



January 30, 2015

Peter D. Zak
NCA Real Estate
3 Corporate Plaza, Suite 230
Newport Beach, CA 92660

BOARD OF EDUCATION

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Subject: School Availability
REF: 382, 426, 429, 430, & 444 W. Washington Ave, Escondido, CA 92025
APN No: 229-172-06-00, 229-172-07-00, 229-172-08-00, 229-172-09-00, 229-172-11-00

SUPERINTENDENT
Luis A. Rankins-Ibarra, Ed.D

To Whom It May Concern:

This letter will serve as the project service availability letter for the City of Escondido. Escondido Union School District continues to experience enrollment growth from new developments such as referenced above. This growth has created an increased demand for new school facilities within the District. The District does not receive sufficient funds within the current state school funding mechanisms to cover the combined costs involved in improving education, rehabilitating current facilities, and constructing new classrooms for our expanding community.

The District is committed to providing educational services to students generated by the above-described development. Mitigation of the impact of new development on school facilities is possible through the payment of school fees prior to the issuance of building permits. These fees, which are set by State law, do not fully mitigate the impact of new residential development on the District. However, without the mitigation of student housing needs, the District is unable to comply with the Quality of Life Standards approved within the City of Escondido General Plan and is unable to provide school facilities for the students generated by new development.

Please note that each school within the district has specific boundaries that determine the eligibility for priority attendance of all students. There is no guarantee, however, that a child will attend that school or that the boundaries will not be adjusted to meet school housing needs. The current schools' attendance boundaries relevant to this project are **Lincoln Elementary and Mission Middle** schools and are referenced as **9 and 6** on the attached district map.

Please note that the district does not provide student transportation except for those qualified special education students.

Thank you for your interest in our school system. Please do not hesitate to contact us if we can be of further service.

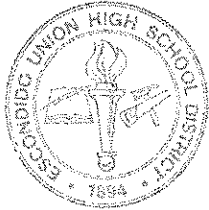
CARILYN GILBERT
EDUCATION CENTER

2310 Aldergrove Ave.
Escondido, CA 92029
Tel (760) 432-2400
www.cusd.org

Sincerely,

Cindy Kroon
Analyst, Facilities Planning & Construction

Att. – School Map



Escondido Union High School District

District Service Center

302 North Midway Drive • Escondido, CA 92027-2741
Telephone (760) 291-3200 • FAX (760) 480-3163
H. Steven Boyle, Superintendent

BOARD OF EDUCATION

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January 23, 2015

Mr. Peter D. Zak
NCA Real Estate
3 Corporate Plaza, Suite 230
Newport Beach, CA 92660

RE: 382, 426, 429, 430 & 444 W. Washington Ave., Escondido, CA 92025
112 Dwelling Units: 60 one bedroom units, 52 two bedroom units

Dear Mr. Zak,

The following information is furnished in accordance with Section 11010 of the Business and Professions Code.

The area of the proposed project is within the 2015-16 attendance boundaries of Escondido High School, 1535 North Broadway, Escondido, (760) 291-4000, serving grades 9-12. There is no guarantee, however, that the boundaries will not be adjusted to meet school housing needs in future school years.

Sincerely,

A handwritten signature in cursive script that reads "Angie Lopez".

Angie Lopez,
Executive Director of Facilities & Planning

C: Jacob Vanderploeg, NCA Real Estate