



TORRANCE UNIFIED SCHOOL DISTRICT

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**SUPERINTENDENT
OF SCHOOLS**
GEORGE W. MANNON, Ed.D.

August 30, 2017

Dear North Torrance Little League Community and North Torrance Girls Softball Community,

As most of you now know, the Torrance Unified School District is exploring the possibility of redeveloping the Hamilton School Site. This is not something that we are taking lightly. The TUSD School Board fully understands that this is creating uncertainty for your communities.

When we started this process a few months ago, we reached out to contact the presidents of your organizations. We informed them that TUSD was starting to look at options for the Hamilton Site so they wouldn't be surprised if they heard something about it.

In addition, when we talked to your presidents, we stated that if we were to redevelop the site, we would keep the two organizations whole. The TUSD School Board is fully committed to that now, and we will continue that commitment into the future.

The process of redeveloping a school site is governed by the Educational Code of the State of California. There are a number of steps we are required to follow to complete the process; to use a baseball analogy "We are in the first inning of a 9-inning game."

Below is an outline of the entire lengthy and involved process we will need to follow and the time line that we expect to follow:

The "7-11" Committee - This is a committee, selected by the Superintendent, composed of members of your community whose job it is to determine if the site is surplus. A side note here; because of the proximity of the site to the 405 Freeway we highly doubt that the State would allow us to ever place kids at this site again. We anticipate that the "7-11" committee will forward their findings to the school board at the end of this year (2017) or the beginning of next year (2018). This meeting will be public, at a regular school board meeting. We will make sure your presidents are personally notified, far enough in advance, so they can communicate the details of this meeting to you.

TUSD Needs to Offer the Site to Other Public Entities - Once the site is determined to be surplus, TUSD will offer the site to other public entities. CA Educational Code requires that TUSD offer the site to any other public entity that might want to procure the site. This process will take at least 9 months. If another entity wants the site, they would have to pay TUSD fair market value for the site. This probably wouldn't be completed until the fall of 2018 at the soonest.

Requests for Proposals - TUSD will then request proposals from developers to buy or lease the site. TUSD's goal is to have a development that is compatible with the community around the site. This process would probably start at the end of 2018 or the beginning of 2019 at the soonest.

Once TUSD accepts a proposal then, they would start the process of getting the project approved by the City of Torrance. TUSD cannot change the site zoning or approve a project; only the City can do that. The process of getting approval would include a full Environmental Impact Report (EIR) and a public review of the zone change and the proposed project. This part of the process would take at least a year. The earliest this would be completed would be the end of 2019 or first quarter of 2020. All of this will be done in public meetings. Input from the community will be welcomed at all meetings, as well as every step of the way.

So, as you can see, this is a very long process with many decision points along the way. The community will have the chance to weigh in at each one of those points. We apologize for being a bit vague at this point because we do not know what path all of this will take at this time. We do know that all of this can be unsettling, especially when everyone doesn't know exactly how all of this will play out.

What the school board wants NTLL and NTGSL to know is that we are 100% committed to making sure they all have a place to play ball. The school board is 100% committed to creating new facilities that are at least as good as the facilities that the leagues have now. We are currently looking at potential sites for this relocation, in North Torrance. When we get to the point that we know what direction the Hamilton School site is going, we will start the process of meeting with both leagues to start that planning process. We suspect that planning relocation will start once we start the Request for Proposal process. That would be, if the timeline above is followed, around the end of 2018.

We, the school board and TUSD staff, are available to meet with you to answer whatever questions you might have. We are available to meet with you to listen to your ideas, questions, and concerns. We truly want this to be a collaborative process to ensure the best possible outcome for everyone involved. The primary contact for the leagues will be Dr. Tim Stowe, Deputy Superintendent. He has been in contact with your leadership already.

Please be assured that TUSD will not do anything that will leave the two leagues without a place to play in North Torrance. We know that these organizations and the sports involvement they organize and support are very important to the North Torrance Community!

Thank you,



Terry Ragins

President TUSD Board of Education