single family homes, townhomes or condos at the end of Cienegitas.

As this project went forward in the public review process there were dozens of public hearings, and many more community/neighborhood meetings about the plans.

In addition, there was an extensive environmental review process with a exhaustive Environmental Impact Report, conducted for the county by outside experts with public hearings.

The public, especially the local environmental community and the closest neighbors, have been aware of the donation of the land for the preserve and the plans for 20 homes for 15 years.

We get the question about how the concept to persevere so much of the land was arrived upon.

From what I have learned is when the project was moving forward a group proposed a compromise to preserve as much of the property as possible without having to raise money to buy it or to wait for government funding (which is difficult outside the coastal zone). The idea was to allow the property owner to build on a small portion of his land a few very special homes and then donate the rest.

Their idea resulted in the property owner setting aside or donating 90% of the land for the right to build on the remaining 10%.

In essence, that is the plan that was approved 15 years ago at a very public county hearing. And today I am working with the same property owner as the builder to fulfill the plan.

The building sites that remain (on the 10% of the land) were determined by the extensive and county supervised Environmental Impact Report. And these are the very sites that have already build upon and that we are earning design approval for the last group right now.

With any development, there are final reviews to ensure the builder is following the approved plans, just like building inspections in any home remodel.

That is what is taking place and has been taking place over the last few years as the county has reviewed our final plans and design. The only thing that has changed is that we are building smaller homes than originally envisioned.

Over the past few years we have been undergoing reviews with noticed public hearings as we built out 9 homes to date.

Its good to review the numbers that results in 90% of the land being preserved forever as open space by allowing 20 new homes on the remaining 10%.

Some rough numbers, the property is about 360 acres and about 36 acres have been set aside for homes.

With just 10% set aside for homes means it is very low-density even on the remaining 36 acres.

This is what has already paid for the donation of 200 acres to create the San Marcos Preserve, together with the 30 acre passive park (for public use), as well as to compensate for leaving 98 acres as undeveloped open space - all forever.

We are approved to build 20 homes, however only 15 of the homes are market rate, the remaining 5 are affordable.

That means 25% of the homes (even with the donation of 90% of the land) are affordable - that's a high percentage affordable and usually would include a higher number of market rate homes.

Two affordable homes are built and already occupied. Per Conditions of Approval, the three remaining affordable homes will be completed prior to the first Certificate of Occupancy of a new home in the Terrace area.

As stated each home site has been carefully placed to avoid environmental impacts following the Environmental Impact Report.

And with the reduced square footage and therefore a smaller footprint leaving each home with less of a physical impact.

I know that new homeowners together with my team recognize we are doing something very special by conserving so much property without any government funds and at the same time setting aside one of four homes as affordable.

To preserve 90% of any property without massive fundraising or government funds is a model that should be followed. Setting aside one out of four homes at the same time as affordable is a extremely unique.

And therefore the 15 market rate homes will be higher-end homes, that is how the property owner is paid for giving up 90% of his land forever along with dedicating 25% of the homes as affordable.

And higher-end homes result in higher tax revenue providing the county, local agencies, local schools and thereby local residents with somewhere between \$200,000 to \$400,000 in tax revenue each year going forward.

We are very proud of this project from the 90% open space to the 25% affordable and abounding tax revenue. Its a project that should be celebrated.

Regarding buying the property, a group has met with us indicating there in interest in buying what is remaining of the 10% of the land - the current home sites - and we continue to be open minded and willing to meet and talk with them more.