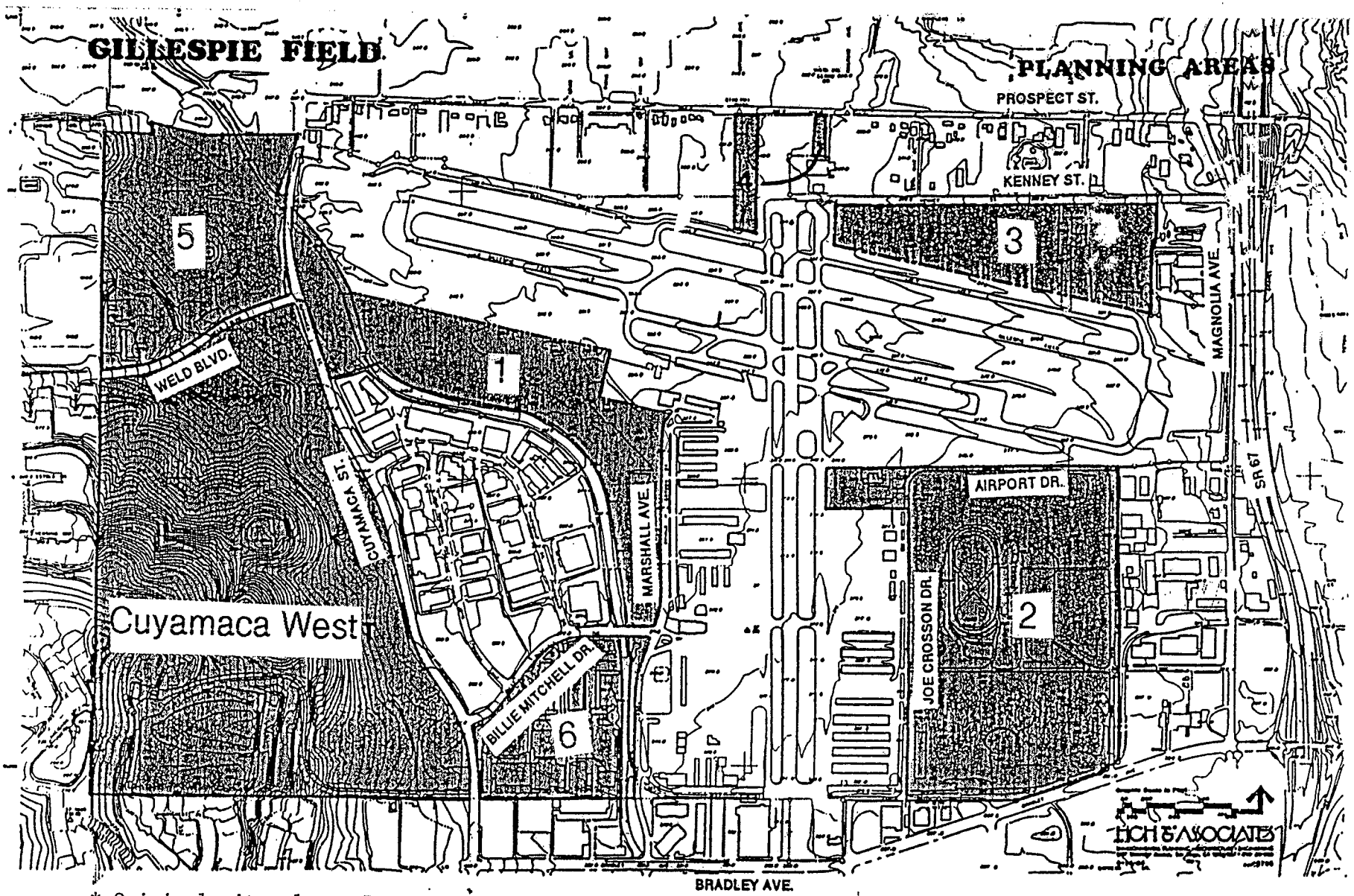
Gillespie Field Redevelopment Project

Redevelopment Plan Progress
June 17, 2008

Agenda Item 6

GILLESPIE FIELD REDEVELOPMENT PROJECT AREA



* Original site plan. Does not reflect alignment of Marshall Avenue extension.

