



POWAY UNIFIED SCHOOL DISTRICT

Black Mountain Ranch Southern (Santaluz) Site

Frequently Asked Questions

History of Site

How/When did PUSD acquire the site known as Black Mountain Ranch Southern (Santaluz) Site?

- *Prior to the formation of CFD No. 4 and CFD No. 7, the PUSD Board of Education approved the acquisition of potential school sites to mitigate the impact of new development by entering into the following agreements:*
 - *The Subarea I Black Mountain Ranch School Impact Mitigation Agreement entered into as of December, 1997 by and between PUSD and Black Mountain Ranch Limited Partnership (“BMRLP”) pertaining to the property that was subsequently to be incorporated in CFD No. 4, and the related School Site Transfer Agreement and Escrow Instructions, date as of December 1, 1997, between BMRLP and PUSD provided for the acquisition by PUSD of two parcels to be a part of the Southern Site; and*
 - *The Fairbanks School Impact Mitigation Agreement entered into as of July 1, 1998 by and between PUSD and Fairbanks Highland, LLC pertaining to the property that was subsequently to be incorporated in CFD No.7, and the related School Site Transfer Agreement and Escrow Instructions, date as of July 1, 1998, between Black Mountain Ranch Limited Partnership and PUSD provided for the acquisition of one parcel to be a part of the Southern Site.*
- *The purchase of the Southern site occurred in 2002, two parcels from territory within CFD No. 4 and one parcel from territory within CFD No. 7; which combined make up the 27.22 acres located at the corner of Camino Del Sur and Carmel Valley Road.*

History of Site Continued

What was the extent of the proposal to build a school on that site?

- *While the Southern Site was identified as a potential school site in the Black Mountain Ranch Subarea Plan, the District has not proposed building a school on this site to date. This site was a part of the two mitigation agreements described above in order to meet the needs of enrollment growth, which have subsequently been accommodated at other District schools.*

What CFDs were included in the mitigation of this site?

- *CFD No. 4 and CFD No. 7*

How has PUSD expended CFD Special Taxes and Bond Proceeds related to CFD No. 4 and CFD No. 7?

- *Per the Mello-Roos act, Special Taxes are used to finance the construction, expansion, rehabilitation, or acquisition of any real or other tangible property with an estimated useful life of five (5) years or more which is or will be constructed, owned, or operated by a public entity. A minor portion can also be used to support the administration of the bonds issued and the calculation of the special taxes. CFD No. 4 and CFD No. 7 were formed for the purpose of financing school facilities needed to mitigate the impact on school housing of development within these CFDs.*

History of Site Continued

- *Special Taxes are collected to pay toward Special Tax Bonds that were sold to finance construction as noted above.*
- *CFD No. 4 Bonds:*
 - *2007 Public Financing Authority Lease Revenue Bonds (CFDs 2, 4, 8, 9, 10, 12)*
 - *For seats at:*
 - *Willow Grove Elementary School (New Construction)*
 - *Black Mountain Middle School (Additional Capacity)*
 - *Mt. Carmel High School (Additional Capacity)*
 - *Del Norte High School (New Construction)*
 - *2013 Public Financing Authority Special Tax Revenue Bonds, Series B (CFDs 4, 12, 13)*
 - *For seats at:*
 - *Design 39 Campus (New Construction)*

History of Site Continued

How has PUSD expended CFD Special Taxes and Bond Proceeds related to CFD No. 4 and CFD No. 7?

- *CFD No. 7 Bonds:*
 - *2003 Public Financing Authority Special Tax Bonds (CFDs 2,3,5,7)*
 - *For seats at:*
 - *Stone Ranch Elementary School (New Construction)*
 - *Monterey Ridge Elementary School (New Construction)*
 - *Oak Valley Middle School (New Construction)*
 - *Interim Housing (Additional Capacity)*
 - *Stone Ranch Elementary School*
 - *Monterey Ridge Elementary School*
 - *Black Mountain Middle School*

If that land isn't used for a school as it was supposed to be then shouldn't we as tax payers get a break on our property taxes?

- *PUSD constructed new or expand existing schools to meet the needs of the CFD students. The Special Taxes collected are used to pay off the bonds associated with those school construction projects needed to accommodate the students in the area.*