

Dear Committee Members,

I am writing regarding the proposal to locate the district offices at Torrey Hills. It is my understanding that the proposed space would occupy approximately 12,000 square feet.

You may be aware that the empty lots across from the school on the southwest corner of Mariposa and Ocean Air are allocated for a proposed project consisting of 480 condos as well as a small commercial sector. While this project (which has been approved by the City Council) is under litigation, if it should finally be realized, the traffic on the local streets next to the school would be very heavy during school hours. Locating district office here would only add to that burden.

I believe that the school district does not have to go through the city for approval but must submit proposals to the Office of the State Architect. However, the district would still have to conduct a California Environmental Quality Act (CEQA) analysis to determine impacts from new buildings on the present school site. The district would have to follow all the standard procedures for such a process including public notice and hearings.

Due to the uncertainty of development in the immediate area of the school, it would surprise me if no impacts were found -particularly relating to traffic. Nevertheless, a CEQA analysis can always be challenged.

Considering the number of students enrolled in district schools east of the 5 is high and the presence of a property (Del Mar Hills) with low enrollment and buildings already in place, I am puzzled as to why the committee would seriously consider a proposal that could cause greater impact and problems to a school with higher enrollment. As well submitting itself to a process that could be lengthy and drawn-out makes little sense.

I respectfully request that the committee remove the Torrey Hills proposal from consideration and seek to locate the district offices elsewhere.

Thank you,
Diana Padgett
Torrey Hills Community Coalition