



Santa Barbara SCHOOL DISTRICTS

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Date: February 3, 2009
To: Dr. J. Brian Sarvis, Superintendent
From: David J. Hetyonk, Director of Facilities and Operations
Subject: Report on Overlapping City and School Districts Land Title Interests at Various School Campuses

Conference Item, March 10, 2009 Agenda: *(Time Required: 10 min.)*

Background:

At the joint School District / City of Santa Barbara meeting of September 12, 2008 agenda item 12 was a report on title interests at various sites.

Issue:

A board member has asked that the information be provided at a regularly scheduled school board meeting so the public can be made aware of the issues. I have obtained a copy of the written report and power point presentation and will repeat the presentation for the board

Fiscal Impact: and Funding Source

N/A

Recommendation:

That the board review the issues and provide direction, if any, on the next desired steps

Attachment(s)?	<input checked="" type="checkbox"/> Yes (if so, please attach)	<input type="checkbox"/> No	<input type="checkbox"/> Powerpoint	<input type="checkbox"/> Overhead	<input type="checkbox"/> Consultant
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Adams Elementary School Cesar Chavez Charter School Cleveland Elementary School Franklin Elementary School Harding Elementary School	McKinley Elementary School Monroe Elementary School Open Alternative School Reabody Charter School	Roosevelt Elementary School Santa Barbara Charter School Santa Barbara Community Academy Washington Elementary School	Coleta Valley Junior High School La Colina Junior High School La Cumbre Junior High School Santa Barbara Junior High School	Dos Pueblos High School La Cuesta Continuation High School San Marcos High School Santa Barbara High School Home School Santa Barbara
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Santa Barbara School Districts Excess City Lands Project

Summary Report, Recommendations & Next Steps
September 12, 2008

Introduction

In October 2006, the City of Santa Barbara hired a professional consultant to assist its Real Property Section staff in researching and identifying potentially excess City-owned properties, including residual City interests that could affect various Santa Barbara School District properties within the City Limits, ascertaining potentially existing title claims benefiting the City, and providing land use planning consulting services accordingly.

This project was the direct result of concerns expressed by the Santa Barbara School District's Board of Education, at a Joint Meeting of the School Board and City Council on June 9, 2006, relative to the City's existing rights-of-way and public utilities at Santa Barbara High School. Knowing that there are outstanding City land title issues on several school campuses, City staff initiated a "clean-up" project relative to any & all unresolved right-of-way concerns on every District owned property within the City Limits of Santa Barbara. The intent of such project would be to review, establish and declare the City's current needs and relinquish its underlying lands and rights-of-way where determined excess of City's needs.

Below is a list of each school site analyzed with subsequent discussion of existing City easements and/or land to be maintained, realigned and/or relinquished. Additionally, this Summary Report provides details for recommended Clean-Up and Housekeeping matters as well as City concerns regarding Limited Access & Enhanced Public Safety. Finally, the report identifies Land Available for Trade and/or Exchange Value and spells out the project's "Next Steps."

District Owned Properties within the City of Santa Barbara

Elementary Schools	Junior High Schools	High Schools	Charter Schools	Misc Facilities
Adams	La Colina	La Cuesta	Cesar Chavez	Parma
Cleveland	La Cumbre	Las Alturas	Peabody	Las Flores
Franklin	Santa Barbara	Santa Barbara	Santa Barbara	
Harding				
McKinley				
Monroe				
Open Alternative				
Roosevelt				
Santa Barbara				
Community Academy				

Washington

Data collected for each of the aforementioned school sites – including findings, issues and recommendations – are contained within project binders. Respective staff of the City and the District each has previously received and hold copies of these binders.

