

2020 CDBG  
GRANT AP.

**COUNTY OF SANTA BARBARA**  
Community Services Department, Div. of Housing and Community Development  
FY2020-21 CDBG Capital Projects

**A. APPLICANT INFORMATION**

Amount Requested for this project:	\$200,000
Amount of Leveraged Funds Available for this project:	\$0
Name of Project:	IVCC Site/Park Improvements
Project Street Address:	976 Embaradero del Mar
City: Goleta	Zip: 93117
Legal Name of Organization: County of Santa Barbara - General Services	
Mailing Address:	1105 Santa Barbara Street, 2nd Floor
City: Santa Barbara	Zip: 93101
Agency's Chief Executive: Mona Miyasato	Title: CEO
Phone: 805-568-3400	Email: cao@santa-barbara.ca.us
Organization's Website Address: www.countyofsb.org	
DUNS Number: 131851151 ( <a href="#">Get a DUNS #</a> )	Federal EIN/TIN Number: 95-6002833
Contact Person for Project Questions: Robert Ooley, FAIA	Title:
Phone: 805.568.3085	Email: countyarchitect@countyofsb.org
Contact Person for Financial Questions: Robert Ooley, FAIA	Title: County Architect
Phone: 805.568.3085	Email: countyarchitect@countyofsb.org
Contact Person for This Application: Robert Ooley, FAIA	Title: County Architect
Phone: 805.568.3085	Email: countyarchitect@countyofsb.org

**1. Brief Project Description**

Briefly summarize the project that is to be funded with CDBG funds. You will have an opportunity to provide a more detailed description in question 7 below.

This project will improve the ADA and general accessibility of the exterior public use areas of the Isla Vista Community Center. The scope of work includes creating ADA accessible paths, seating and a shade structure adjacent to the existing facility. Work also includes providing a concrete accessible area for outdoor events or functions, including programming for the under-served and disadvantaged of the community.

**2. Project Address**

Street Number, Street Name, Street Type (i.e. Blvd, Ct, Circle), City, State, Zip Code  
976 Embarcadero del Mar, Goleta, CA 93117

**3. List the name(s) and title(s) of the organization's staff who attended mandatory training**

Robert Ooley, FAIA  
Todd Morisson

**4. Which of the following describes your project?**

Depending upon your answer, additional questions below will apply.  
Construction AND Rehabilitation of real property

**5. What will be the primary use of the facility after the project is completed? Note: The use of the facility must remain for 5 years; housing projects may have income/rents limits for extended periods.**

Note: buildings used for the general conduct of government are limited to making ADA improvements (which may also include energy efficiency improvements.)

To provide services to low- to moderate-income persons

**6. Describe the proposed project.**

Identify the project need or problem to be addressed and how the project will improve those conditions.  
The Isla Vista Community Center has been under a multi-year improvement project to convert an existing under-utilized church into a community/park facility and open space. This is the last phase of the capital improvement project that will address ADA accessibility to the exterior grounds surrounding the building. This project will also create an outdoor covered area for programming for a variety of community events.

This project is a collaboration between the County of Santa Barbara and the Isla Vista Community Services District. Once this final project has been completed, the operations and management of the property will be turned over to the IV Community Services District.

**7. Define the measurable goals, outputs and outcomes of projects offered at the project site.**

The single most important and therefore measurable goal is to get the project completed, open and providing critical services to this underserved community.

A secondary goal will be to complete this project within the approved schedule and budget.

**8. Agency Mission Statement**

Provide vital, sustainable, and innovative services to ensure that the County accomplishes its goals and objectives for the public good. We provide: capital improvements, facility management, financial and procurement services, mail services, information and communication technology, real estate services, and vehicle operations.

**9. List the # of persons, by income, estimated to be served at the project site for period 7/1/19 - 6/30/20.**

**Housing Projects: # of households; Area Benefit projects: use Census data.**

Numbers only in the boxes below. To qualify for funding, at least 51% of the persons served must at or below 80% AMI. (See income limits in the Library tab)

Income Limit information

Persons: 0% - 80% AMI	90
Persons: >80% AMI	10
<b>TOTAL</b>	<b>100</b>

**10. Is your agency a 501(c)(3) or (4) Non-Profit organization, For-Profit, or a Government Agency?**

If Non-Profit, upload the organization's IRS designation letter, By-Laws, and Articles of Incorporation in the Attachments Section

Government Agency

**12. Describe the geographic area of the services provided at the facility.**

The service area may be designated by street boundaries, north County only, south County only or the entire County (with the exception of the cities of Santa Barbara, Lompoc, Goleta, Guadalupe and Santa Maria.