e 1: A 42-acre triangular area which abuts existing airport uses including the main runway to the north and airport-related uses across Marshall Avenue to the east.
e 2: Covers 70 acres in the southeast corner of the Project Area. It is bounded by Joe Crosson Drive on the west and Airport Drive on the north.
e 3: A 33-acre site occupying the northeast corner of the Project Area. It is bounded by runways on the south and west.
e 4: A small area of land in Santee, was eliminated from the Redevelopment Plan prior to adoption.
e 5 Occupies 46 acres in the northwest corner of the Project Area. It is bordered on the east by Cuyamaca Street and on the south by Weld Boulevard.
e 6: Consists of 25 acres located south of Billy Mitchell Drive and east of Cuyamaca Street.
yamaca West Site covers 146 acres in the Project's southwest corner. It is bounded on the north by Weld Boulevard and on the east by Cuyamaca Street.

GILLESPIE FIELD REDEVELOPMENT PROJECT AREA IMPROVEMENTS
PROJECTS COMPLETED FY 1987/88 – FY 2004-05

Site Location*	Projects completed FY 1987/88 - 2004/05
Site 1	Significant improvements made to the Forrester Creek Channel were completed in conjunction with the MTDB extension of the light rail transit system from El Cajon to Santee. The Channel was concrete lined to handle the 100-year flood. Completion of this project eliminated a major impediment to future development of this area. The light rail transit line provides improved public access to the site via a stop within the Redevelopment Project Area. Construction of a new drainage channel box culvert and installation of a new 8" sewer line were completed. The realignment, widening and extension of Marshall Avenue, and installation of utilities, sidewalks, street lighting and landscaping were completed. Lessees completed improvements, which included renovation of aircraft storage hangars, installation of security fencing and removal of older storage hangars connected by storefront offices and replacing these facilities with new offices and hangars. A lessee also completed an additional 43,000 in aircraft storage spaces on the northeast side of Marshall Avenue.
Site 2	No projects were planned for this site until after long-term lease expired in August 2005. In FY 2004/05 a Preliminary Phase I Hazardous Materials Assessment Report was completed on Site 2. The report found several areas of interest. A Phase II follow-up assessment was initiated to determine the extent of potential contaminated areas.
Site 3	Lessee removed derelict building foundations, constructed aircraft hangars, repair facilities, a fuel storage facility and aircraft tie-down areas. Construction included 61,000 square feet of hangar space and 2,500 square feet of commercial aviation and office space. Construction of the planned public improvements included installation of curb, gutter and sidewalk on the south side of Kenney Street.
Site 4	Site 4, which is a small area of land in Santee, was eliminated from the Redevelopment Plan prior to adoption.
Site 5	Improvements were made to the Forrester Creek Channel (detailed in Site 1 review) and bridge modification at Cuyamaca Street were completed.
Site 6	Lessee completed major renovation of an older 14,600 square foot building, demolition of older structures, and

	construction of a new 40,000 square foot manufacturing building, access road and employee parking lot.
Cuyamaca West	Major infrastructure improvements were made to Cuyamaca West Unit 1and Unit 2 sites providing 26 lots for private development. Improvements included extensive grading activity, including buttressing of slopes, construction of the street system, and installation of utilities, street lighting, sidewalk and landscaping, and an irrigation system. Two parcels were later combined, providing 26 lots for development. All lots were optioned for long-term lease and light industrial / research and development buildings were constructed on 25 parcels.