Finding

Of the sixteen (16) District-owned properties reviewed, two (2) school sites were identified as having substantive title claims benefiting the City of Santa Barbara. These two (2) properties are as follows:

- Santa Barbara High School
- Franklin Elementary School

Four (4) other school properties were identified as having practical importance and value either benefiting the City or the District. These four (4) noteworthy sites are as follows:

- Washington Elementary School
- La Cumbre Junior High School
- Santa Barbara Junior High School
- Peabody Charter School

Of the remaining ten (10) District-owned properties within the City Limits, six (6) sites were identified as having no issues and four (4) were identified as requiring some sort of “clean-up” work - be it adjustments to existing easements or formal relinquishment of past road closures which appeared to demonstrate previous intent for conveyance of underlying lands, where applicable. The four (4) remaining sites requiring additional review and possible housekeeping action are as follows:

- Cleveland Elementary School
- Harding Elementary School
- McKinley Elementary School
- La Colina Junior High School

Santa Barbara High School

Please refer to Exhibit 1, which shows the campus of Santa Barbara High School is comprised of three Assessor’s Parcels (APN 029-180-009; APN 029-240-003; and APN 029-240-008).

In 1921, the City of Santa Barbara abandoned certain portions of Quarantina, Figueroa and Carrillo Streets to make way for the construction of the High School. Subsequently, in 1922, the City abandoned certain portions of Quarantina, Carrillo, Figueroa and Salsipuedes Streets, but reserved the right to lay and maintain water & sewer lines

within, along and over portions of the aforementioned streets as deemed necessary by the City, in order to make way for construction of the High School.

A portion of the campus of the High School is also affected by the untraveled former street that may have been known as Quarantina Street (at Alta Vista), which is not currently a public street. Records have not yet been located concerning the history or status of this possible former street.

Via the respective Ordinances, although the City relinquished its rights to streets across the campus of the High School, City records do not indicate that the City fully relinquished its underlying fee interests in the strips of land. In other words, despite the 1920's abandonments, it appears that the City still holds title to such land as it never granted the underlying strips of land to the District.

According to previous ordinances detailing the abandonment of streets, as well as the current County Assessor's Map 29-24, the land area calculations for the aforementioned strips of land are approximately as follows:

Street	Abandonment Ordinance	Boundaries of Abandonment	Square Footage	Acreage
Quarantina	1098 & 1130	Canon Perdido to Anapamu	91,667.40	2.10
Salsipuedes	1130	Canon Perdido to Anapamu	91,667.40	2.10
Figueroa	1098 & 1130	Rinconada Road to Nopal	63,587.40	1.46
Carrillo	1098 & 1130	130-feet east of Salsipuedes to Nopal	62,103.20	1.43
Total Combined Land of Streets Abandoned & not Conveyed in Fee:				7.09

Records indicate that, due to an erroneous property description attached to the applicable ordinance, the City still owns the certain untraveled portion of Carrillo Street that extends northeasterly from Olive Street into the High School campus. This "paper" portion of Carrillo Street presently remains a public street, although it is not presently improved or used for vehicle traffic circulation.

The District would like to finally close and limit public vehicle access to the above-noted portion of Carrillo Street, still owned by the City but occupied and used by the District, but allowing for continued pedestrian access into and through the High School campus from Rinconada Road and the dead-end portion of Carrillo Street. The closure is suggested to occur via a keyed gate entry system extending northeasterly from the dead-end portion of Carrillo Street, near Olive Street. The proposed closure, if approved in accordance with the California Streets and Highways Code, will require future action by the City to abandon the untraveled portion of Carrillo Street from its dead-end to the

point erroneously mentioned in the description attached to the old ordinance, located beyond the formerly abandoned Salsipuedes Street. The area involved totals 19,220 square feet (or, 0.44 acres). The closure of the remaining untraveled portion of Carrillo Street would in effect create a service driveway into the High School.

Franklin Elementary School

Please refer to Exhibit 2, which shows the campus of Franklin Elementary School is comprised of two Assessor's Parcels (APN 017-101-001 and APN 017-101-002).

In 1970, by resolution and deed, the City abandoned, vacated and conveyed to the District a portion of Voluntario Street located between Yanonali Street and Mason Street adjacent to Franklin School. At that time, the City retained ownership of the northwesterly 237 feet of the northeasterly one-half of Voluntario Street (*a 237' x 30' portion, or 7,110 square feet*). Within the vacated strip of land, the City specifically reserved an easement to continue its right to maintain its existing water and sewer lines. City records are unclear as to whether or not the affected portions of Yanonali Street and Neil Park were abandoned but, City records do indicate that the City still has existing operable water and sewer lines within these street easements.

