



November 27, 2018

Mayor Lenny Siegel  
 Mountain View City Hall  
 500 Castro Street  
 Mountain View, CA 94039

Dear Mayor and Council Members:

With the City's collaboration and willingness to explore an innovative approach to acquiring commercial property in the San Antonio Precise Plan Area, we are finally on the brink of closing on a site that will house a state-of-the-art school serving the neighborhood and create new recreational and park facilities that will benefit the City's residents. We are grateful for your commitment in collaborating with the District to create a Transferrable Development Rights (TDR) Program and your pending commitment of park in-lieu funding that will make the property acquisition possible.

We are buying the land to build a school that will *serve the neighborhood*, provide *joint-use play fields and sports facilities*, and facilitate the City's acquisition of a *new, two-acre City park* for the benefit of current and future City residents.

In order for LASD to close on the 11.65-acre San Antonio Center property, we hope to continue our partnership through the City Council's actions as follows:

- Approve the Joint Use Funding Agreement and authorize the City Manager to transfer in-lieu park fee funds prior to closing on the 11.65-acre site.
- Authorize the City Manager to execute a land transfer agreement and payment for the two-acre City park site adjacent to the new LASD school.

Once we take title to the site, we will continue working closely with City staff to determine the appropriate location for the two-acre City park site (which would be transferred to the City in late 2020 with clean title), as well as on

*Board of Trustees*

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implementation of the Joint Use Funding Agreement's planning process for the shared recreational facilities and playing fields. We are close to finalizing a form of purchase agreement with the seller and anticipate closing on the entire 11.65-acre site in early 2019.

It is important to acknowledge where we are. After spending more than a year and a half investing in an innovative TDR program and negotiating with multiple TDR purchasers whose applications are well underway, negotiating with multiple property owners to identify an appropriate site that facilitated an important new housing development, developing complicated agreements and creative solutions to a variety of challenges that have surfaced during our due diligence efforts—we are so close to the finish line.

And for that, we deeply appreciate the City's efforts and look forward to the next chapter, which will involve a master planning and design process (with input from our constituents, the community and the City), environmental review under the California Environmental Quality Act, State approval, and potentially a redistricting process to determine the appropriate enrollment boundaries for a new neighborhood-serving school (in light of all of the recently approved housing projects North of El Camino in the City's pipeline).

Knowing it is important for the community to have access to new open space and recreational facilities, we are also willing to commit to constructing those facilities as soon as possible after acquiring the property and completing the environmental review process.

This is a once in a lifetime opportunity for jointly creating community open space, playing fields, and a neighborhood-serving school in an area that is growing rapidly. Let's secure the land and work together to ensure we create the best plan—short term and long term—to serve our shared communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vladimir Ivanović', written over a light blue horizontal line.

Vladimir Ivanović

President

Los Altos School District Board of Trustees