



October 30, 2020

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 also known as the Santaluz Middle School Site

Dear Dr. Kim-Phelps:

The Santaluz Maintenance Association (HOA) represents 836 homes within the Santaluz Community which is located adjacent to the 27.22 acres of Poway Unified School District (PUSD) Property also known as the Santaluz Middle School Site.

Our HOA is responsible not only for the maintenance, landscaping and security, but most importantly, the safety of the Community.

The HOA is deeply concerned that PUSD failed to meet with our Community to discuss the sale or lease of the Santaluz Middle School Site, and the general lack of transparency in this process.

In 2019, the HOA commissioned a traffic study of the public roads outside the gates of Santaluz to work with the City on trying to make the roads safer. As of May 2019, we averaged 17,664 cars that pass by Santaluz daily on Camino del Sur and San Dieguito Road. From 2014 to May 2019 we have recorded 32 accidents and several deaths, including two deaths in the past 60 days. A large-scale commercial project of the type proposed, poses a potentially significant impact on our already heavily traveled roads and makes ingress and egress from our community all the more difficult and dangerous.

In addition to road safety, the HOA is concerned about the environmental impacts to the area including lighting, noise, pollution, air quality, wildlife and endangered plant species. As an HOA we carefully manage our dark sky initiative, natural plant selection, brush/fire management and architectural design. We would appreciate that PUSD take these factors into consideration in the selection process.

The HOA respectfully requests that PUSD discontinue current negotiations and re-engage with Santaluz and the surrounding Community.

Regards,

Alan Pagnotta
President, Board of Directors
Santaluz Maintenance Association

Cc: Poway Unified District Board Members
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