Also in 1970, the City entered into a property exchange agreement with the District to exchange respective properties deemed to have an approximately equal size and total value. The District was allowed to maintain an existing 4,000 square foot community center building adjacent to Franklin School at the southeast corner of the City's Eastside Library property (*APN 017-061-002 - located at Yanonali & Voluntario Streets*) by way of this agreement, until such time the City required use of this portion of its land and so long as the City gave the District a 90-day notice to vacate the land when necessary. Records indicate that sometime between 1970 & 1982, the District's building was removed, but no documents have been located in City records to acknowledge the District's discontinued use.

In 1982, the City and the District executed a license agreement to allow the District to use 16,340 square feet of the City's Eastside Library property (*APN 017-061-002*), for landscaping and walkways between the Eastside Library and Franklin School. It has been determined that District buildings have been placed on this licensed area of land, which is inconsistent with the intent of the license agreement.

Washington Elementary School

Please refer to Exhibit 3, which shows the campus of Washington Elementary School is comprised of two Assessor's Parcels (APN 045-110-009 and APN 045-110-013).

In 1952, by quitclaim deed, the United States Government (*Coast Guard*) conveyed to the District the tract of land now comprising the Washington School main campus (8.31 acres). In the deed, the Coast Guard reserved an easement 25-feet in width, along the westerly boundary of the Washington School site (southerly of Lighthouse Road). The exact purpose and use of the Coast Guard easement was not specifically stated in the deed, but due to the proximity of the Coast Guard lighthouse facility, it

appears its intent was to reserve an easement for ingress and egress to Lighthouse Road.

In 1953, the Coast Guard also conveyed a 6.73 acre property, later developed as La Mesa Park, to the City of Santa Barbara, which included the land underlying the undeveloped portion of Lighthouse Road. As with the Washington School site, the Coast Guard again reserved an easement 25-feet in width along the easterly boundary of La Mesa Park. The purpose of the easement reserved by the Coast Guard was again not specifically stated in the deed, although the Coast Guard's intent appears to have been for ingress & egress from the lighthouse facility to Lighthouse Road.

In the 1960's, the City extended Meigs Road southerly and easterly to connect with Shoreline Drive, which, with construction of Lighthouse Way, provided better access to the Coast Guard's lighthouse facility. The above noted easements benefiting the Coast Guard, and later the District and the City were never subsequently relinquished, despite direct access using Meigs Road and Lighthouse Way.

In 1991, the City granted the District the parcel of land adjacent to Washington School (approximately one-half (½) acre). The parcel is the undeveloped and unused northerly portion of La Mesa Park (APN 045-110-013), which was no longer contiguous to the main portion of La Mesa Park resulting from the Meigs Road extension. At that time, the City reserved a non-exclusive 40-foot wide easement across the westerly portion of the District's property for the frontage along Meigs Road. Also, the City reserved a "blanket" non-exclusive easement across the District's property for existing and prospective public utilities. At that time, the City's reservation of an easement for public utilities was not surveyed or described with specificity. Consequently, the entire former City property, now owned by the District, is encumbered by the blanket easement.

The Coast Guard owns the underlying land of the southerly, undeveloped portion of Lighthouse Road. To relinquish the portion of the Coast Guard's easement would require action by the United States Congress. Public records available for review by City staff do not indicate whether the Coast Guard has given access rights or encroachment permits to the District for uses associated with Washington School, although no such action appears to have been suggested.

The southerly extension of Lighthouse Road, which remains undeveloped and runs through & between the District's two properties, and along one neighboring property (210 Meigs Road), is owned in fee by the Coast Guard, with access easements granted to each property owner abutting this strip of land. The related documents specifically state that the easement from Lighthouse Road shall never be developed as a public road.

La Cumbre Junior High School

Please refer to Exhibit 4, which shows the campus of La Cumbre Junior High School is comprised of two Assessor's Parcels (APN 043-021-002 and APN 049-170-007).

In 1966, a lease agreement was executed between the District and the City to allow the City to develop Fire Station No. 5 (consisting of 15,000 square feet of land) at this Junior High School (*a portion of APN 049-170-007*). The lease is due to expire on April 30, 2016, and it provides for rental by the City in the amount of \$600 per year.

