

LETTER



Letter L5

28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 f: 760.749.1208 • www.vcpusd.org

August 14, 2014

Mr. Mark Slovick
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Draft Revised Environmental Impact Report for Lilac Hills Ranch

Dear Mr. Slovick:

The Valley Center Pauma Unified School District is responding to the Lilac Hills Draft Revised Environmental Impact Report. The District is the agency responsible for providing Kindergarten through 12th grade education for all school age residents within the District's boundaries. The District is 302 square miles in area and includes the communities of Escondido, Valley Center, Pauma Valley and extends to Mount Palomar.

The VCPUSD has repeatedly and clearly expressed detailed concerns about the mitigation of impacts of the proposed Lilac Hills development to this school district. Please reference and consider as repeated comments the letters and email communications of July 20, 2010, November 29, 2010, August 2010, December 2010, February 28, 2011, including the July 25, 2012 response to Notice of Preparation of EIR and August 8, 2013 comments on Draft EIR also provided as comments to this draft revised EIR.

The proposed Lilac Hills Ranch project is located at the western end of the District boundaries and borders the Bonsall Unified School District. A review of the project land use plan shows that over half of the total residential units are in the Valley Center Pauma Unified School District. 928 dwellings from phases 3, 4 and 5 are in the District. As such the District will be obliged to provide classroom space, transportation, child nutrition services, and before and after school programs for children ranging in grades Kindergarten through 12th grade. We estimate that 650 new students will come from the Lilac Hills Ranch community. 350 students are expected to attend elementary school, 88 students are expected to attend middle school, and 176 students will attend high school. The closest school to service the elementary school students is Lilac School, and it is operating at capacity. There is no classroom availability. The District will have to displace students from their neighborhood schools in other parts of the District to make room for the children coming from Lilac Hills. This is unacceptable.

Superintendent
Mary Gorsuch

Board of Trustees
Karen J. Burstein

Lori A. Johnson
Donald L. Martin
Mary Polito
Michael T. Robledo

RESPONSE

- L5-1 This comment is an introduction to comments that follow. No further response is required.
- L5-2 The concerns of the school district are acknowledged and the referenced letters and communications are attached and addressed in responses that follow.
- L5-3 The comment provides background information, but does not raise an environmental issue within the meaning of CEQA. However, the project proposes 746 units within the VCPUSD boundary, of which 468 units, located within phases 4 and 5, are age restricted and would not generate any students. In addition to not generating students, these 468 homes would still pay school mitigation fees to the VCPUSD. The remaining 278 homes, as shown on the approved PFAF, would be located within phase 3, and are not anticipated to be developed until the end of the project.
- L5-4 The comment is noted. The FEIR indicates that a total of 1,038 students are estimated within the entire project. As discussed in the prior comment (L5-3), there are only 278 units located within the VCPUSD boundary that would generate any students. Additionally, of the 278 units, (105) are multi-family and (173) are single-family, which would have a lower student generation than the comment states based on the published student generation rates located on the VCPUSD website. As this comment provides background information, but does not raise an environmental issue within the meaning of CEQA, no further response is required.
- L5-5 The comment is noted. With regard to school capacity, the project includes a proposed school site for possible future construction of a school. Please refer to subchapter 3.1.5.2 of the FEIR for the complete analysis of school-related impacts. This comment provides background information, but does not raise an environmental issue within the meaning of CEQA; therefore, no further response is required.

LETTER

RESPONSE

<p>August 14, 2014</p> <p>Mr. Mark Slovick Page Two</p> <p>With regard to the proposed school, the proposed site is at the far western end of the District and its location is not acceptable. In addition to the poor location, the designation of a proposed but not adequately mitigated school site misleads potential residents to believe that a school is promised to them in that location. The District does not want to be in the position years down the road to explain to residents that a school was promised by the developer within the VCPUSD but not constructed due to inadequate funding for the school and the availability of schools within the central section of Valley Center. If the developer insists on allocating land for a future school in the project then it is recommended that it be located within Phases 1 or 2.</p> <p>The report erroneously states that schools are mitigated to levels of insignificance because school fees would be paid, and that a new school site is included in the Lilac Hills Ranch community. That finding is in error. Based on recent conservative costs for new schools in San Diego, it is estimated that the cost to fully mitigate the school facility impact Lilac Hills will have on the District is in excess of \$25 million. The anticipated developer fee revenue is approximately \$3.7 million. This leaves the District with an unmitigated need of -\$21.3 million. The cost for land acquisition has not been factored into the estimated financial impact, so the actual cost to mitigate the need is expected to be even higher. The report also claims that Service Availability Letters have been provided; Valley Center Pauma Unified has not provided any letters, nor can it do so without assurances of mitigation.</p> <p>The applicant makes the statement that at least 400 residential units are to be age restricted and thus not cause an impact to schools. The school district does not have the luxury of turning away any student that lives within its borders. There is no guarantee that the age restricted housing will remain as such in perpetuity, and so the District must be prepared to educate students coming from Lilac Hills regardless of what phase of development they may come from.</p> <p>An impact not reviewed by the report is the additional busing and bus trips on the local roads. Additional bus routes will need to be established to transport children from Lilac Hills to the middle and high schools as well to the elementary school. The draft EIR should take this into consideration when determining the project's impacts to local roads.</p> <p>Because the Lilac Hills proposal is not yet a project and falls under the category of a proposal which requires legislative action by the county board of supervisors, the District would like to be afforded the same rights as other public service providers. Such providers include law enforcement, firefighting services, parks and recreation, water and sewer. That is, the Lilac Hills project should fully mitigate its facilities and financial impact to schools and not expect to pay for only 20 percent of the costs. The District is willing to entertain alternative options for providing school facilities funding such as developer mitigation agreements or the creation of special tax districts. Both of these options are allowable in the government and the education codes.</p>	<p>L5-6 L5-7</p> <p>L5-8 L5-9 L5-10</p> <p>L5-11 L5-12</p> <p>L5-13</p> <p>L5-6 L5-7</p> <p>L5-8</p>	<p>This comment is noted. The 12-acre K-8 school site within Phase 3 has been designed and is proposed for public or private school use to serve the educational needs of the residents of the Community and surrounding areas. The two local school districts will have an opportunity to acquire the site based on their independent assessment of their facility needs. Section 12.0 of the FEIR Traffic Impact Study contains an analysis of the project impacts assuming a school is not built on the site. Since this (no-school) alternative will result in school related trips needing to leave the site, an analysis of the impact of these extra trips was conducted. Section 12.2 of the traffic study is a summary of the analysis results and Table 12.3 summarizes the area intersection operations if the school is not constructed on the site. Table 12.3 shows that adequate LOS C or better operations are calculated and no additional mitigation would be necessary under this alternative.</p> <p>In subchapter 3.1.5.2, the FEIR has been clarified to indicate that if neither a public or private entity obtains the site, it may be considered for an alternative use. If this site is not needed for a school use, the site could be used for RU uses including residential development by transferring unallocated units to the school site as provided for in the Specific Plan. The request for the school site to be located within Phases 1 or 2 is acknowledged; however, the proposed location for the school within phase 3 is the result of extensive site planning and cannot be changed at this point in the process without significant project changes.</p> <p>The County acknowledges the correspondence and concern that payment of schools fees would be inadequate to fully mitigate impacts. However, for purposes of CEQA analysis, the FEIR discloses public service impacts in terms of regulatory compliance as well as potential physical impacts associated with construction of new or physically altered school facilities. As stated in the FEIR subchapter 3.1.5.2 (Issue 1), the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable performance objectives for schools.</p>
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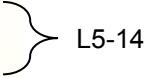
LETTER

