



San Diego County Sheriff's Department

Post Office Box 939062 • San Diego, California 92193-9062



Kelly A. Martinez, Sheriff

May 25, 2023

TO: Pico Investments 7, LLC
236 & 244 Pico Avenue
San Marcos, CA 92069

FROM: Kevin M. Ralph, Captain
San Marcos Sheriff Station

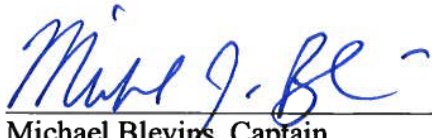
PICO INVESTMENTS 7, LLC AND REPRESENTATIVES

After a review of your development plans for Pico Place, it has been determined the San Diego County Sheriff's Department will be able to provide law enforcement services to the community through the timeframe the Sheriff's Department is contracted with the City of San Marcos for law enforcement services.

A handwritten signature in black ink that reads "Kelly A. Martinez".

Kelly. A. Martinez, Sheriff

KAM:kr




Michael Blevins, Captain
Communication Center

Approve Disapprove

Date: 6-5-2023

Comments: _____



Keith Spears, Manager
Contracts Mgt. Procurement

Approve Disapprove

Date: 6-12-23

Comments: _____

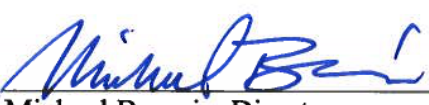


Eunice Ramos, CFO
Management Svcs. Command

Approve Disapprove

Date: 6/12/23

Comments: _____



Michael Baranic, Director
Sheriff's Legal Affairs

Approve Disapprove

Date: 6/12/2023

Comments: _____



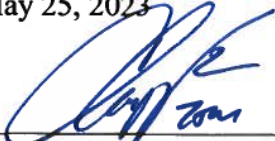
Rick Lopez, Commander
Law Enforcement Bureau

Approve Disapprove

Date: 6/16/23

Comments: _____

Pico Investments 7, LLC
Signature Page
May 25, 2023




Charles Cinnamo, Assistant Sheriff
Law Enforcement Bureau

Approve Disapprove

Date: 06 26 2023

Comments: _____




Rich Williams, Undersheriff
Office of the Sheriff

Approve Disapprove

Date: 6/29/2023

Comments: _____



Kelly A. Martinez, Sheriff
Office of the Sheriff

Approve Disapprove

Date: 6/29/23

Comments: _____



May 12, 2023

State of California
 Department of Real Estate
 320 West Fourth St, Ste 350
 Los Angeles, CA 90013-1105

Re: Name: Pico Apartments
 Type of Project: Planned Development
 Developer: Anthony Sfredo for Pico Investments 7, LLC
 Cross Streets: Mission Rd and Pico Avenue
 No. of Units/Lots: 16

To Whom It May Concern:

This letter is to provide comments from San Marcos Unified School District (District) for the Pico Apartments (Project). The Project resides entirely within the District attendance area and the Project's students will be served by the District.

However, as the District makes known to all potential developments being planned within the District, most of the District's existing schools are over capacity based on 2018-19 capacity utilization. Additional residential development projects approved or proposed throughout the District's attendance boundary are projected to add to the current overcrowding for many years into the future.

The Project area is currently served by the following schools:

School	Grade Level	Distance
San Marcos Elementary	K-5	.5 Miles
Woodland Park Middle	6-8	2.5 Miles
Mission Hills High School	9-12	1.5 Miles

With regard to the potential facilities which might serve the Project, there are currently no plans for facility improvements, renovations, or additions at San Marcos Elementary, Woodland Park Middle or Mission Hills High School. In addition, the District has no current plans for new elementary, middle, or high schools within the Project area.

While the District has established various programs to levy and collect developer fees, as authorized by State statute and local ordinances such fees are not sufficient to fully mitigate the

substantial costs of the acquisition and/or construction of new/additional school facilities to accommodate the increased enrollment associated with new residential development such as the Project.

Accordingly, the District attempts to engage with all new residential developments in a fair and equitable manner by seeking to enter into one or more mutually agreeable school facilities mitigation type agreements that would allow developers to demonstrate adequate mitigation of the individual developments potential impact on the District's school facilities. Such agreements may include the formation of a Community Facilities District (CFD) comparable to other similar CFDs for similar development which would help potential cost impacts to providing adequate classrooms and core facilities necessary for the students that will be generated by the Project. The developer may also have the option of annexing into an existing CFD. The District is also open to discussion other mitigation options/ideas proposed by the developer.

The District looks forward to working with you on the Project. Should you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Garcia', written in a cursive style.

Erin Garcia
Assistant Superintendent
Business Services

EG/ar