



Santa Barbara Unified School District

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February 14, 2012

Honorable Doreen Farr and Board Members
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

2012 FEB 16 PM 1:12
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Re: Goleta Community Plan Update Project; Initiation of EIR process for SBUSD-owned Tatum property (APN 059-140-006,005,004)

Dear Chairperson Farr and Members of the Board of Supervisors:

I am writing in support of the Planning Commission recommendation for your Board to initiate the CEQA environmental review process for the re-designation of the SBUSD-owned Tatum property to Planned Development—276/PRD-276.

This property, consisting of approximately 22.86 contiguous acres of undeveloped land, was acquired by the District in approximately 1965 for possible use as a junior high school site. As a result of changing demographics and other factors, the District has long recognized that the site is unneeded and likely to remain unneeded for educational facility purposes.

The site is zoned for residential development (Design Residential 3.3 units per acre). Several years ago, as part of the County's Housing Element Update process, the County identified the site as having potential for higher density zoning. The re-designation of this site would provide an opportunity for the District to pursue future development of the site as a means of obtaining significant revenue and to provide the community with much needed housing, including below market.

Beginning in 2004, SBSBD began to explore options for possible development of the Tatum site. Following a recommendation from the District Real Property Advisory Committee, the Board of Education initiated a feasibility study to evaluate the site to include below market rate housing for District employees, with the District retaining ownership of the land. As part of the process that ensued, on November 2, 2004, your Board approved a so-called Naylor Act waiver to facilitate such a development by the District.

While the then-planning effort was discontinued due to economic and other circumstances, the District's interest in exploring responsible development options for the site continue unabated. The District's preference for development has always been to maintain ownership of the underlying fee interest in order to allow revenue generated to be used for general fund purposes. A re-designation of the site, as

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proposed to be evaluated in the EIR, would allow for the District to maintain this priority in lieu of a possible sale to a third party if the site is designated surplus.

I hope to be present, along with a Board of Education representative to comment on the recommendation and answer any questions that may arise.

Thank you for considering our request and for initiating this important EIR project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cash', with a long horizontal flourish extending to the right.

David E. Cash, Ed.D., Superintendent

Cc: Clerk of the Board of Supervisors
Jeff Hunt, Director, Long Range Planning Division, Planning and Development