RESPONSE

	<p>L5-8 (cont.)</p> <p>As stated in the FEIR, the project would be required to pay school fees as required by SB50. The FEIR discloses that the project would generate new students and therefore increase attendance at VCPUSD and BUSD facilities. In addition, a school site is designated on the project site that would be made available for school district acquisition.</p> <p>L5-9 This comment is speculative and the project does not propose or require the VCPUSD to construct a school to serve the project.</p> <p>L5-10 A Public Facility Availability Form (PFAF) was submitted by the project applicant. On this form, the VCPUSD indicated that Valley Center Elementary Upper School, which is currently closed, could reopen to accommodate students. The County acknowledges the District's current stance that updated service availability letters cannot be provided.</p> <p>L5-11 As proposed, the Specific Plan does include an age restriction for 468 homes within Phases 4 and 5 in the Specific Plan, and as a result the FEIR does not consider the possibility of children residing in these areas. The Specific Plan and ultimately the HOA will implement the age restriction for the 468 homes within the gated senior neighborhood. These units would be deed restricted and the HOA Covenants, Conditions and Restrictions would not allow for anyone under the age of 55 years to reside within this neighborhood.</p> <p>L5-12 Traffic impacts associated with the school use are accounted for in the Traffic Impact Study prepared for the FEIR (see Appendix E). Assumptions are based on trip generation rates for the proposed Lilac Hills Ranch project were developed utilizing SANDAG's <i>Guide to Vehicular Traffic Generation Rates for the San Diego Region</i> (SANDAG, April 2002). Specifically, Table 4.8 of the Traffic Study identifies the project trip generation for Phase E, which includes a proposed elementary and middle school. As the proposed on-site K-8 school is intended to serve the Lilac Hills Ranch project, a majority of the traffic generated by the school would be internal trips which would not leave the project site. As the school would serve the community, extensive use of buses on surrounding roadways is not anticipated.</p>
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LETTER

RESPONSE

<p>August 14, 2014 Mr. Mark Slovick Page Two</p> <p>Thank you for the opportunity to provide comments. I look forward to discussing viable options that will fully address the project's impact to the Valley Center Pauma School District.</p> <p>Sincerely,</p> <p><i>Mary Gorsuch</i></p> <p>Mary Gorsuch, Superintendent Valley Center Pauma Unified School District</p> <p>Encl: Letters and email communications mentioned herein.</p> <p>CC: Darren Gretler, Assistant Director, County of San Diego Planning & Development Services Mark Wardlaw, Director, County of San Diego Planning & Development Services Tom Silva, Coordinator of Facilities Planning, San Diego County Office of Education / EFSG Joanne Branch, School Facilities Planning Coordinator, San Diego County Office of Education Steve Hutchinson, I-15/395 Master Planned Community Project Chairperson Oliver Smith, Chairperson, Valley Center Planning Group</p> 	<p>L5-12 (cont.)</p> <p>As stated above, Section 12.0 of the traffic study contains an analysis of the project impacts assuming a school is NOT built on the site. Since this alternative will result in school related trips associated with the site needing to leave the site, an analysis of the impact of these extra trips was conducted. Section 12.2 of the traffic study is a summary of the analysis results and Table 12.3 summarizes the area intersection operations if the school is not constructed on the site. Table 12-3 shows that adequate LOS C or better operations are calculated and no additional mitigation would be necessary under this alternative.</p> <p>L5-13 The County acknowledges this comment.</p> <p>L5-14 The County acknowledges this comment.</p>
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LETTER

RESPONSE



28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 f: 760.749.1208 • www.vcpusd.net

August 8, 2013

Mr. Mark Wardlaw, Director
 County of San Diego
 Planning & Development Services
 5510 Overland Ave., Suite 110,
 San Diego, CA 92123

Comments on Draft EIR – Lilac Hills Ranch Master
 Planned Community

Dear Mr. Wardlaw:

Pursuant to the County of San Diego's July 3, 2013 NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, DRAFT HABITAT LOSS PERMIT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN, the Valley Center / Pauma Unified School District (VCPUSD) offers this written comment to the draft Environmental Impact Report in accordance with the California Environmental Quality Act along with a General Plan Amendment and Specific Plan for the following project: PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571 (TM), PDS2012-3100-5572 (TM), PDS2012-3300-12-005 (MUP), PDS2012-3500-12-017 (STP), PDS2012-3500-12-018 (STP), HLP XX-XXX LOG NO. 3910 12-02-003 (ER); SCH NO. 2012061100 LILAC HILLS RANCH MASTER PLANNED COMMUNITY.

The Lilac Ranch Planned Community entails a legislative action by the County Board of Supervisors and as such the proposal does not have prescriptive development rights. The Valley Center Pauma Unified School District has every right and expectation to request for full mitigation of impact the proposal, if approved, will have on schools. This is the same treatment that is afforded law enforcement, public services, parks and recreation as well as the county public works department.

The VCPUSD has repeatedly and clearly expressed detailed concerns about the mitigation of impacts of the proposed Lilac Hills development to this school district. Please reference and consider as repeated comments the letters and email communications of July 20, 2010, November 29, 2010, August 2010, December 2010, February 28, 2011, including the July 25, 2012 response to Notice of Preparation of EIR also provided as comments to this draft EIR.

Superintendent
 Dr. Lou Obermeyer

Board of Trustees
 Karen J. Burstein

Lori A. Johnson
 Donald L. Martin
 Mary Polito
 Michael T. Robledo

L5-15 This comment is an introduction to comments that follow. No further response is required.

L5-16 The County agrees that the project entails a legislative action by the County Board of Supervisors. The expressed concern of the Valley Center Pauma Unified School District (VCPUSD) about full mitigation for impacts to schools is acknowledged.

L5-17 This comment cites correspondence (attached to the letter) relaying its concern which, in summary, contends that the project would have significant cumulative impacts on the District that would not be fully mitigated by development impact fees authorized by Senate Bill (SB) 50 regarding School Facility Fees.

