

# **PC Attachment 4**



## **SVUSD Board of Education Declines IOD made by Toll Brothers March 9, 2023**

Upon serious consideration of existing facilities capacity, District budget, and property site concerns presented by the California Department of Education (CDE), the Saddleback Valley Unified School District (SVUSD) Board of Education voted on March 9, 2023 to decline the Irrevocable Offer of Dedication (IOD) made by Toll Brothers West, Inc. to the District on September 29, 2022.

SVUSD projections continue to show a decline in student enrollment due to a steady downward trend in the area's student-age population. Additionally, projected enrollment for the new Meadows development is currently significantly lower than anticipated. Existing schools in the District offer adequate capacity for current students and projected students residing in new developments.

Building a new school would require that SVUSD fully fund a \$50-55 million facilities project, not including the cost of the property, furniture, and equipment costs. Such a large expense would disrupt the modernization and facilities repairs both planned and in progress at schools that serve SVUSD's current students.

According to CDE and architects who evaluated the proposed site, the property identified in the Meadows development poses multiple significant concerns and recommended that SVUSD no longer pursue acquiring the site. Some of those concerns include requiring extensive clean soil backfill and inadequate soil stability and bearing capacity. Additionally, because the property is located within close proximity to two existing busy major streets, Bake Parkway and Rancho Parkway, as well as within 500 feet of the 241 Toll Road, both safety and air quality concerns were noted by CDE.

The mitigation agreement approved by the SVUSD Board offers SVUSD 125% of developer fees, approximately \$10 million in funding that will be utilized to improve facilities at Lake Forest Elementary School, Serrano Intermediate School, and El Toro High School where students from the Meadows development will attend.

SVUSD thanks Toll Brothers West, Inc. for their continued partnership. We look forward to continuing to welcome students from the Meadows development into our schools.