

SANTA BARBARA ELEMENTARY/HIGH SCHOOL DISTRICTS
Real Property District Advisory Committee

Final Recommendations
to the Board of Education
Adopted October 13, 2004

[EXCERPT – TATUM & HIDDEN VALLEY ONLY]

Tatum Site (See Key Map 2)

- APN 65-040-26
- 22.86 acres
- End of San Marcos Road, Goleta Valley

Final recommendations:

1. The Tatum property does not meet the needs of the Districts for a new school site.
2. The property should be utilized in a manner best calculated to meet the Districts' capital facility and other financial needs, with a preference for the District to retain ownership of the property for the foreseeable future.
3. The Board of Education should, if feasible, pursue a plan and program that provides quality for sale and rental housing at affordable prices, giving priority to District employees. Through an RFP (Request for Proposal) process, the Board of Education should retain the services of an entity with appropriate capacity and experience to act on behalf of the Districts to undertake a feasibility study, as well as potentially to carry out the project, to occur as soon as possible.
4. As soon as is feasible, a request should be made to the County of Santa Barbara for a planned community design charrette, or other coordinated process, for pursuit of workforce housing at the site. Based upon feasibility determination and county input, consideration should be given to any appropriate exchange of property deemed to be better suited to meet the needs of the project.
5. Neighborhood issues: Acknowledge that the Districts, as public agencies, have a duty to be responsive to the legitimate concerns of residents in neighborhoods adjacent to the site with respect to mitigation of impacts, to the extent feasible, that may result from the proposed project.
6. Neighborhood collaboration: Recognize that the optimum development potential of the site (and financial benefits to the District) will best be achieved through proactive collaboration with adjacent property owners with respect to site planning, infrastructure cost-sharing, communication/ coordination with government agencies, and outreach to adjacent residents.

Motion/second: Claire Van Blaricum /Mark Ingalls– Motion passed, 8/0/1 (Salud Carbajal abstained)

Hidden Valley Site (See Key Map 1)

- APN 49-040-24 &-33
- 12.67 acres
- End of Palermo Road, Santa Barbara

Final recommendations:

1. The Hidden Valley property does not meet the needs of the Districts for a new school site and should be identified as surplus.
2. The property is less suitable for the development of District workforce housing compared to the Tatum property.
3. Sell the Hidden Valley property (with or without entitlements as appropriate) to raise maximum capital for Elementary District capital projects, with priority to completing the I-98 bond projects.

Motion/second: Salud Carbajal/Don Olson – Motion passed, 7/1/1 (Sarah Griffin no; Alison Moore abstained)