The County acknowledges the correspondence and concern that SB 50 and its provisions are inadequate to fully mitigate impacts. However, for purposes of CEQA analysis, the EIR must disclose public service impacts in terms of regulatory compliance as well as potential physical impacts associated with construction of new or physically altered school facilities.

As stated in the FEIR subchapter 3.1.5.2 (Issue 1), the project would have a significant impact if it would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable performance objectives for schools. As stated in the FEIR, the project would generate new students and therefore increase attendance at VCPUSD and Bonsall Unified School District (BUSD) facilities. Capacity at these schools could accommodate the increased students attributable to the project. As indicated in its Public Facilities Availability Form (PFAF), VCPUSD indicated that Valley Center Elementary Upper School, which is currently closed, could reopen to accommodate students.

LETTER

RESPONSE

<p>The developer provided written mitigations that are in direct conflict with the draft EIR mitigations for schools, and the draft EIR leaves all issues previously mentioned still unresolved. The VCPUSD wishes to voice ongoing concerns with the lack of response to previously submitted issues and wishes to oppose the approval of this draft EIR until and unless our concerns are addressed within the document.</p> <p>The concerns remaining unaddressed by this EIR are:</p> <ol style="list-style-type: none"> 1. School Location approval 2. Shared approach to proposed K-8 school 3. School Fees as complete mitigation 4. Transportation impacts due to available school attendance locations <p>In detail, we provide the following:</p> <p>1. School Location approval: The Executive Summary on page S-1 and elsewhere in the document specifically uses the word 'may' when referring to providing for a school in the new community. Considering their acknowledged impact of over 1,000 students in an area where the students would need to be bussed or drive themselves out of the neighborhood to attend the VCPUSD, the lack of conviction to provide an identified site is confusing and causes concern.</p> <p>VCPUSD has repeatedly requested the identification of the specific 12 acre site upon which the developer intends to allow placement of the proposed K-8 school so that appropriate feedback can be provided. The developer has clearly identified the space for a church, the place for a senior center, specific park sites and walking trails (Page 1-8), but has not bothered to show the proposed school location. This lack of a specific site will not allow either district involved to use this EIR to support any future action to build a school in this development.</p> <p>As Lead Agency, the County of San Diego should, at minimum, require the developer to identify the school site location showing the net useable 12 acres and provide appropriate studies of that location sufficient to assure that the site will meet the requirements of the California Department of Education, Title 5 for K-8 facilities, following the School Site Selection Guide at http://www.cde.ca.gov/ls/fa/sf/schoolsitesguide.asp.</p> <p>Without an identified location, how can school traffic be studied, need for available utilities and roads be addressed or any reasonable review of how their proposed school site would meet the needs of the students and allow VCPUSD to serve those students?</p>	<p>L5-18 This is a summary comment expressing concerns that are further developed in the remainder of the letter. These issues are responded to in detail in the remainder of the responses. In addition, it is unclear what specific mitigation conflicts exist as they are not specified in the comment.</p> <p>L5-19 The FEIR has clarified that the students within the project site would attend schools in their associated districts, until a school district or private school acquires the site. The term "may" is used because the proposed school site would be held for acquisition for two years after grading and utility installation before it could be used for something else. If neither a public or private entity obtains the site, it may be considered for an alternative use. If this site is not needed for a school use, the site could be used for RU uses including residential development by transferring unallocated units to the school site as provided for in the Specific Plan. Any proposal to add residential units above the 1,746 authorized by the plan would require a General Plan Amendment.</p> <p>The Specific Plan identifies a K-8 school on a 12-acre parcel which is centrally located within Phase 3 and co-located with the public park and private recreation facility. The specific location of the school site within the project is shown in Figures 14 and 62 in the Specific Plan, as well as Figures 1-4, 1-5, 1-9, and 1-14 of the FEIR.</p> <p>The School Site Selection Guide is applicable to a school district that is deciding on a new school site. There is no requirement that the County, as lead agency, analyze feasibility of the site. Pursuant to the Guide, school site selection is "affected by many factors, including health and safety, location, size, and cost." It is the responsibility of the district to prioritize and assess the many factors to determine whether a site is suitable for its needs.</p> <p>The FEIR traffic analysis does consider traffic generated by the school in its analysis of the proposed project. In addition, Chapter 12 of the TIS provides an analysis of impacts should the on-site school not be constructed.</p>
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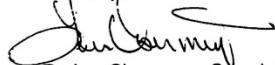
<p>2. <u>Shared approach to proposed K-8 school:</u> On page 3-82, the document describes an offer to 'reserve' a 12 acre site, "for possible acquisition by a school district". On page 1-7 it describes this as, "The two local school districts would have an opportunity to acquire the site based on their independent assessment of their facility needs. It is also possible that a private school would acquire the site. If neither a public or private entity obtains the site, it may be considered for an alternative use." The draft also states that the site will be held up to a point dictated by law, but doesn't mention how long or what legal basis would be used to allow utilization of the set aside school site for an alternative, possibly more lucrative, use by the developer.</p> <p>The offer of an undisclosed site, for an unknown period of time to an unidentified third party who would have to vie for the site in an undetermined manner cannot be deemed as acceptable to VCPUSD. The students within the VCPUSD attendance boundary will be the most impacted by the need to transport great distances of an hour or more each way. A reasonable and responsible method of prioritized offering of any school site should be negotiated and identified within the EIR, along with a determined schedule of time that the both impacted districts can be assured of the acreage's availability and cost basis.</p> <p>3. <u>School Fees as complete mitigation</u> Page 3-83: As developers and school districts in the State of California are well aware, we are in an unprecedented time of fiscal crisis. A legislated stay on Level III schools fees is in place which blocks school districts from collecting the maximum share of local dollars needed to fully fund school impact costs associated with new communities. Additionally, the State is cannot provide matching funds at this time and will not be able to do so unless a future statewide bond measure is passed. The impact of this development is not anticipated to be covered by statutory fees, as acknowledged in written correspondence from the developer, yet the draft EIR ignores that correspondence and offers of assistance and stands on the State's damaged statutory fees as a basis of full mitigation. The privilege of building a new community must come with the responsibility of providing appropriate and required infrastructure and the VCPUSD's ability to build a new school of any size within the community is not fully mitigated by statutory fees.</p> <p>4. <u>Transportation impacts due to available school attendance locations:</u> Neighborhood schools are vital to a well designed community. The cost during the life of the community of not having their kids attending a school within walking distance of their home is great on both the environment and the health of the students. There is inconsistency in the student estimates used in the Traffic</p>	<p>L5-20 L5-21 L5-22</p> <p>L5-20 The FEIR has been clarified to address these concerns; refer to Chapter 3.1.5.2. The school site would be held for two years after grading and utility installation commences. If neither a public or private entity obtains the site, it may be considered for an alternative use. If this site is not needed for a school use, the site could be used for RU uses including residential development by transferring unallocated units to the school site as provided for in the Specific Plan. Any proposal to add residential units above the 1,746 authorized by the plan would require a General Plan Amendment.</p> <p>L5-21 The applicant will be required to pay school impact fees pursuant to California Government Code Section 65996(b). The intent of SB 50 was to impose limitations on the power of cities and counties to require mitigation of school facilities impacts as a condition of approving new development. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering, as well as mitigating for school impacts. Should either school district determine that a new school facility is required, potential impacts associated with the new school facilities would be evaluated by the district when the location and project details are available. With respect to correspondence regarding mitigation beyond payment of development fees, this is a matter of coordination between the applicant and VCPUSD and is not relevant to the FEIR. The FEIR finds that impacts associated with the expansion of existing or construction of new off-site facilities would be less than significant.</p> <p>L5-22 The student generation discussion in FEIR subchapter 3.1.5.2 is included for informational purposes and is based on a formula for student generation, <i>including K through 12th grade</i>, by the single or multi-family units. The total number of students generated by the project is 1,038.</p> <p>The TIS, Appendix E, includes a discussion of trip generation for the proposed on-site school facility (Table 4.8). The trip generation identifies the number of students that would travel to the school, <i>including K through 8th grade</i>. Student attendance at the on-site school and associated trip generation are independent of the children housed within the project site. The total number of students that could be accommodated by the on-site school is 700 (1,038 total students, less 300 high school students who would not attend the on-site school).</p>
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RESPONSE