Santa Barbara Junior High School

Please refer to Exhibit 5, which shows the campus of Santa Barbara Junior High School as one Assessor's Parcel (APN 031-110-004).

In 1931, the City vacated Freeman Avenue, and portions of Ortega and Nopal Streets crossing this Junior High School campus. Research indicates, however, that the lands underlying the vacated portions of Ortega and Nopal Streets were not conveyed to the District. Current records also indicate that the City still maintains operable City sewer lines within the abandoned portion of Ortega Street and within part of the abandoned portion of Nopal Street. Additionally, the District appears to have school buildings in the closed but not yet conveyed portion of Ortega Street.

Peabody Charter School

Please refer to Exhibit 6, which shows Peabody Charter School is comprised of three Assessor's Parcels (APN 053-281-001; APN 053-343-001; and APN 053-341-008).

The campus for Peabody School is comprised of two parcels, divided by the former portion of Calle Laureles abandoned by the City in 1946. Records have not been located to indicate whether this former portion of Calle Laureles was quitclaimed by the City to the District to relinquish any ownership claim by the City.

On the northeasterly portion of Peabody School, an existing unnamed street was constructed to reconfigure the intersection of Calle Rosales, Calle Laureles and Vista De La Cumbre, although it appears no street easement was granted by the District to the City. In 1998, District staff requested City Public Works staff to evaluate possible reconfiguration and abandonment of superseded portions of streets adjacent to Peabody School, and provided two street reconfiguration options for consideration. City staff considered the request by District staff, however, no action was taken due to many other neighborhood traffic issues.

Cleveland Elementary School

Please refer to Exhibit 7, which shows the campus of Cleveland Elementary School is comprised of two Assessor's Parcels (APN 015-192-021 and APN 015-221-004).

The campus of Cleveland Elementary School is adjacent to an untraveled portion of Santa Ynez Street. The campus also contains what appears to be abandoned roads formerly called Bella Vista Street and Ashley Avenue, the underlying ownerships of which are not

presently known and warrants additional research and disposition by the City if appropriate.

Harding Elementary School

Please refer to Exhibit 8, which shows the campus of Harding Elementary School is comprised of two Assessor's Parcels (APN 043-203-014 and APN 057-020-017).

Harding School is separated by a former portion of Robbins Street, abandoned by the City in the 1980's, which was also quitclaimed by the City to the District. At that time, the City reserved an easement for drainage and public utility purposes, 60 feet in width, which may be wider than really necessary for such purposes.

The Harding School campus also contains abandoned former portions of Pampas Avenue and Arrellaga Street, the timing and underlying ownerships of which are not presently known and warrant additional research and disposition by the City if appropriate.

McKinley Elementary School

Please refer to Exhibit 9, which shows the campus of McKinley Elementary School as one Assessor's Parcel (APN 035-280-012).

The campus of McKinley School contains abandoned former portions of Bonnie View Avenue and Weldon Place, the underlying lands of which appear now owned by the District. It may warrant additional research to confirm such determination.

La Colina Junior High School

Please refer to Exhibit 10, which shows the campus of La Colina Junior High School as one Assessor's Parcel (APN 057-020-021).

The campus of this Junior High School appears to contain what might have been a former portion of La Barbara Drive. It also contains a portion of a City sewer main. Additional research is warranted to determine the status of such rights for later recommendation.

Recommendations

Staff requests authorization to initiate steps outlined below in accordance with applicable guidelines, and subject to approval of applicable documents at a later time respectively by the City and the District.

Santa Barbara High School (Exhibit 1)

1. City's abandonment of all untraveled portions of Figueroa, Carrillo, Salsipuedes and Quarantina Streets, and abandonment of all unused public service easements located on the High School campus, as applicable.
2. City's relinquishment by quitclaim of any residual ownership by the City of the 19,220 square foot (0.44 acres) non-public portion of Carrillo Street located within the High School campus. The untraveled portion of Carrillo Street is presently used by the District substantially for High School-uses. If approved later by the City, following necessary review and compliance with related guidelines, the City's quitclaim of the land underlying said portion of Carrillo Street will finally allow the District to assume the fee ownership of this strip of land already closed to public vehicles.
3. City's establishment of a designated easement for a multi-modal path between Rinconada Road, Carrillo Street and the High School campus.

