


Harvest Hills

Governing Board Presentation ♦♦♦♦ January 14, 2019
 ♦ *Mark Burroughs, Superintendent* ♦

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WHERE Is It?

HARVEST HILLS



WHAT Is It?

- Formerly Safari Highlands Ranch
- 550 homes on 1100 acres
 - 324 homes in San Pasqual Union (SPUSD)
 - 226 homes in Valley Center Pauma (VCPUSD)
 - No direct access to Valley Center Pauma
- Recently re-launched as Harvest Hills

[Harvest Hills Video](#)

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Talking Points

Pros	Cons
<ul style="list-style-type: none">• Community Benefits<ul style="list-style-type: none">– Fire Safety, Revenue• Environmental	<ul style="list-style-type: none">• Fire• Traffic• Environmental

Source: <https://www.harvesthillscondo.com/>

Source: <https://www.sbvpa.org/>

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SPUSD's Position

- Actively engaged with Concordia since 2014
- No formal agreements, verbal promise to improve parking
- [Submitted EIR 1/2/18](#) (among 800+ pages of public comments)

District Recommendation:

- Project NOT move forward until following addressed:
 - Facilities
 - Traffic
 - Air & Noise Impacts
- Response to EIR pending

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District Impacts

- Developer Fee Projections
 - \$3,006,720 to SPUSD
 - \$2,752,680 to VCPUSD
- Student Projections
 - 138 SPUSD
 - 128 VCPUSD

} *11 Classrooms*


- Building cost estimates exceed projected developer fees
- Some costs could be mitigated, over time, via ITDs

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District Impacts

- Still uncertain ...
 - *when* or even *if* houses will be built?
 - *when* or *how* much funding will follow?
 - *when* or *if* students will arrive? *What* grades?



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Speculative Timeline*

- Completion of EIR expected (October to January 2020?)
- Public Hearings Commence (upon completion of EIR)
- City Council Vote on project (March-May 2020)

*Sources:
[Escondido City Council Meeting, 11/20/19](#)
12/3/19 SD Reader:
["Hearings Near For Harvest Hills"](#)
<https://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>



Questions or Comments?