Study of Appendix E and the assumptions on page 3-82. There was no discussion of the drive times involved in student bussing and the long term impacts on student education and family life. The VCPUSD has an interest in serving our student population in an effective, efficient and healthy manner and cannot support new development that does not address the whole student and family impacts of the action proposed.

} L5-22
(cont.)

Sincerely,


Dr. Lou Obermeyer, Superintendent

Valley Center-Pauma Unified School District

Encl: Letters and email communications mentioned herein.

C: Darren Gretler, Assistant Director, County of San Diego Planning & Development Services

Mark Slowick, County of San Diego Planning & Development Services

J. Branch – San Diego County Office of Education

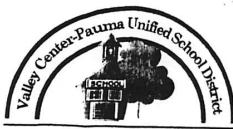
Oliver Smith – Chairperson, Valley Center Planning Group

} L5-23

L5-23 The County acknowledges the referenced and attached correspondence and the concerns raised by the district. As these correspondences were raised outside of the CEQA public review period and do not pertain to environmental issues or content of the FEIR, specific responses have not been provided.

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RESPONSE



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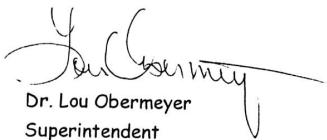
July 20, 2010

County of San Diego
Cheryl Jones
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Ms. Jones:

Enclosed please find a letter for the San Diego Planning Commission regarding the proposed Accretive project in Valley Center. Please forward this letter to the members of the planning commission and please include the letter as part of the Public Hearing scheduled for August 6, 2010 regarding the Accretive project.

Thank you for your assistance,


Dr. Lou Obermeyer
Superintendent

Superintendent
Dr. Lou Obermeyer

Board of Trustees
Douglas C. Richard, M.D. Donald L. Martin
Henry P. van Wyk, D.M.

LETTER

RESPONSE



28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 F: 760.749.1208 • www.vcpusd.net

July 20, 2010

County of San Diego
San Diego Planning Commission
Attention: Cheryl Jones
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Members of the San Diego Planning Commission:

I am writing this letter to you with the intent to provide accurate information about the proposed Accretive project in the Valley Center area. As superintendent of the Valley Center-Pauma Unified School District I am neither supporting nor opposing the Accretive project; however, I want to insure that you are provided with accurate information about the proposed new school(s) included in the Accretive project.

On November 9, 2009, I met with Accretive representatives, Randy Goodson and Jon Rilling so they could present information about their proposed project which is located within the Valley Center-Pauma USD attendance boundaries. The presentation included information about proposed school sites, either 1 or 2 schools, with configurations to be determined (i.e. K-8, middle or elementary). After listening to the information, I asked them how they intended to pay for the schools, explaining that the school district does not have sufficient funds to build additional schools. I explained that the State School Facilities program funds about 40% for new school facilities (if district's meet State criteria), developer fees fund an additional 20 - 30%, so a potential 30 - 40% fund gap would exist. To fully fund new school facilities in the proposed Accretive development, I suggested that Mr. Goodson consider a Mello Roos or CFD to fill the funding gap. Mr. Goodson's suggestion was to have the school district pass a general obligation bond

Superintendent
Dr. Luis Obermeyer

Board of Trustees
Douglas L. DeGarmo, M.D.

John A. Johnson
Donald L. Martin
Henry P. van Noy, DVM

LETTER

RESPONSE

to fill the funding gap. I explained that the district has no interest or intent to ask community members to pass a bond to build a school due to the economy. I further explained that, due to declining enrollment in our school district for the past 7 years and the State's current fiscal condition which has cut education funds significantly, the school district closed an elementary school in 2008.

I further explained that, since the school district would not be able to build new school facilities, students in the proposed development would attend school in existing schools and would be transported via school bus (an approximate hour ride). In fairness to prospective homebuyers, parents would need to be made aware that students would attend existing schools in Valley Center-Pauma USD.

Mr. Goodson mentioned that, should the Valley Center-Pauma USD not build a new school, he would seek a change of attendance boundaries so students would attend school in a neighboring school district.

To summarize my concerns, I offer the following information:

- Valley Center-Pauma USD closed an elementary school in 2008. Prior to building another school the elementary school would be re-opened.
- To meet criteria for State funding, current facilities would need to be at capacity.
- Students would attend existing schools with an approximate hour-long ride to school.
- Accretive has a responsibility to be transparent with prospective homebuyers informing them that students would attend existing schools.
- The Valley Center-Pauma USD has no intentions to ask community members to pass a general obligation bond to fund a new school since current school buildings are vacant.
- Changing school district attendance boundaries is a lengthy and expensive process, needing approval by affected school district boards' of education, the county office board of education, and CDE approval.

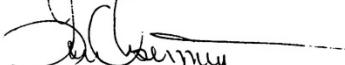
LETTER

RESPONSE

I fully understand that SB 50 limits a school district's ability to impose additional developer fees to fully fund new school facilities and an EIR does not include mitigation for school facilities. Therefore, it is important for you to have the above information as you make your determination about the future of a proposed development that includes the promise of new school facilities.