Franklin Elementary School (Exhibit 2)

1. City's vacation and quitclaim to the District of all unnecessary portions of streets located within the Franklin School campus, subject to City's reservation of necessary easements for existing utilities.
2. City's identification of all existing underground utilities within the Franklin School campus to confirm, reduce and establish necessary easements.
3. In conformance with the 1982 license agreement between the City and the District, the District should consider one of the following:
 - Removal of temporary buildings, or
 - Revision of the license agreement to allow for placement of the District's structures on affected portions of City owned land, or
 - Exchange of this 16,340 square foot area of land as a part of a proposed property exchange agreement between the City and the District.

Washington Elementary School (Exhibit 3)

1. City's quitclaim to the District of the nonpublic road easement located within Washington School southerly of Lighthouse Road.
2. City's acknowledgment of possible desire by the District to relocate existing City water and sewer utilities, if feasible, located along the northerly boundary of the former City property (APN 045-110-013), between Lighthouse Road and Meigs Road, including City's establishment of a specific width easement that corrects and supersedes the unintended blanket easement for public utilities reserved by the City affecting the entire former City property.

La Cumbre Junior High School (Exhibit 4)

1. In consideration of City's relinquishment of various lands and easements affecting other School sites, as outlined herein, the District's conveyance to the City of the land comprising Fire Station No. 5 at La Cumbre Junior High School.
2. District's design and alteration, in accordance with applicable guidelines, of an existing watercourse located on nearby portions of the Junior High School property, so as to alter, redirect and avoid drainage of water onto the Fire Station No. 5 property to avoid water damage to City facilities.

Santa Barbara Junior High School (Exhibit 5)

1. City's quitclaim to the District of lands underlying the closed portions of Ortega and Nopal Streets.
2. City's identification of all existing underground utilities within the Junior High School campus to confirm, reduce and establish necessary easements.
3. District's grant to the City of a public street easement sufficient to establish a typical City cul-de-sac turnaround at the terminus of Ortega Street on the northeasterly side of the Junior High School campus (near Milpas Street) as determined necessary in concert with the City's Safe Routes to School program.

Peabody Charter School (Exhibit 6)

1. Research by City staff of title data to locate documents related to the abandoned portion of Calle Laureles through the Peabody Charter School campus, and if appropriate, City's quitclaim of underlying lands.
2. District's grant of public street easements to the City for the City's reconfigured street extending through Peabody School near the intersection of Calle Rosales and Vista de la Cumbre, and for the portion of Vista de la Cumbre northerly of Calle Noguera.

Cleveland, Harding & McKinley Elementary Schools, & La Colina Junior High (Exhibits 7, 8, 9 and 10)

The underlying ownerships of lands within former streets and utility easements affecting these school sites are not presently known and warrant additional research and disposition by the City if appropriate. Also, the City has reserved easements for various public facilities, some of which may be wider than really necessary for such purposes.

Next Steps

In order to accomplish actions mentioned herein, staff recommends that the City and the District, working through responsible assigned staff, negotiate and prepare a property exchange agreement, resolutions and ordinances, as applicable, to enable the City and the District to obtain clear ownership of lands required for respective facilities, including disposition of former streets and excess lands, and including grants, reductions and abandonments of various easements located on affected school sites.

It is recommended that the Board and the City Council authorize its respective agents and advisors to compile and consider pertinent data as necessary to successfully negotiate a property exchange agreement for recommended subsequent action by each the Board and the Council at successive meetings, including submittal and adoption of any respective ordinances and resolutions that might be required.

Such later actions would include later submittal and recommended execution of documents as desired and necessary, subject to conformance with applicable guidelines and laws to vacate and fully convey any excess lands abandoned in past but not formally relinquished and to enable the acquisitions desired respectively by the Board and the City Council.



