

Terrence Burke

1527 Winterwarm Drive, Fallbrook, CA 92028
310-775-1227; tburke9999@gmail.com

April 5, 2018

RE: Bonsall Unified School District's (BUSD) Draft Environmental Impact Report ([DEIR](#)) for a 1,500-student Bonsall high school proposed for a site adjacent to the Golf Club of California and Wedgewood Wedding venue in Fallbrook's Gird Valley.

Attn: BUSD Facilities Manager David Medcalf, david.medcalf@bonsallusd.com

Mr. Medcalf:

I fully support the comments submitted in 2017 and in March 2018 on behalf of SaveGirdValley.com and the letter submitted by retired Fire Chief Bob Roper. I also support the comments submitted by the Endangered Habitats League and Teresa Platt. These comments are all archived at <https://savegirdvalley.com/key-documents/#Environmental-Impact>

I would like to take this opportunity to comment. Please share this letter with the BUSD Board of Trustees.

I am a 100% permanently disabled veteran who owns a home in Los Angeles but also one in Fallbrook. I am the father of nine who is a supporter of quality education. I visit Fallbrook regularly for rest and relaxation and I golf often at the lovely Golf Club of California (GCC) which is located adjacent to the Gird Valley site proposed for a very large 1,500-student school.

The Golf Club of California is also home to the Wedgewood Wedding venue which hosts weddings, special events and life celebrations. This location will be severely and negatively impacted by your proposed development for the site next door, on Gird Road.

The proposed high school project includes several large and monolithic two-story buildings in an area surrounded by single story housing. These building will be clearly visible from GCC's main building, from its lake and its fairways and from the surrounding area for many miles, blighting the area. **3-Ds projections should be created so the community can evaluate the loss to community views from this project.**

Noise from the school, **including the constant ringing of school bells**, will be a noise pollutant and interfere with the quiet enjoyment of the game of golf and the weddings and social events held at the GCC. When we are hitting a golf ball, there is absolute quiet and BUSD's proposed school will ruin that. When someone is getting married, they do not want the clanging of school bells during the ceremony. As a result, GCC and Wedgewood will lose business and North County will lose another beautiful golf course. **I see that there is absolutely ZERO mention of noise in your DEIR and wonder why this important issue is being ignored, especially the impact school bells will have on Gird Valley? Exactly how far from the facility will we be**

able to hear the noise from the bells and the proposed school? How often will they ring? How does the school plan to mitigate such noise pollution?

I am also disturbed by the volume of traffic and parking that will be generated by the proposed facility. I refer you to the scathing comments by Jim Russell, Chairman of the Fallbrook Community Planning Group who criticized the proposed design for having parking for fewer than 10% of the student body and for being located at the northernmost edge of the district, inconvenient for most of the district residents. **At the minimum, you should implement carpooling and comply with the County's Major Use Permit requirements for parking. Please address what a Major Use Permit would require of such a large development and list how your school design will comply with these requirements.**

BUSD's Superintendent David Jones recently sent out a letter stating that the current Sullivan high school campus is in a fire danger area and evacuation is an issue. He said the plan to move to Gird Road would "ensure the safety" of our children. I refer him, and you, to the San Diego County Office of Emergency Services' "Know Your Hazards" app: <http://www.arcgis.com/apps/webappviewer/index.html?id=1f35f94756bc45f9960717cbd15488a8>. Know Your Hazards reveals the site on Gird Road in Fallbrook has a **VERY HIGH WILDFIRE HAZARD LEVEL** while the current high school campus on West Lilac Rd in Bonsall (and the adjoining Ocean Breeze property which has been offered to BUSD for expansion as needed) has a **MODERATE WILDFIRE HAZARD LEVEL**. Gird Valley has been evacuated twice in the last decade. **In spite of this fact, BUSD proposes to move students from a campus located in a moderate wildfire hazard zone to a high wildfire hazard zone. Additionally, BUSD has proposed a project with only one entrance/exit, a complete safety hazard.** While words are nice, Superintendent Jones, actions speak far louder. **Please explain why BUSD is promoting expansion to a site located in a high hazard zone (Gird Valley) as opposed to expansion onto a site located in a moderate hazard zone (Ocean Breeze) or better? Please explain why BUSD is ignoring student safety by presenting plans with only one entrance/exit and moving students from a moderate to high hazard zone?**

It appears the digital education future is now upon us and brick and mortar schools are being impacted. Valley Center High has announced it will lay off as many as 30 teachers due to declining enrollment and enrollment is down at Fallbrook High School. Yet, somehow, BUSD is projecting huge growth, year on year. BUSD has operated in the red over the last seven years, proving it does not have high enough enrollment to support its current operating costs and programs. While housing units and the population are expected to increase slightly within the BUSD borders in the next decade, they are certainly not expected to double within the school district. **Ignoring these facts, BUSD wants to build and to justify its desire for expansion, projects a doubling of enrollment (328 to 722 high school students, a 120% increase) in less than four years. Amazing. How is this possible? Please explain how BUSD created such optimistic projections (especially when BUSD's K-8 enrollment is falling) and why you expect BUSD to buck the trend, to not face its own declining enrollment, a trend experienced at the other high schools in the area?**

If one were using private funds to build a mall, that developer would evaluate the competition. BUSD should not skip this step simply because it runs off of tax dollars. The area surrounding

BUSD in North County has over 32 publicly-funded high schools and 15 privately-funded high schools. We are experiencing difficulty maintaining them. While we understand that developers (Lilac Hills Ranch and Erickson Hall Construction paid for the 2016 failed bond measure to build a huge high school on Gird Road) benefit from constructing schools, this burden is passed to the taxpayer. **To prove real need, please detail the enrollment capacity and actual enrollment at these 32 publicly- and privately-funded high schools, elementary schools and colleges and calculate the % of enrollment capacity at each and as a whole. Please provide this detail to the public so that we can see if taxpayers have overbuilt for our educational needs. Also, does BUSD support legislation to require schools to publicly report this info: enrollment capacity, current enrollment, 5-year projected enrollment, and enrollment (current and projected) as a % of enrollment capacity?**

Traffic is a serious issue which BUSD has made absolutely no effort to address at any of its current facilities. Before moving forward at all, **BUSD should adopt a district-wide carpool program with measurable results.**

I assume that traffic (one report noted a projected 73% increase on Grid Road from the school) will increase in the mornings and afternoons at the exact time that most people are trying to get to the GCC for their tee times. **This will result in direct business losses to GCC. Why should local Fallbrook businesses absorb these negative impacts and face possible business failure while being taxed to support such folly as building an oversized Bonsall school on Gird Road in Fallbrook, especially when these taxpayers have voted this project down five times?**

In conclusion, the negative impact of this project on Gird Valley is clear. This very large high school is unnecessary and will result in substantial rise in noise and traffic. It will adversely affect the Golf Club of California and Wedgewood Weddings located next door as well as all of Gird Valley and substantial parts of Fallbrook.

It is my opinion that Bonsall Unified High School should build in Bonsall, not Fallbrook. We do not want to lose another golf course in North County and are strongly opposed to BUSD's plans to build a Bonsall high school on the Gird Road site.

Please address these concerns (views, noise, traffic, fire safety, overly optimistic projections, overcapacity) in your reply to the public comments as required under CEQA. I look forward to reading your responses.

Thank you.

Sincerely,

Terrence Burke
Fallbrook, California