

**COUNTY OF SAN DIEGO, CALIFORNIA**  
**BOARD OF SUPERVISORS POLICY**

**Subject**

Edgemoor Property Development

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Purpose

This policy is intended to establish general policy objectives and guidelines for the use, development and disposition of the County's Edgemoor property located in Santee, California. The policy provides guidelines for the development and implementation of an updated Master Plan for the Edgemoor property in consultation with the City of Santee. The policy further identifies those administrative actions necessary to implement the Master Plan and is intended to have sufficient flexibility to allow for modification of the Master Plan as circumstances warrant. A new Edgemoor Skilled Nursing Facility was completed in 2009, and this policy provides direction for a source of future revenue to apply against related debt service payments.

Background

The Edgemoor property was originally acquired before 1930 to provide social benefits to citizens of the County of San Diego. The remaining undeveloped County-owned land consists of approximately 192 acres located in the Town Center area of Santee, California. The property is bounded by Cuyamaca Street, Mission Gorge Road and Magnolia Avenue and extends north of the San Diego River. Public facilities on the site include the Edgemoor Skilled Nursing Facility and the Las Colinas Detention Facility. The balance of the Edgemoor property is undeveloped or occupied by interim uses.

Policy

It is the policy of the Board of Supervisors that:

1. The County will assume a proactive approach to the development of the Edgemoor property.
2. The Chief Administrative Officer will prepare a comprehensive Edgemoor Master Plan and an implementation plan for development and management of the Edgemoor property.
3. The Edgemoor Master Plan will be developed and implemented in consultation and cooperation with the City of Santee.
4. The Edgemoor Master Plan will consider the long-range needs of County departments.
5. The planning, development, use and/or lease or sale of Edgemoor property will, to the extent possible, emphasize maximum revenue generation for the County.

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6. Sales of land at a price below market value and nominal rent leases will be discouraged.
7. The Edgemoor Development Fund, established in 1979, shall continue to accumulate sale and lease revenues from the Edgemoor property. Net Revenues produced from the Edgemoor property shall be available to apply against the Edgemoor Skilled Nursing Facility debt service payments. Costs associated with management, maintenance or marketing the property are also allowed.
8. Health & Human Services Agency will administer the Edgemoor Development Fund.
9. Land uses and development design on the Edgemoor property should be sensitive to existing or amended elements of the Santee Town Center Specific Plan.

Procedure

An Edgemoor Development Fund has been established for assisting in the development of the Edgemoor property. Revenues produced by this property are intended to be applied against debt service payments for the new Edgemoor Skilled Nursing Facility. Future net revenues generated from the Edgemoor property shall be earmarked for the Edgemoor Skilled Nursing Facility debt service.

The cost of on-site and off-site improvements should be borne by any future benefiting property owners or developers. Each proposed County project located on the Edgemoor property shall include a detailed fiscal impact statement describing the intended use of revenue funds. Board of Supervisors Policy B-37, Use of the Capital Program Funds, is waived with respect to this policy.

All leasing, sales or construction activity on the property shall be undertaken in a manner that ensures long-term consistency with any Master Plan process.

**Responsible Departments**

1. Department of General Services
2. Health & Human Services Agency

**Sunset Date**

This policy will be reviewed for continuance by December 31, 2023.

**References**

8-7-79 (7)

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