Services are provided specifically within the Isla Vista community, but also extend into the greater Goleta Valley.

**14. Please describe all of your Agency's projects and services.**

This may be provided in bullet point format or narrative

The General Services Department provides support services to other County Departments.

These services include:

- Capital Improvements
- Communications
- Facility Management (including Energy Management)
- Financial Services
- Information & Communications Technology
- Purchasing, Mail Service & Surplus Property
- Real Estate Services
- Vehicle Operations

**15. List one or more of the Consolidated Plan Priorities that the project will address.**

Goal No 3—Build community infrastructure and service capacity: This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.

Goal No 5—Promote economic development: This goal includes activities that create or retain jobs, foster entrepreneurship and increase access to employment centers, particularly for low and moderate income persons.

**16. Project Timeline.**

List below the major milestones of your project, and the expected completion dates.

**Number of Timeline Items: 5**

Milestone	Completion Date
Board of Supervisor Approve Project	2/4/2020
Bidding Phase (includes contract award)	2/10/2020
Construction Phase	3/1/2020
Post Construction Close-Out (includes Notice of Completion)	6/1/2020

**B. FEDERAL ELIGIBILITY**

17. The proposed project qualifies under which ONE of the following criteria:

**AREA BENEFIT:** Upload a map in the Attachments Section showing the project location and service area. Include census tracts of the service area.

**C. CAPACITY**

18. Provide information on the two most recent CDBG capital projects completed by your agency. If you have not completed a project using CDBG funds, list other, similar, projects completed within five years.

For each, answer the following:

project description, address, total costs, funding sources, date completed, duration, on time or delayed, within, under or over budget, unforeseen circumstances, and any outstanding payments/liens. Explain benefit of the project to agency's clientele

2015-Isla Vista Community Center

2017-Isla Vista Community Center

**D. FINANCIAL**

19. Does the applicant have sufficient cash reserves to pay for project costs as they are incurred? CDBG funds are provided on a cost-reimbursement basis; proof of payment will be required prior to CDBG reimbursement.

Yes

20. Does your Agency comply with Generally Accepted Accounting Principles?

Yes

21. Does your Agency comply with 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards?

Yes

22. State the month in which your Agency's fiscal year ends.

June

23. Not Required for Public Agencies

24. Are there any outstanding financial audit findings which remain unresolved?

**E. ADDITIONAL INFORMATION**

25. Does your Agency have a personnel policy with an affirmative action plan and a grievance procedure?

This is required by HUD regulations and must be made available to the County, HUD or other federal entity for review, upon request.

Yes

26. Did the agency expend \$750,000 or more in federal funds in its last fiscal year? If yes, upload the agency's most recent Single Audit in the Attachments section. (Government agencies are not required to submit a copy of the audit.)

Yes

You must upload your Audit in the Attachments Section (Government agencies are not required to submit a copy of the audit.)

**F. CONSTRUCTION ACTIVITY**

31. Describe whether or not the proposed project meets the zoning requirements or if an amendment or variance will be needed. If the proposed project is exempt from County zoning requirements, cite the exemption source.

Additionally in your description, specify whether the current parking is adequate for the intended use or if rezoning or a variance will be required

County-owned projects are generally exempt from local zoning and permitting. This project received a Coastal Development Permit in 2015 from which we have been improving the property.

32. Describe whether or not the site is owned or leased by the applicant. If owned, upload a copy of the

**Deed. If leased, upload a copy of the lease in the Attachments section.**

Note: There must be at least 5 years remaining on the lease from the date of the project completion. If optioned or owned by another entity, provide that information.

The County owns this property.

**33. Does the project include any demolition of building(s)?**

No

**34. Will the project include compliance with the American with Disabilities Act? Please Describe**

Yes. The site improvements proposed by this project will create exterior use areas in compliance with ADA regulations.