Special Joint Meeting of City Council and Board of Education

September 12, 2008

1:30 pm

David Gebhard Public Meeting Room


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Background

- June 2006, Joint Meeting of the School District and City Council, requested review of data regarding Santa Barbara High School
- ◆ City staff found numerous residual City interests at Santa Barbara High School and other schools
- ◆ City staff decided to initiate comprehensive research and “clean up” of “excess” City areas at all schools
- ◆ Research has been conducted on sixteen (16) District facilities


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Background

- ◆ Property data was compiled by City staff and professional land use planning consultant Green & Associates related to the sixteen (16) school sites
- ◆ Project data binders were copied and shared by City with School District staff
- ◆ Today, presenting results of data collected
- ◆ Seeking direction by City and District to proceed with steps to clean up property issues

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Findings

District owns sixteen (16) sites within the City

- ◆ Two (2) District sites have significant residual City interests
 - Santa Barbara High School
 - Franklin Elementary School
- ◆ Four (4) District sites have noteworthy City interests
 - Washington Elementary School
 - La Cumbre Junior High School
 - Santa Barbara Junior High School
 - Peabody Charter School

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Findings

- ◆ Four (4) District sites have City interests worthy of “clean up”
 - Cleveland Elementary School
 - Harding Elementary School
 - McKinley Elementary School
 - La Colina Junior High School
- ◆ Six (6) District sites have no apparent residual City interests

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Santa Barbara High School



- ◆ In the 1920's, the City vacated portions of streets to enable the District to construct the High School
 - Quarantina Street
 - Figueroa Street
 - Carrillo Street
 - Salsipuedes Street
- ◆ The City reserved easements for water and sewer mains

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Santa Barbara High School



- ◆ An untraveled portion of Quarantina Street (near Alta Vista) is also located within the High School campus
- ◆ The City's street vacation ordinances did not quitclaim the City's lands underlying the vacated streets to the District
- ◆ The combined area of land underlying the vacated streets is approximately 7 acres

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Santa Barbara High School



- ◆ Due to an error, the City did not vacate Carrillo Street now occupied by the High School driveway, swimming pool and gymnasium
- ◆ The still public portion of Carrillo Street is not used for a street, although a walkway is needed from Rinconada Road
- ◆ The area of land underlying the open portion of Carrillo Street is approximately 0.44 acres

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Santa Barbara High School Recommendations

Per laws & guidelines:

- ◆ Vacation by City of all excess streets and easements at the High School
- ◆ Reservation by City of all still necessary easements
- ◆ Quitclaim by City of excess lands underlying vacated streets
- ◆ Creation by City of an easement for walkway from Rinconada Road to Carrillo Street

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Franklin Elementary School



- ◆ In 1970, the City vacated a portion of Voluntario Street at Franklin School, but kept a portion of the street open for public uses
- ◆ At some earlier time, portions of Yanonali Street and Neil Park were closed to make way for the school
- ◆ The City reserved easements for water and sewer mains across the campus

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Franklin Elementary School



- ◆ In 1970, by agreement, the City allowed the District to place a temporary community center on an adjacent portion of the Eastside Library property
- ◆ Sometime between 1970 and 1982, the building was moved, but the agreement has not yet been terminated

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Franklin Elementary School



- ◆ In 1982, the City allowed the District to use the adjacent portion of the Eastside Library property for landscaping and walkways
- ◆ School buildings have been placed by the District on the landscaping and walkway area without seeking amendment of the agreement

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Franklin Elementary School Recommendations

Per laws & guidelines:

- ◆ Vacation by the City of all excess streets and easements at Franklin Elementary School
- ◆ Reservation by the City of still necessary easements
- ◆ Quitclaim by the City of excess lands underlying vacated streets
- ◆ Removal by the District of temporary buildings on City land; or revision of 1982 agreement; or land exchange

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Washington Elementary School



- ◆ In 1952, the Coast Guard granted the land (8.31 acres) now comprising Washington School to the District
- ◆ In 1953, the Coast Guard granted the land (6.73 acres) now comprising La Mesa Park to the City
- ◆ The Coast Guard reserved easements from Lighthouse Road on the Washington School and La Mesa Park sites

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Washington Elementary School



- ◆ In the 1960's, Meigs Road was extended to Shoreline Drive
- ◆ The Coast Guard now uses Lighthouse Way
- ◆ The Coast Guard still owns easements across Washington School and La Mesa Park
- ◆ The easements owned by the Coast Guard may be vacated if approved by Congress
- ◆ The Coast Guard easement cannot be used for public street