PROJECTS COMPLETED / TO BE COMPLETED
DURING 5-YEAR IMPLEMENTATION PLAN PERIOD FY 2005/06 – 2009/10

Site Location*	Projects included in the Five-Year Implementation Plan FY 2005/06 – 2009/10	Projects completed / to be completed FY 2005/06 – 2009/10
Site 1	A Request for Proposals was issued for the southeast corner of Weld and Cuyamaca (Trolley Corner) in FY 2004/2005. The County is currently negotiating with a developer to lease this area and build a commercial/office building. The building size and a timeline for construction are still being defined for this project.	A lease for this area has been approved by the Board and the lessee is currently conducting due diligence evaluating options.
	On the northeast side of Marshall Avenue, La Jolla Investments, Inc. is developing plans for additional aviation related improvements on their leasehold.	Additional hangars are targeted for completion by La Jolla Investments. Estimated completion date 2012. On the northeast side of Marshall Avenue Airworld LLC is building approximately 24,000 sf of hangars and 4585 sf of office space. Construction to begin FY 08/09 with estimated completion 1/2011.
	Development of an 11-acre parcel on the west side of Marshall Avenue is anticipated during the Implementation Plan period.	Pacific Marshall Management LLC has been selected to develop a proposed 118,193 sq. ft. office/light industrial building on approximately 9 acres. Leases targeted to go to the Board in late 2008/early 2009.
	Following completion of the Gillespie Field Master Plan Update the FAA will release this property for non-aviation use and an RFP will be issued. The Master Plan Update is expected to be completed in FY 2005/06.	The FAA released the land for non-aeronautical use.

	A new terminal building and west side public aircraft parking ramp is being considered for construction adjacent to Marshall Avenue. This project is planned to provide an inter-modal facility connecting the airport terminal to the trolley line, buses and taxis.	43 space west transient ramp with direct access to light rail transit system with service from Gillespie Field to downtown San Diego has been completed. A new terminal will not be completed this Plan period. Property is set aside for potential future terminal or other County Airports development.
Site 2	The Phase II Hazardous Materials Assessment follow-up for this site will be completed in FY 2005/06 The demolition and cleanup of Cajon Speedway and motorcross track will be completed in FY 2005/06 and security fencing will be installed around the site. Improvements to the Broadway West Channel are anticipated during the five-year Implementation Plan period, as well as construction of streets, utilities, sidewalks, street lighting, and hangars.	Hazardous material assessment identified "hot spots" on 70 acre Cajon Center parcel. The Gillespie Field Airport Layout Plan Update and Narrative Report was completed in FY 05/06. Broadway Channel walls were stabilized and reinforced to enhance flow of water and reduce flooding. Environmental work for this site is expected to be completed in FY 08/09. Cajon Air Center infrastructure is scheduled to begin May 2010.
Site 3	No projects are planned for Site 3 during this Implementation Plan period.	No projects were planned for Site 3 during this Implementation Plan period
Site 4	Site 4, which is a small area of land in Santee, was eliminated from the Redevelopment Plan prior to adoption.	No projects were planned for Site 4 during this Implementation Plan period
Site 5	Negotiation for private sector development of this site will conclude in FY 2005/06. Private sector developer plans for the site include 470,000 square feet of office, research & development, industrial and warehouse space. Infrastructure improvements, including streets, utilities, sidewalks and street lighting will also be completed as part of this project.	Pacific Scenes lease approved by Board of Supervisors 3/2008. Development will include a 450,000 sq ft / light industrial / warehouse park and infrastructure improvements. Phase 1 construction is estimated to begin in 3/2010 with Phases 2 & 3 completed no later than March 2013.

Site 6	No projects are planned for Site 6 during this Implementation Plan period.	No projects were planned for Site 6 during this Implementation Plan period
Cuyamaca West	Two 2-story commercial/industrial buildings are to be constructed on the one remaining Cuyamaca West Unit II lot. A Master Plan Update for the project area will be completed in FY 2005/06. During the Update the slope above Cuyamaca West Industrial Park will be studied to determine if it is suitable for development.	Construction was completed on a two-story building totaling approximately 27,000 sq ft that included office, industrial manufacturing and warehouse space. The Gillespie Field Airport Layout Plan Update and Narrative Report was completed in FY 05/06. Changing land values and availability of 70 acre Cajon Plaza site and other property on Marshall Avenue reduced priority for slope study.