

# Housing Development Student Projections Within BUSD

Development Name	Expected Start Date <sup>1</sup>	SFR Homes	SFR SGR <sup>2</sup>	Multi-Family	Multi SGR <sup>2</sup>	Total	Half <sup>3</sup>	Notes
			0.146		0.123			
Horse Creek Ridge	Summer 2017	0	0.00	0	0.00	0.00	0	All known units in Fallbrook Dist.
Olive Hill	2017	37	5.40	0	0.00	5.40	2.70	
Campus Park West	2018 - 2020	0	0.00	283	34.81	34.81	17.40	All Multi-family
Meadowood	2018 - 2020	250	36.50	263	32.35	68.85	34.42	Many units not in BUSD
Gregory Canyon Housing Project	Unknown. 2022+?	0	0.00	0	0.00	0.00	0.00	Problematic Development
Warner Ranch 534 SFR, 246 Multi	2018 - 2020	534	77.96	246	30.26	108.22	54.11	Pala Tribe Resist? Needs County Approval
Rio Estrella (was Davidson Bonsall)	2018	93	13.58	0	0.00	13.58	6.79	
Lilac Hills Ranch 620 SFR in BUSD	2021-2027	0	0.00	0.00	0.00	0.00	0.00	Bond Failed. Most units not in BUSD.
Pala Mesa Highlands	2018 - 2020	124	18.10	0	0.00	18.10	9.05	
		1038	151.55	792	97.42	248.96	124.48	

<sup>1</sup> Start dates only are used. Housing developments are usually built and released in “phases” as sales occur within the development. Numbers generated in the table are based on the life of the development.

<sup>2</sup> The Single Family Residence and Multi-Family Residence Student Generation Rates are the same as those used in the study prepared by Schoolhouse Services for BUSD entitled “School Facilities Needs Analysis”.

<sup>3</sup> The number of students projected is cut in half since the original study cited above used the same method reasoning that not all of the homes within a development would have school age children.

## Development Time Frames

### Within the next Year:

Horse Creek Ridge - 0.00 Students  
 Olive Hill - 2.70 Students      Total 2.7 Students

### Within the Next 2 to 4 years:

Campus Park West - 17.40 Students  
 Meadowood - 34.42 Students  
 Warner Ranch - 54.11 Students  
 Rio Estrella - 06.79 Students  
 Papa Mesa Highlands - 09.05 Students      Total 121.77 Students      First 4 Years = 124.48 Students

### Within 5+ Years:

Lilac Hills Ranch - 45.26 Students      May never happen.

## SUPPORTING RESEARCH

### **PROJECT: Campus Park Now known as Horse Creek Ridge**

**WHERE:** Fallbrook, near Interstate 15 and state Route 76

(East of Papa Mesa Resort at Papa Mesa Heights Drive off of Horse Ranch Creek Road)

**NUMBER OF HOMES:** 751 (521 Homes, 230 Condominiums)

**DEVELOPER:** D.R. Horton

**STATUS:** Has been approved by county. ~~Unknown construction timeline~~ - They expects to have model homes built and lots for sale by next summer (2017). SDUT Nov 16th, 2016.

Five, single-family and two, detached condominium neighborhoods. Eight parks including an 8.5 acre Sports Park. 521 single-family residences and 230 condominium dwelling units. Detached condominiums will range from 1,568 to 2,153 square feet and detached single family homes will range from 1,799 to 3,844 square feet. The Horse Creek Ridge development is the residential segment of the Campus Park project. Originally projected for 2016.

### **ALL KNOWN HOMES ARE IN THE FALLBROOK SCHOOL DISTRICT.**

This map pinpoints the location of the development:

<http://northcountynewhomes.com/new-homes-details/horse-creek-ridge-fallbrook-new-homes/>

.....

### **PROJECT: Campus Park West**

**WHERE:** Fallbrook, near Interstate 15 and state Route 76

**NUMBER OF HOMES:** 283

**DEVELOPER:** Pappas Investments

**STATUS:** Has been approved by San Diego County Board of Supervisors - June 18th 2014. Unknown construction timeline. Holding out?

The tentative map subdivided five legal lots on 116.5 acres into 23 commercial and industrial lots which will have 283 multi-family dwelling units, 513,000 square feet of commercial use, 120,000 square feet of limited industrial use, and 31 acres of biological open space.

The San Diego County Board of Supervisors approved the 116.5-acre Campus Park West project in June 2014.

The San Diego County Water Authority (SDCWA) requested an extension in the annexation process for the Campus Park West development - approved to Dec. 31, 2017.

NOTE: The uses originally proposed for the Campus Park West portion of the Hewlett Packard Specific Plan included a 10.5-acre commercial center, a 150-unit townhouse project, and a 336-unit mobile home park. 3/25/14

.....

### **PROJECT: Meadowood**

**WHERE:** Fallbrook, near Interstate 15 and state Route 76

**NUMBER OF HOMES:** 844 (355 low density homes, 489 multi-family homes)

**DEVELOPER:** Pardee Homes

**STATUS:** Has been approved by county. Construction expected to begin in 2017

Please note that only about 250 of the Low Density homes are with in the district. There are 150 multifamily detached homes in area 1 within the district. Only about 1/3 of Area 4 is within the district (489 -150 = 339/3 = 113), so multifamily =~ 263.

