

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

EFFECTIVE DATE of the APPRAISAL	June 18, 2020
ASSESSOR'S PARCEL NUMBERS:	392-050-47; 392-060-43; 392-130-47
LEGAL DESCRIPTION:	Lots 82, 85, 89, 90 And Portions Of Lots 81, 86, 93, 94 An "Un-Numbered Lot" And A Portion Of Timber Reserve Of El Cajon Valley Company's Lands According To The Map Thereof No 289, Filed December 30, 1886, with exceptions. More fully described in Addendum B of this report.
SUBJECT PROPERTIES:	<p>Helix Water District land identified as El Monte Valley El Monte Valley. The appraisal assignment consists of approximately 105.44 undeveloped A-70 (agricultural) and S-82 (extraction) acres. Helix identified three parcel to be valued individually and as assembled.</p> <p>The subject parcels are within or adjoining the San Diego River and have level and sloping topography, floodplain/floodway influences and a mixture of habitat.</p> <p>The subject is primarily at street level and about 70% within 100 year flood and floodway of the San Diego River. The property includes river bottom and other equestrian and recreational areas with minimal improvements.</p> <p>Elevations along Willow Road range from 400± feet to 420± feet above sea level and 390± feet to 410± in the river bed. Vegetation is Urban/Developed, Extensive Agriculture,-Field/Pasture/Row Crops and Southern Riparian Scrub. Several trails go through the properties.</p> <p>The parcels are west of a proposed El Monte Sand Mining and Nature Preserve Project. The proposed project, if approved, would extract sand and gravel over a 15-year period. The disturbed areas would be progressively reclaimed starting in year 4 of the project, to be restored to an end use of open space with an open water pond and recreational trail easements. The combined mineral extraction and reclamation project would affect 230 acres of 482 acre holding, with the additional land as buffer.</p>
LOCATION:	The parcels are located along Willow Road on both sides of Ashwood Street approximately 1 to 3 miles northeast of Lakeside in San Diego County, California. The sites are located within the Lakeside Community Planning Area within or adjoining the San Diego River.
GENERAL PLAN DESIGNATION:	Public Agency Lands
ZONING:	S82 (8): Extractive Use and A70 (2): Limited Agriculture.
SIZE:	Por. 392-050-47 (76.7 acres) Por. 392-060-43 (20.8 acres) RVE - 392-130-47 (1.34 acres) + Por. 392-050-47 (3.09 ac) + Por. 392-060-43 (3.51 ac) = 7.94 ac.

IMPROVEMENTS: None.

HIGHEST AND BEST USE Portions of the property are specifically suited to equestrian uses and other recreation and other portions are best suited for mitigation of wetland/riparian habitats and sand reserve.

VALUE OF THE FEE INTEREST BY THE SALES COMPARISON APPROACH:

Fair Market value conclusion as of June 18, 2020:

1.	FAIR MARKET VALUE OF POR. 392-050-47 (76.7 ACRES)	\$2,685,000
2.	FAIR MARKET VALUE OF POR. 392-060-43 (20.8 ACRES)	\$655,000
3.	FAIR MARKET VALUE OF RVE - 7.94 ACRES	\$254,000
	FAIR MARKET VALUE AS ASSEMBLED (105.44 ACRES)	\$3,374,000