

Twenty-Five Forty LLC

8076 Entrada de Luz East
San Diego, CA 92127

June 7, 2022

Ivan Flores, Associate Planner
Planning Division, City of Escondido
201 North Broadway
Escondido, CA 92025-2798

Re: General Plan Text Amendment

Dear Mr. Flores

This project is requesting a General Plan Text Amendment and a Precise Development Plan for a new middle and high school development in the City of Escondido, at the vacant lot at the northeast corner of Citracado Parkway and Miller Avenue. The school will include four (4) "Classroom buildings", fieldhouse (gym), library, administration, outdoor gathering & activities areas, and a sports field. Each "Classroom building" be identical and will include a makerspace room, three (3) classrooms, twenty-four (24) team spaces that are each approximately 140 SQFT, restrooms, storage, and utility space. The school could house up to 500 students. The design would be both flexible and adaptable, with a focus on outdoor spaces for learning, making and gathering. EV parking and roof top solar are proposed.

The request for this General Plan Text Amendment is to add educational and/or schools to the existing PO/Planned Office land use designation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Garrett Pagon', with a stylized flourish at the end.

Garrett Pagon
Twenty-Five Forty LLC