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Appendix RTC2-D  
**Walnut Valley Unified School District**  
**Correspondence**  
(December 2, 2010)

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## Walnut Valley Unified School District

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**EXCELLENCE**  
A Commitment  
to the Success  
of All Students

December 2, 2010

City of Diamond Bar  
ATTN: Carol Herrera, Mayor  
21825 Copley Drive  
Diamond Bar, CA 91765-4178

Re: Recommendation for Land Use Development on Site D

Dear Mayor Herrera and Members of the City Council:

When the City and District entered into the Memorandum of Understanding ("MOU") on July 1, 2007, the parties agreed to cooperate and collaborate in the planning of the future land use and zoning designations for Site D in order to advance the respective objectives of the District and City.

The District's primary objective in selling Site D as stated in the MOU was and continues to be that the disposition of the District's approximate 28.7 acres will yield the maximum return to the District for the benefit of its students and its educational mission. The District has been advised that an all residential development will generate the highest revenue to the District. The City's stated objective from the MOU is to provide a "desirable level of sales tax revenues to the City."

For the past 3+ years after entering into the MOU, the District has cooperated with the City in an attempt to gain a responsible entitlement for Site D. Once we began the public meetings and heard the concerns of the community and the reaction from the Council, it was determined that a Public Outreach program was appropriate and was initiated with input from the City, to help alleviate the community's apprehension of the proposed project.

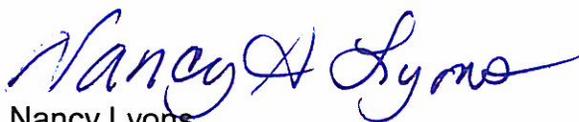
In response to the divergent written and verbal comments received throughout the entitlement process, the District engaged RJM Design Group, Incorporated to assist the District in conducting a community outreach program to better understand the concerns and desires of the community regarding the potential development of Site D. At the November 9, 2010 Special Board Meeting/Study Session, Mr. Robert Mueting of RJM Design Group, Incorporated provided a summary of the input received from the October 16, 2010 community workshop.

The comments received from the outreach workshop generally revolved around the same issues we have heard at past public meetings. Based upon this workshop summary, it was clear to the Board that the community did not need or want commercial development on Site D, but was supportive of a single family residential development if Site D was to be developed. The community also supported designating appropriate open space, green belt and park areas within the development plan for Site D. Therefore, based upon the above, the Board of Trustees for the Walnut Valley Unified School District recommends (1) that Site D be developed 100% residential with minimal peripheral open space, green belt and park areas with a monument to mark the entrance into Diamond Bar, and (2) that the residential density be reduced to less than 20 units per acre. This decrease in density will better blend with the existing residences in the vicinity of Site D and will better meet the current market conditions for the building community. The all residential land use will provide the District with much needed financial resources to help meet the District's capital facility and technology needs.

We are hopeful that the entitlement process will not delay the District's ability to alleviate budget shortfalls by selling the property in a timely manner.

The District believes it has listened to the community's input regarding the development of Site D as requested by the City, and now submits the above recommendations to the City so that they may be implemented in an approved development plan by the City Council, as the decision making body. The District will continue to cooperate and collaborate with the City to enable the City to reach a decision which is in the best interest of the community.

Respectfully,



Nancy Lyons  
President, Board of Trustees  
Walnut Valley Unified School District