

# Fairbanks Highlands

H O M E O W N E R S   A S S O C I A T I O N

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January 28, 2021

Dr. Marian Kim-Phelps, Ed.D  
Superintendent  
Poway Unified School District  
15250 Avenue of Science  
San Diego, CA 92128

RE: 27.22 Acre  
Poway Unified School District Property on the corner of Carmel Valley Road and Camino del Sur

Dear Dr. Kim-Phelps:

The Fairbanks Highlands Homeowners Association (HOA) represents ninety-three (93) homes in the Fairbanks Highlands Estates community which is located directly west of the Poway Unified School District (PUSD) property that was originally planned to be a middle school.

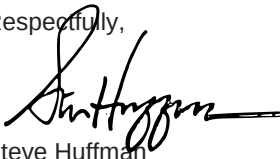
In the last few months, our community learned of PUSD's plans to lease this middle school site to Costco for the construction of a large warehouse store including a 32-stall gas station. Our HOA and residents were shocked of this project and even more alarmed at not having any notice of these plans.

The HOA is concerned that PUSD did not reach out to our community to discuss the sale or potential lease to Costco. It is only logical that PUSD should inform the surrounding community of a proposed commercial development of this size and scale in a purely residential area. The lack of doing so suggests that PUSD is not interested in the community's concerns.

A large-scale commercial project such as Costco not only poses a significant impact on traffic and road safety but will have detrimental environmental impacts including effects to local plant and wildlife, air and water pollution and the efforts to keep the surrounding areas a dark sky community. The HOA is not in favor of PUSD leasing this property to Costco.

The HOA is aware that PUSD board members have recently decided on a 90-day reprieve on the negotiations of this PUSD property. The HOA encourages PUSD to use this time to reach out to the community in a meaningful way to hear the concerns of the community and to consider other more compatible uses for this property.

Respectfully,



Steve Huffman  
President, Board of Directors  
Fairbanks Highland Homeowners Association