**35. Provide the date that the building(s) were constructed.**

Rehabilitation of any residential building constructed prior to 1978 will require compliance with lead-based paint regulations at 24 CFR 570.608.

**37. UNIFORM RELOCATION ACT (URA): Will occupants be required to move, either temporarily or permanently, as a result of acquisition or rehabilitation? [HUD Relocation Info](#)**

Read the following information and respond with a 'Yes' or 'No'. The County reserves the right not to fund projects that involve relocation due to the time and costs necessary to comply with the URA.

N/A	Project will result in the temporary relocation of people.
N/A	Project will result in the permanent relocation of people.
N/A	Has the seller been provided with a Voluntary Acquisition Letter? An appraisal must be completed by a licensed appraiser. See <a href="#">Appendix 31 of Handbook 1378</a>
N/A	Have occupants been provided with a General Information Notice (GIN)? Upload a copy of the GIN in the Attachments Section.
N/A	Has an experienced relocation consultant been retained or consulted?
N/A	Are relocation costs included in the project budget?
N/A	Was the relocation budget prepared by a credentialed professional experienced with the URA?

**G. INSURANCE**

**38. Not Required for Public Agencies**

**39. CDBG Procurement rules at 2 CFR 200.317-326 (h) require bonding and bid guarantees. Do you agree to have the requirements in place prior to the execution of a contract to award the funds?**

[CDBG Procurement rules information](#)

Yes

**Revenue Sources**

Identify sources of leveraged funding, including in-kind match, for this activity in the Tables referenced below. Include the status of these funds (i.e. cash on hand, grants received, planned fund-raising, in-kind amount for volunteers, staff time, etc.). BE SPECIFIC – don't just say, "Private Trust," say "Private Trust: Paul A. White Memorial Foundation," list all anticipated loans (up to 18; aggregate only if necessary), etc. Include any restricted/unrestricted reserve funds you intend to use, as well. Details can be provided as an additional uploaded document.

How many lines of Revenue Sources do you need? 1

Revenue Source	Received	Projected	FY20/21 Status
Santa Barbara County		\$200,000	Pending
		\$0	Choose:
<b>Total Project Revenue</b>	\$0	\$200,000	

\*NOTE - To submit your application, your funding Sources must match your Expenses

**Proposed Budget**

Provide budget detail specific to this Project ONLY; NOT the budget for your entire Agency.

In the Santa Barbara County column, enter the proposed funding you are requesting from Santa Barbara County.

In the Other Funding column, enter funding that you expect for this project from other sources.

Budget Line Item	Requested Santa Barbara County Funding	Other Project Funding	Total Project Budget
Personnel Wages/Benefits	\$0		\$0

Site Acquisition	\$0		\$0
Architectural and Engineering Services	\$0		\$0
Pre-Construction Costs	\$0		\$0
Off-Site Development Costs	\$0		\$0
Site Preparation Costs	\$25,000		\$25,000
Construction Labor & Materials	\$160,000		\$160,000
Project Management	\$15,000		\$15,000
How many lines of Other Expenses do you need?			
<b>Total Expenses</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$200,000</b>

\*NOTE - To submit your application, your funding Sources must match your Expenses

**H. Attachments**

(Upload Instructions)

ALL checked attachments below are **REQUIRED** in order to submit your application, and your application WILL NOT be able to be submitted with missing attachments! Please take this into consideration when timing your submission of this application. The documents you need to upload are checked below. If you have other attachments you would like to include, please check one of the "Other" boxes below and identify the Attachment in the box. If you are unable to upload any of the attachments, contact James Francis at 805-568-3549 or email [HCDNOFA@co.santa-barabara.ca.us](mailto:HCDNOFA@co.santa-barabara.ca.us) at least one day prior to the deadline.