Again, this letter is not submitted to you in support for or opposition against the proposed development; it is submitted to allow you to be informed about a proposed development in our school district's attendance area.

Sincerely,



Dr. Lou Obermeyer
Superintendent

Cc: Sandy Smith, Vice-Chair of the VCCPG Mobility Subcommittee

LETTER

RESPONSE

Dee Dee Ortega

From: Dee Dee Ortega
Sent: Tuesday, July 20, 2010 2:08 PM
To: 'Cheryl.Jones@sdcounty.ca.gov'
Subject: Letter of Planning Commission
Attachments: 2010_07_20_14_06_54

LETTER

RESPONSE



28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 f: 760.749.1208 • www.vcpusd.net

November 29, 2010

County of San Diego
Cheryl Jones
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Ms. Jones:

Enclosed please find a letter for the San Diego Planning Commission regarding the proposed Accretive project in Valley Center. Please forward this letter to the members of the planning commission and please include the letter as part of the Public Hearing scheduled for December 17, 2010 regarding the Accretive project.

Thank you for your assistance,

A handwritten signature in black ink, appearing to read "Lou Obermeyer".

Dr. Lou Obermeyer
Superintendent

Superintendent
Dr. Lou Obermeyer

Board of Trustees
Douglas L. Dechant, MD

Donald E. Martin
Henry P. Van Noy, DVM

LETTER

RESPONSE



28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 f: 760.749.1208 • www.vcpusd.net

November 29, 2010

Dear Members of the San Diego Planning Commission:

It is my understanding that a public hearing regarding the Accretive project has been scheduled for December 17, 2010. Please include this letter as part of the public hearing scheduled for December 17, 2010.

The intent of this letter is to update the Planning Commission on communication with Accretive representative Jon Rilling after the public hearing on August 6, 2010.

As I stated in my July 20, 2010 letter, as superintendent of the Valley Center-Pauma Unified School District, I am neither supporting nor opposing the Accretive project. However, I again want to be sure you have accurate information about the proposed new school(s) included in the Accretive project and the communication I've had with Accretive representative, Jon Rilling.

Funding for School(s): On August 11, 2010, Jon Rilling communicated with me via email (enclosed) to schedule a meeting to "outline how we can help support your district's goals as we plan for our future in the community". My response on August 23, 2010, after checking with Mark Slovick in an effort to ascertain the Planning Commission's request/directive to Accretive at the August 6, 2010 public hearing, was to clarify how Accretive will fund school(s) in their planned development. You will see from Mr. Rilling's email reply that the funding for new school(s) is not included in his information, other than to state that a general obligation bond would not be used (I have stated previously that our school district does not have an interest in pursuing a general obligation bond for construction). It is important for the Planning Commission to understand that funding for new school construction, beyond mandatory developer fees would need to come from a general obligation

Superintendent
Dr. Lou Obermeyer

Board of Trustees
Douglas C. Decharo, MD

John A. Martin
Donald L. Martin
Henry P. van Wyk, DVM

LETTER

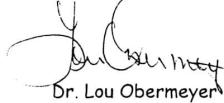
RESPONSE

bond, Mello-Roos Community Facilities bond or additional developer fees. The school district will not be eligible for state construction funds from the State School Facilities program because we have an empty school (Valley Center Upper School). This is the information that I have sought from Mr. Rilling, and, to date, have not received. Again, it is important to know how Accretive will fund a new school (s). Otherwise, prospective homebuyers, and in particular, parents, would need to know that students would be transported to existing schools in our district.

Bussing Regulation: On page 15 (enclosed) of the minutes of Planning Commission minutes dated August 6, 2010, first paragraph, please note the comments by Randy Goodson, "...and then the high school solution is that we would have a dedicated bus. It's a half-an-hour trip; the hour bus ride reflects—the bus—school buses are allowed to stop 30times; they're not allowed to stop more than 30 times but they typically—given budget constraints—go to that limit." I am unfamiliar with the regulation that Mr. Goodson must be referring to in his comments to the Planning Commission about a limit to the number of stops a bus can make. I checked with the school district's Director of Transportation and the CHP and neither knew what regulation Mr. Goodson was referring to in his comments. It would be helpful and important for Mr. Goodson to let the Planning Commission and school district know what he is referring to so that this might be cleared up.

Thank you for your time and consideration.

Sincerely,



Dr. Lou Obermeyer

Cc: Oliver Smith, Valley Center Community Planning Group

LETTER

RESPONSE

Planning Commission Minutes**PAA 09-007, Agenda Item 1:****August 6, 2010****Page 15**

Randy Goodson: ...and then the high school solution is that we would have a dedicated bus. It's a half-an-hour trip; the hour bus ride reflects-- the bus-- school buses are allowed to stop 30 times; they're not allowed to stop more than 30 times but they typically-- given budget constraints-- go to that limit. So, when you have a school bus that starts and stops 30 times and then continues the journey to school, that really stretches out the length. So for students in and around our community, we would offer a direct bus ride that would really streamline the commute and get it back to 30 minutes and then ultimately with Road 3 as the ultimate condition, that would certainly be the optimal and would reduce the length of bus rides for everybody in the northwest portion of Valley Center.

Comm. Woods: Okay, then my last question and I'll let my other colleagues weigh in-- water: where are-- where do you connect and how long of a run do you have to achieve with, I'm assuming, the Valley Center water district or are you going north or what?

Randy Goodson: I apologize. I wanted just to grab an Exhibit. If you wish, I can show you an Exhibit. With water, the reason that we are paying to continue to replant dead and dying groves-- some trees were let to die before we acquired them or we weren't able to revive them when we turned on the water. We lose about \$300,000 a year watering because we maintain our water allocation. When we combine our-- and I have the specific numbers if you'd like to look at a chart, but when our water allocation from the Valley Center municipal water district to our onsite production of water, we have 10% of the water needed on a net basis for our community, and the net basis means after recycling because under State law-- I mean, we'll recycle anyway-- but we'll provide recycling not just for our own common areas, but also we'll have extra recycling available for the golf courses. Of the three golf courses that are within two miles of and downstream from the sewer treatment facility, the two golf courses at Lawrence Welk are already purple piped. Don Fredericks, the owner, grandson of Lawrence Welk, spoke here in favor on March 5th and mentioned that he would like the access to recycled water, because its also discounted.

Comm. Woods: Okay, I'll let my colleagues continue.

Chairman Brooks: Thank you. Further questions of applicant? There being none, thank you.

Randy Goodson: Thank you.