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Washington Elementary School



- ◆ In 1991, the City granted the portion of La Mesa Park (0.5 acres) adjacent to Washington School to the District
- ◆ The City reserved a “blanket” unspecific easement on the site for existing and proposed public utilities
- ◆ A City sewer main and a water main are located on the site

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Washington Elementary School Recommendations

Per laws & guidelines:

- ◆ Vacation by the City of the non-public easement at Washington Elementary School south of Lighthouse Road on former portion of La Mesa Park
- ◆ Acknowledgment of future plan by District possibly to relocate City sewer main and water main on former portion of La Mesa Park, if feasible
- ◆ Survey and establishment by City of a specific easement for public utilities on former portion of La Mesa Park

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La Cumbre Junior High School



- ◆ In 1966, the District leased land at La Cumbre Junior High School to the City for Fire Station No. 5 (approximately 15,000 square feet)
- ◆ The lease will expire in 2016
- ◆ The lease provides for rental at \$600 per year by the City

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La Cumbre Junior High School Recommendations

Per laws & guidelines:

- ◆ Grant by District of lands at La Cumbre Junior High School to City underlying existing lease site for Fire Station No. 5
- ◆ Design and alteration by District of an existing nonconforming drainage course on District property to redirect drainage of storm water away from facilities at Fire Station No. 5

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Santa Barbara Junior High School



- ◆ In 1931, the City vacated Freeman Avenue and portions of Ortega and Nopal Streets to make way for Santa Barbara Junior High School
- ◆ The lands underlying the vacated streets have not been quitclaimed to the District
- ◆ There are City sewer mains on the Junior High School site
- ◆ There are existing District buildings located within the vacated former streets

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Santa Barbara Junior High School Recommendations

Per laws & guidelines:

- ◆ Quitclaim by City of excess lands underlying vacated streets at Santa Barbara Junior High School
- ◆ Reservation by City of still necessary easements
- ◆ Grant by District of public street easement to City for vehicle turnaround at the dead end of Ortega Street near Milpas Street - Safe Routes to School Program

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Peabody Charter School



- ◆ In 1946, the City vacated a portion of Calle Laureles to enable Peabody School on one campus
- ◆ The intersections at Calle Rosales, Calle Laureles, Vista de la Cumbre and Calle Noguera have been realigned across Peabody School, possibly without easements

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Peabody Charter School Recommendations

Per laws & guidelines:

- ◆ If necessary, Quitclaim by City of lands underlying vacated streets at Peabody Charter School
- ◆ Grant of easements by District for reconfigured traveled portions of Vista De La Cumbre

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Cleveland Elementary School



- ◆ Cleveland School fronts an untraveled but still public portion of Santa Ynez Street
- ◆ Cleveland School also contains closed portions of Bella Vista Street and Ashley Avenue

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Harding Elementary School



- ◆ In the 1980's, the City vacated Robbins Street now dividing the campus of Harding School
- ◆ The City quitclaimed the land underlying Robbins Street
- ◆ The City kept an easement for drainage and public utilities
- ◆ Portions of Pampas Avenue and Arrellaga Street on the campus were vacated earlier

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McKinley Elementary School



- ◆ Many decades ago, the City vacated portions of Bonnie View and Weldon Place to enable McKinley School on one campus
- ◆ The City owns easements and maintains sewer mains and water mains on the McKinley School campus

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La Colina Junior High School



- ◆ It appears a vacated portion of La Barbara Drive is located on the campus of La Colina Junior High School
- ◆ The City has a public sewer main on the school campus

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Cleveland, Harding and McKinley; and La Colina Junior High Recommendations

Per laws & guidelines:

- ◆ Research data to evaluate possible residual City interests at all of these sites
- ◆ Quitclaim by City of excess lands underlying vacated streets
- ◆ Reservation by City of still necessary easements

City of Santa Barbara • Public Works Department



Next Steps

Per laws & guidelines:

- ◆ Designated staff and advisors of City and District review data related to closed streets and easements
- ◆ Respective staff prepare agreement, resolutions and ordinances proposed to enable exchange of interests
- ◆ At future meetings of City and District, approve documents