.....

**PROJECT: Gregory Canyon Housing Project**

**WHERE:** 3 Miles East of the 15 on the 76.

**NUMBER OF HOMES:** No Known requires voter approval in 2018.

**DEVELOPER:** GCL LLC

**STATUS:** Too Early to tell how many homes will be built here.

Just last week news broke that thousands of new homes could replace the long-planned Gregory Canyon Landfill, which for 25 years had faced a series of legal, environmental and financial hurdles including stiff opposition from the Pala Band of Mission Indians (the last is no longer true). The original group of investors declared bankruptcy in 2014, but the company has since restructured its debt with the help of a private equity company, Sovereign Capital Management Group.

Gregory Canyon owner GCL LLC announced Nov. 16 - no Landfill. Instead focusing on new residential and commercial developments on roughly 700 acres closer to the highway. Todd Mikles, a principle with the company, said he hopes to put an initiative on the 2018 county ballot asking voters to approve a large residential/commercial development on the property, about three miles east of I-15. The project would require an amendment to the county General Plan, which allows far less development in such rural sites.

He already has the support of the Pala tribe, which has agreed not to fight the residential development. Mikles said his plans for the project will be presented to the county next year.

The Pala Band of Mission Indians bought a portion of the site for \$13 million. The 700 acres will be left in its original condition since it is considered sacred by the pale tribe. Shasta Gaughen, the environmental director and Tribal Historic Preservation Officer for Pala, said several Native American Indian bands regard Gregory Mountain as sacred, the legendary home of one of their spirit ancestors. This may mean difficulty in the long run for the new developer/owners.

.....

**PROJECT: Warner Ranch**

**WHERE:** Pala, five miles east of Interstate 15 - near the Pala Casino & Resort

**NUMBER OF HOMES:** 780 (534 Single Family residents + 246 Multi family and attached homes)

**DEVELOPER:** Newland Real Estate Group Developer Ali Shapouri

**STATUS:** Expected to be the next big project to come before the county Planning Commission/ supervisors. 75% of the property’s 513 acres would be retained as open space with the 780 units being built on remaining private ranch land. The project would include attached and single families homes (some priced in the high \$200,000s. Shapouri said every house will have solar panels — more than 9,000 panels in all. **Expected to go before the county’s Board of Supervisors late next year - SDUT Nov 2016 Article.**

Notes: Parcel Numbers: 110-021-10-00, 100-021-32-00, 110-090-10-00, 110-090-17-00, 110-090-18-00, 110-040-22-00

.....

**PROJECT: Davidson Bonsall**

**WHERE:** Surrounding the Bonsall Elementary School in Bonsall

**NUMBER OF HOMES:** 93 Single Family Homes

**DEVELOPER:** Davidson

**STATUS:** Development was slowed for financial reasons, but is expected to complete this year or early 2018. Size = 2,564-3,553 Sq. Ft.

.....

**PROJECT: Olive Hill**

**WHERE:** 5883 Rancho Del Caballo Bonsall, CA, 92003 (Off of Olive Hill Road

**NUMBER OF HOMES:** 37 single-story homes on 1/2 acre (average)

**DEVELOPER:** Pardee Homes

**STATUS:** Now Selling.

.....

**PROJECT: Lilac Hills Ranch**

**WHERE:** Near Bonsall and Valley Center, east of Interstate 15 near Lilac Road

**NUMBER OF HOMES:** 1,746-units (620 of them within BUSD)

**DEVELOPER:** Accretive Group

**STATUS:** Bond Defeated, but it looks like Accretive has not given up.

Bonsall and Valley Center planning groups will soon take positions on the project. Their recommendations are expected go to county Planning Commission within the next few months, followed by the supervisors a month later. Jon Rilling, spokesman for Accretive Investments, said in an email that the group is evaluating their options and no decision has yet been made about next moves.

However, the Lilac Hills Ranch project is not dead. There is nothing preventing Accretive from going back to the county and asking for approval via the normal planning process. However many land-use experts think whatever plan they submit would have to be significantly different, and probably less dense then what was put before voters because it's hard to see the supervisors approving something the voters have already rejected so decisively. Environmental documents are still on file with the county.

.....

**PROJECT: Pala Mesa Highlands**

**WHERE:** Fallbrook, near Interstate 15 and Route 76 on the 395

**NUMBER OF HOMES:** 124 SFR

**DEVELOPER:** Beazer Homes

**STATUS:** Part of the 421 acre Pala Mesa Private Development Plan on 84.6 Acres. The PDP includes the Golf Course and resort, as well as Papa Mesa Village homes. Final Develop map approved for Pala Mesa Highlands was approved in August of 2016. There may be more development at a later date.

.....

**PROJECT: Palomar North Campus**

**WHERE:** Fallbrook, near Interstate 15 and state Route 76

**NUMBER OF HOMES:** None

**DEVELOPER:** Nome

**STATUS:** 85 Acre site with 56.5 Acre footprint. Initial development of 75,000 - 150,000 sq. ft. (plus parking). Eventual square footage of 380,000 s.f. over several decades based on student enrollment levels and needs. Approximately 25 acres in the southern portion of the property to be native area.

.....