LETTER

RESPONSE

Monday, November 29, 2010 2:48 PM

Subject: RE: Following Up
Date: Friday, August 27, 2010 9:22 AM
From: Slowick, Mark <Mark.Slovick@sdcounty.ca.gov>
To: Lou Obermeyer <obermeyer.lo@vcpusd.k12.ca.us>
Cc: "Grunow, Richard" <Richard.Grunow@sdcounty.ca.gov>

Hi Lou,
The Planning Commission's motion did include a request for technical studies and additional information on traffic, water, waste water and schools. However, the Planning Commission did not direct the applicant to meet with the district. As stated below, the minutes are draft and have not been formally approved by the Planning Commission. The commission is scheduled to review the minutes at their September 3rd hearing. Please let me know if you have any other questions.

Thanks,
Mark

From: Lou Obermeyer [mailto:obermeyer.lo@vcpusd.k12.ca.us]
Sent: Thursday, August 26, 2010 8:32 AM
To: Slowick, Mark
Subject: FW: Following Up

Hi Mark,
Thanks for reviewing
Lou

From: Jon Rilling [mailto:[jon@accreteive-group.com](mailto:jon@accretive-group.com)]
Sent: Wednesday, August 25, 2010 10:29 AM
To: Lou Obermeyer
Subject: RE: Following Up

Dear Lou,

I appreciate you looking into this. I have included for your own information, the draft minutes and transcript of the last part of the Planning Commission hearing from Friday August 6. On page 30, Commissioner Day's Motion, stated:

"I would make a motion to continue this hearing, to return the end of November and to request technical studies on traffic, water, waste water and schools."

Page 1 of 7

LETTER

RESPONSE

The minutes of the meeting are still draft until the Planning Commission formally approves them, however based on this recommendation, we want to work with you to come up with a plan that achieves the district's goals in harmony with our concept of a residential mixed-use neighborhood. Schools and education are paramount to building a successful community and its our goal to help enhance the educational environment in the Valley Center school district, not detract from it.

I would propose the following agenda and topics for discussion:

1. The District's goals & objectives:

a) Accretive's ideas and commitments to a long term partnership in helping VCPUSD achieve its goals;

b) Future student attendance projections;

c) Preference towards enrollment increases or decreases;

2. A possible school mitigation agreement (SMA) to include:

a) Attendance boundaries and the coordination of proposed project boundaries;

b) Student generation;

c) A potential onsite school facility and opening schedule;

d) Funding for school construction - without using District funds (and no General Obligation Bonds);

e) Funding for school operation – If opened prior to break even based on ADA funding formula;

f) Transportation to and from any offsite schools;

g) Other

3. Coordination with Bonsall and Fallbrook Districts

a) How to allow children in the same grade level within our community, to attend the same

LETTER

RESPONSE

schools;

b) Opportunities relative to Bonsall Sullivan Middle School (2.3 miles from the project);

4. Next Steps

We are certainly happy to approach this any way that you feel most comfortable.

Jon Rilling
The Accretive Group of Companies
Email: Jon@accretive-group.com
Website: www.accretive-group.com <<http://www.accretive-group.com>>

**12275 El Camino Real, Ste. 110
San Diego, CA 92130**

**Direct Tel: 858-345-3644
MainTel: 858-546-0700 Ext: 134
Fax: 858-546-0770**

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Please consider the environment before printing this e-mail.

From: Lou Obermeyer [mailto:obermeyer.lo@vcpusd.k12.ca.us]
Sent: Monday, August 23, 2010 3:40 PM
To: Jon Rilling
Cc: Lou Obermeyer
Subject: RE: Following Up

Hi Jon,

Page 3 of 7

LETTER

RESPONSE

I told you I'd let you know when I received additional information or clarification from Mark Slovick. He called last week and said that the Planning Commission didn't say that the developers had to meet with any agencies such as the school district regarding facilities. However, when you have information about how you plan to fund school facilities in your project, other than a general obligation bond, please send the information to me and we can schedule time to review your ideas.

Lou

From: Jon Rilling [mailto:jon@accretive-group.com]
Sent: Monday, August 23, 2010 11:03 AM
To: Lou Obermeyer
Subject: RE: Following Up

Thanks Lou.

Jon Rilling
The Accretive Group of Companies
Email: Jon@accretive-group.com
Website: www.accretive-group.com <<http://www.accretive-group.com>>

12275 El Camino Real, Ste. 110
San Diego, CA 92130

Direct Tel: 858-345-3644
MainTel: 858-546-0700 Ext: 134
Fax: 858-546-0770

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From: Lou Obermeyer [mailto:obermeyer.lo@vcpusd.k12.ca.us]

Page 4 of 7

LETTER

RESPONSE

Sent: Monday, August 16, 2010 11:32 AM

To: Jon Rilling

Cc: Lou Obermeyer

Subject: RE: Following Up

Hi Jon,

I've been in contact with Mark Slovick, Project Manager with the county in an effort to clarify what the commission has requested. He will let me know in the next few weeks what the next steps are regarding the Planning Commission's request and whether or not a meeting with you is needed or appropriate at this time.

Lou

From: Jon Rilling [mailto:jon@accretive-group.com]

Sent: Wednesday, August 11, 2010 3:23 PM

To: Lou Obermeyer

Subject: Following Up

Dear Lou,

As I'm sure you are aware, the Planning Commission voted 5-1 to continue our project hearing until after the County-wide General Plan Update is heard by the Board of Supervisors in October. In addition, the Planning Commission recommended that we work with County Staff, the Community and the various Districts (School, Water, Sewer, etc) to study the technical feasibility of our concept. This type of study/analysis typically takes place after the PAA application is authorized, however the Commission sought more information and directed us to bring back technical details and answers.

I know that your super busy with getting school going, but I would like to see if there is any available time in your schedule over the next few weeks to have a follow-up meeting to discuss our project and the direction of the Planning Commission. I think it would be very beneficial for both of us to reconnect and outline how we can help support your district's goals while we plan for our future in the community.

Thanks,

Jon Rilling
The Accretive Group of Companies

Page 5 of 7

LETTER

RESPONSE

Email: Jon@accretive-group.com
Website: [www.accretive-group.com <http://www.accretive-group.com>](http://www.accretive-group.com)

**12275 El Camino Real, Ste. 110
San Diego, CA 92130**

**Direct Tel: 858-345-3644
MainTel: 858-546-0700 Ext: 134
Fax: 858-546-0770**

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Information from ESET NOD32 Antivirus, version of virus signature

Page 6 of 7

LETTER

RESPONSE

Monday, December 6, 2010 3:20 PM

Subject: Re: response to PC letter
Date: Monday, December 6, 2010 3:20 PM
From: Lou Obermeyer <obermeyer.lo@vcpusd.net>
To: Randy Goodson <randy@accretive-group.com>

Dear Mr. Goodson,
Thank you for your communication. To clarify, this is the first time you have said that Accretive will pay for or build a school. Contrary to your email below, you did propose a general obligation bond when we met. Also, this is the first time you have mentioned or offered to pay for student transportation. It would be helpful to know what regulation(s) you cited when you said at the public hearing, "...they're not allowed to stop more than 30 times" referring to school busses.

