

Katherine Douglas

General Public Comment



From: County Executive Office
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Attachments: Maple High School.docx

From: Ron and Cindy Urner <curner@outlook.com>
Sent: Friday, December 12, 2025 8:51 PM
To: County Executive Office <caoemail@countyofsb.org>
Subject: Maple High School conversion

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Please read the attached letter.

Ronald M Urner

Ronald M. Urner, Ph.D.

4041 STARDUST ROAD, CA 93436

RONURNER@GMAIL.COM

541-613-1843

December 12, 2025

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I live in Providence Landing. My house is adjacent to the Maple High School property. I recently learned, via Noozhawk, that LUSD is proposing the conversion of the Maple High School property to apartments. I have many questions concerning this proposal which I shall list below. I would greatly appreciate having them answered in somewhat more detail than is offered on the LUSD website.

Why is it that I, as an adjacent property owner, have only learned about this project via Noozhawk? Why haven't I received written notice as an adjacent property owner? Don't I have the right to know about or object if LUSD is proposing a dog park across the fence from my home? Has there been an EIR? If not, why not? It seems that LUSD is getting the cart before the horse." Have there been any public hearings/forums about this project other than school board meetings? If not, why not? The project has proceeded far enough for the LUSD to request proposals for the development/financing of the project. It seems as if the project is being hidden from the sight of the Vandenberg Village community. This should be pursued in the light, not in the dark.

AB 2295 requires that the property used be excess property. Is Maple High School truly excess. It seems not. The district is going to move the school to other property not owned by the school. Is this a “shell” game? What will the district do if another elementary school is needed in the Vandenberg Village area? In light of the fact that several apartment projects have been approved for the area, is there capacity in the Vandenberg schools for these new students? AB 130 requires that the development is consistent with “local plans”. What are the local plans? It seems to be all single-family residential homes and two churches.

The LUSD website states that 70 percent of the LUSD employees who rent would be interested in district supported employee housing. Well, who would not be interested in subsidized housing? How many employees does this 70 percent amount to? What does “district-supported” mean? Does it mean district funds, of any kind, are to be used. I include under the idea of “district funds” the salaries or portions thereof, paid to administrators who are currently, and possibly in the future, using their district work time to pursue this project. AB 1021 requires that 100% of the units be rented by the local agency employees. Will this be true?

Financing questions: What is a public/privatization venture? Who owns it? Who is responsible if it goes into default [for any reason, whatsoever]? Where does the money come from? Who will be making money [profit] if the project is built? Who is “at risk” if the cost of the project increases before or during the time that it is being built? Will there be a mortgage [deed of trust] on the property? What happens if the “private” partner goes broke? Will the school district have any liability for what happens on the property?

Tenants: Will the housing only be available to LUSD employees? If not, how will the other tenants be chosen? I have heard that the number of apartments, a mix of efficiency, 1-2-3-bedroom apartments, is somewhere between 110 and 300. The latest number I have heard is 160. What is the number and what is the breakdown of the number of bedrooms? Will other tenants be eligible for “below” market rents? How will the district/management avoid charges of discrimination? Will this become a sort of Section 8 housing? Who will enforce the project occupancy rules? What happens if a LUSD employee does not follow the rules? What happens if a LUSD employee is no longer employed by LUSD? What happens if the LUSD employee falls behind on rent?

From the LUSD website: “We are committed to providing below-market housing for LUSD employees. At this time, we do not have information about the cost. This will come later in the process.” What does this mean? How can any project go forward

without an understanding of cost? What does “later” mean?

Compensation: Is the amount of the rent subsidy considered compensation to the employee? Is it taxed? Will employees not receiving rent subsidy feel the need for additional compensation in the form of salary to “make things fair”?

Traffic: This will impact all of us who live in Providence Landing. Has a traffic study been performed? If not, when? If not, why not? If the number of apartments is 160, with 160 parking spaces [the numbers I have most recently seen], then the number of vehicles will most likely exceed 275-300. What is the impact of that on the intersection of Jupiter and Constellation? What in the impact of that on the Highway 1 ramps, both north and south? If only 100 cars use the northbound exit ramp for Constellation, this could cause a back up clear back onto Highway 1 [100 cars, 30 feet each which allows for following distance of less than 10 feet, results in a back up of 3,000 feet, well over half a mile.] Where will those cars in excess of the 160 parking spots park? On the street, of course. The normal length of a parking spot is 23 feet. 100 cars will require 2,300 feet of curb, making that part of Vandenberg Village a parking nightmare.

I am sure that as the project proceeds, there will be more questions. These are the ones I have for now, please respond.

Respectively submitted,

Ronald M Urner, Ph.D.
Retired High School Teacher