Lou Obermeyer

On 12/6/10 2:29 PM, "Randy Goodson" <randy@accretive-group.com> wrote:

Dear Dr. Obermeyer,

I have reviewed the letter that you sent to the County Planning Commission dated November 29, 2010 regarding PAA 09-007 that would allow my company the ability to submit a detailed application for a development project. Let me recap what we discussed in person and have reiterated in our subsequent correspondence:

1. Accretive has offered to provide (pay for or build) a K-8 school to serve our future neighborhood. I understand it is not possible to begin discussions regarding a comprehensive mitigation agreement at this time but we are committed to reaching an acceptable comprehensive mitigation agreement with Valley Center-Pauma Unified School District and any other affected districts. This agreement would provide mitigation for student impacts from our future neighborhood well in excess of the payments mandated by State Law.

2. Accretive has never proposed, nor utilized, a General Obligation Bond of any kind to fund school improvements or pay school mitigation fees for any project we have developed. As we have committed many times, we will not seek nor utilize a General Obligation Bond for this project. I understand and agree with your assessment regarding the unavailability of state construction funds and agree that funding will likely come from additional developer fees.

Page 1 of 2

LETTER

RESPONSE

3. Accretive will work with all school districts to provide, pay for, and/or operate necessary transportation between offsite schools and our future neighborhood.

In closing, we recognize the difficulty in dealing with these issues prior to a development application being filed. There are many project details that have not been defined until after the approval of a PAA and the submittal of the General Plan Amendment application. To be clear, we have not even completed a project design and do not have student generation calculations or a facility needs assessment. I understand that you do not want to meet to further discuss the project and potential mitigation solutions at this time and remain available should you change your mind.

I look forward to having a constructive working relationship based upon the "*Values & Beliefs*" of the District that we also share.

Sincerely,

R. Randy Goodson
CEO
Accretive Investments, Inc.

12275 El Camino Real, suite 110
San Diego, CA 92130
Office: 858-546-0700 x133
Direct: 858-345-3643
Fax: 858-546-0770

LETTER

RESPONSE

Monday, December 13, 2010 7:50 AM

Subject: following up
Date: Friday, December 10, 2010 1:35 PM
From: Randy Goodson <randy@accretive-group.com>
To: Lou Obermeyer <obermeyer.lo@vcpusd.net>
Cc: Jon Rilling <jon@accretive-group.com>

Dear Dr. Obermeyer,

I really look forward to a time when we can work together constructively to provide the best future for the students of your District. Further, I truly regret that it has taken us so long to get on the same page.

However, I'm glad we're now on the same page then. Prior to the approval of a PAA we will not have a land design or student generation calculations, but we're ready to meet when you feel it is appropriate.

As for your transportation question, that number was derived from my experience with school districts and discussions with our traffic engineer, but I did not intend it to be viewed as a regulation or specific to your school district. Further, I did not intend nor expect to offend the District by my comments relating to school buses making more than 30 stops. The basis is that many districts wish to limit school bus trips to one hour and also estimate the cycle time for a pick-up or drop-off of a student rider to 2 minutes each. Therefore, a bus that stops 30 times will have spent one hour ($30 * 2 \text{ minutes} = 60 \text{ minutes}$) on stops without any additional travel time. As I said in my previous email, Accretive will work with all school districts to provide, pay for, and/or operate necessary transportation between offsite schools and our future neighborhood so that the total bus trip is limited as closely as possible to the 30 minute travel time from our neighborhood location to your High School.

Thank you for your time and attention.

Randy Goodson

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Page 1 of 1

LETTER

RESPONSE



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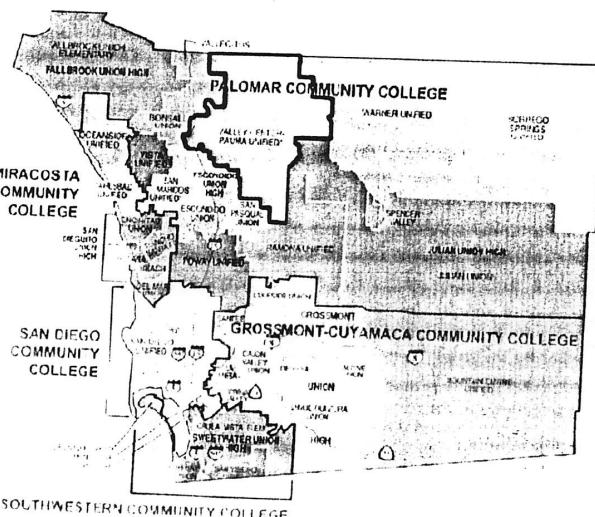
February 28, 2011

Mr. Eric Gibson
Director, County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: Valley Center Pauma Unified School District Response to I-15/395 Master Planned Community Major Pre-Application: Case Number 3992-10-025 MPA
Accretive Investments, Inc.

Dear Mr. Gibson:

Thank you for the pre-application summary of the I-15/395 Master Planned Community that is proposed by Accretive Investments, Inc. Valley Center Pauma Unified School District is responsible for the education of children in grades kindergarten through twelfth grade. We also educate pre-school, continuation high school, and special education students. The diagram below shows the location of the District within San Diego County.



Superintendent
Eric D. Bentziger

Board of Trustees
Eric Bentziger
Linda L. Johnson
Diane M. McLean
Steve P. McNeil, Ed.D.

LETTER

RESPONSE

The proposed project is located within the Valley Center Pauma Unified School District's attendance area. According to the pre-application summary it may also lie within the Bonsall and the Fallbrook Union High School districts. Therefore, the proposal must clearly identify how much of the planned community will lie within Valley Center Pauma's District boundaries. It must also show the proposed land uses so that the District's planners can identify what the impact to schools will be.

Lilac School, a Kindergarten through Fifth grade school, is closest to the proposed development; Valley Center Middle School serves grades six through eight, and Valley Center High School educates high school students in grades 9 through twelve. Without specific information on the number and type of housing that is in the project, we can't determine the impact to the capacity at these schools. What we can say is that 1,746 new dwellings will most likely result in over 800 new students requiring classroom space.

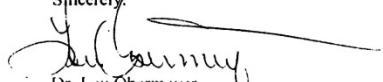
In reading the pre-application summary it is clear that the applicant is contemplating providing a new school. A great deal of planning and coordination with state and local entities are required before a new school site is constructed. In addition to the District's input, communication from local fire fighting, law enforcement and parents will be solicited. On the state level, the California Department of Education's School Facilities Planning Division will need to be involved in reviewing and approving the site. The Department of Toxic Substance Control will also be required to give its approval of the site.

The Valley Center Pauma Unified School District insists that the applicant fully mitigate the cost for land acquisition, professional services required for planning, designing and obtaining state approvals, and the cost for construction. Options for mitigation can be discussed when the project is more refined.

At this point in time the District cannot support the proposal until more land use detail and a location map that clearly shows the percentage of the project that is within the Valley Center Pauma boundaries is provided.

I look forward to a response to this letter.

Sincerely,



Dr. Lou Obermeyer
Superintendent, Valley Center Pauma Unified School District

c: Joanne Branch, San Diego County Office of Education
L.O./ts/jb

LETTER

RESPONSE



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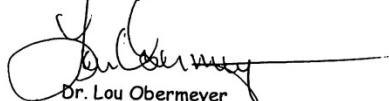
March 25, 2011

Mr. Goodson
The Accretive Group of Companies
12275 El Camino Real, Suite 110
San Diego, CA 92130

Dear Mr. Goodson:

In your email to me dated December 6, 2010, you said that you were committed to reaching a comprehensive mitigation agreement with our district regarding your development. The Valley Center-Pauma USD has retained Mr. Adam Bauer, Fieldman, Rolapp & Associates, to represent us in the development of a comprehensive mitigation agreement. Please contact Mr. Bauer at your earliest convenience to schedule a meeting. Mr. Bauer can be reached at 949-660-7303.

Sincerely,


Dr. Lou Obermeyer
Superintendent

cc: Adam Bauer, Fieldman, Rolapp & Associates
Joanne Branch, San Diego County Office of Education
Oliver Smith, Valley Center Planning Committee
Mark Slovic, San Diego County Department of Planning and Land Use

Superintendent
Dr. Lou Obermeyer

Board of Trustees
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LETTER

RESPONSE



28751 Cole Grade Road, Valley Center, CA 92082-6599 • 760.749.0464 f: 760.749.1208 • www.vcpusd.net

July 25, 2012

Mr. Eric Gibson
Director, County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: Valley Center-Pauma Unified School District Response to
Notice of Preparation of an Environmental Impact Report for the Lilac Hills Ranch
Master Planned Community

Dear Mr. Gibson:

In response to the Notice of Preparation of an Environmental Impact Report for the Lilac Hills Ranch Master Planned Community, the Valley Center-Pauma Unified School District, as the education agency responsible for providing K through Grade 12 education, is strongly opposed to the project for the following reasons:

1. The proposal is for a maximum of 1,745 dwelling units.
 $1,745 \times .5$ (factor from California Department of Education-CDE) = **873 Elementary School Students** – potentially 2 elementary schools or one very large campus. Please see the Site Development Guidelines from CDE:
<http://www.cde.ca.gov/ls/fa/sf/guideschoolsite.asp>

At $1,745 \times .2 = 349$ **High School Students** – possibly 1 small high school, or growth and impact mitigation at existing high school campuses, including at least 9 new classrooms, increases to administration, additional physical education space, and other minimum essential facilities and parking mitigation. Growth at the existing high school may require land acquisition. Please see the Site Development Guidelines from CDE:
<http://www.cde.ca.gov/ls/fa/sf/title5regs.asp>

The locations of the sites must be contingent on CDE approval and take into consideration the requirements of Title 5, Code of Regulations:
<http://www.cde.ca.gov/ls/fa/sf/title5regs.asp>

Superintendent Dr. Lou Obermeyer	Board of Trustees Karen J. Burstein	Lori A. Johnson Donald L. Martin	Barbara P. Rohrer Mavany Calac Verdugo
-------------------------------------	----------------------------------------	-------------------------------------	-------------------------------------------

LETTER

RESPONSE

Mr. Gibson, DPLU
July 25, 2012
Page Two

2. School site development must include all associated onsite and offsite environmental mitigations, storm water compliance, traffic mitigation, and similar development issues. Please note in the Initial Study on:

- A. Page 6: I. Aesthetics a), b), c), d) all show Potential Significant Impacts
- B. Page 21: VII. Hazard and Hazardous Materials show a) and b) Potential Significant Impacts
- C. Page 35: XIV. Public Services shows Potential Significant Impacts

The District wants the FIR to review the impact to be able to bring levels of impact on the above to "less than significant" levels.

We would like to add that the project's land use plan should include a prospective location for the new facilities. The location should be where the District wants it and not the developer.

This project appears to possibly be in the Bonsall Union School District as well. We hope you are also requesting their input.

In addition to our concerns listed above, we are including communications from 2009 to 2011 that the District has had with the Developer and the DPLU in regards to potential impacts and issues.

At this time the District cannot support the project proposal until a comprehensive mitigation agreement can be reached. The district is open to further discussions with the developer so that appropriate school facilities will be available for students as the homes are developed.

Please contact us if you have need for further response.

Sincerely,



Dr. Lou Obermeyer
Superintendent
Valley Center-Pauma Unified School District

LETTER

RESPONSE

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, School

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Owner's Name Accretive Investments Inc. (858) 546-0700	Phone	ORG _____	Sc
Owner's Mailing Address 17275 El Camino Real, Suite 110	Street	ACCT _____	
San Diego	CA 92130	ACT _____	ELEMENTARY _____
City	State Zip	TASK _____	HIGH SCHOOL _____
		DATE _____	UNIFIED _____

SECTION 1. PROJECT DESCRIPTION
TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**

- Reserves changing Use Regulations or Development Regulations
- General Plan Amendment
- Specific Plan Amendment
- Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

- Reserves changing Special Area or Neighborhood Regulations
- Major Subdivision (TM)
- Minor Subdivision (MM)
- Boundary Adjustment
- Major Use Permit (MUP), purpose: _____
- Time Extension... Case No. _____
- Expired Map... Case No. _____
- Other _____

C. Residential Total number of dwelling units 1,746 acres.
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage _____ Total number lots 1,746 acres.

Applicant's Signature: _____ Date: _____

Address: _____ Phone: _____
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY
TO BE COMPLETED BY DISTRICT

District Name Valley Center-Pauma USD

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: **VC Upper Elem. miles 11.8
 Junior/Sr. High: VC Middle miles 14.8 High school: VC High School miles 14.9

This project will result in the overcrowding of the elementary junior/school high school. (Check)

Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permit.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the Bonsall school district. It is our understanding that this project is also in the Bonsall School District.

Authorized Signatures: Dr. Lou Obermeyer
 Superintendent: Dr. Lou Obermeyer Print name: Dr. Lou Obermeyer
 Print title: Superintendent Phone: 760-749-0464

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

DLPU-399Sc (12/09)

**Valley Center Elementary Upper School is closed at the present time.
 We would have to re-open the school. The closest school site to this area is Lilac School and it would be impacted.