Attachments 2-6 not required for Public Agencies

- 1. Agency Certification [SBC Applicant Certification-signed.pdf](#)
- 9. Conflict of Interest Statement [SBC Certification of Authorized Signatory-signed.pdf](#)  
[SBC Conflict of Interest Statement-signed.pdf](#)
- 10. Biographies or resumes of the team indicating the experience (financial, design, construction, etc.) each has in administering similar s and if they have experience with s subject to Davis-Bacon and Related Acts. [Project Team.pdf](#)
- 11. Readiness Checklist [Self Permitting-County Counsel 2015.pdf](#)  
[SBC Certification and Project Readiness-signed.pdf](#)  
[GrantDeed\\_06.4.08\\_075-163-017.pdf](#)  
[Approved Construction Drawings.pdf](#)  
[County is Self Insured.docx](#)  
[2016-17 CDBG Grant Application Census Tract Map.pdf](#)  
[2014BBC LowMod SB County 2006-2010ACS.pdf](#)  
[Single Audit Report SAR2019.pdf](#)  
[Planned Project Schedule-CDBG Drawdown.pdf](#)
- 12. site map(s), photos, and copies of plans and drawings. (if qualifies as 'Area Benefit' include map showing the site and its geographic service area)
- 13. Timeline/Construction schedule, including a drawdown schedule of CDBG funds.
- 15. Capital Needs Assessment and Capital Improvement Plan. Make sure document notates who completed it (e.g. internal staff, or outside contractor/architect).
- 16. Purchase Agreement (if there is an executed agreement for Acquisition)
- 17. Appraisal (if Acquisition)
- 18. Property Inspection Report, if acquisition
- 19. Phase 1 Environmental Site Assessment
- 20. Market Study if housing
- 21. Funding commitment letters
- 22. Deed or Lease. (If the property is leased, then there must be at least 5 years remaining on the lease from the date of completion.)
- 23. General Information Notice (Relocation)
- 24. Other -
- 25. Other -

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Project Manager Signature Robert L. Ooley, FAIA  
Date Signed 01/10/2020

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Initially submitted: Jan 10, 2020 - 09:54:56



## CDBG Capital Improvement Project Application 2019-20

### CERTIFICATIONS and PROJECT READINESS

PROJECT NAME: Isla Vista Community Center-Final Phase

*Instructions: Download this certification from your online application (under the Documents tab), print, check the boxes, sign where indicated, scan and upload back into your online application.*

**Project Readiness:** Check the box if the statement is true by double-clicking on the check box and selecting "checked"

<input checked="" type="checkbox"/>	Site plans and drawings completed and submitted.
<input checked="" type="checkbox"/>	Site Control by applicant. Copy of Deed, or Lease with at least 5 years remaining from date of project completed, submitted.
<input checked="" type="checkbox"/>	Building Plans approved and Entitlements completed with local jurisdiction(s). Confirmation submitted.
<input checked="" type="checkbox"/>	All required permits have been pulled. Copy of permit(s) submitted. <span style="color: blue;">EXEMPT</span>
<input checked="" type="checkbox"/>	Budget completed by a professional architect or construction contractor.
<input checked="" type="checkbox"/>	All sources of funds committed.
<input checked="" type="checkbox"/>	Project timeline completed by a professional architect or construction contractor
<input checked="" type="checkbox"/>	All environmental testing completed or not required per a Phase 1 Environmental Site Assessment. (Does not include the National Environmental Policy Act, or NEPA review required by HUD.)
<input checked="" type="checkbox"/>	Project team includes a licensed architect or contractor
<input checked="" type="checkbox"/>	Project will be completed by June 30, 2020 and at least 50% of the CDBG funds will be drawn by April 2020.
<input checked="" type="checkbox"/>	Project team includes a project manager, architect or contractor with experience with federally-funded projects, including complying with Davis-Bacon and Related Acts (DBRA).
<input checked="" type="checkbox"/>	An operations plan and budget have been prepared and uploaded under the documents tab.

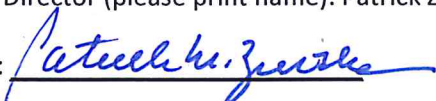
**Certifications:** By my signature below, I certify the following if awarded CDBG funds:

<input checked="" type="checkbox"/>	That if the proposed project does not qualify as Area Benefit (LMA) or presumed benefit under Low/Moderate Income Clientele (LMC), the applicant organization agrees to income-qualify its clientele using the Part 5 income definition beginning with the date that CDBG funds are awarded and continuing for five years following project completion. (Housing projects may have income/rent limits for extended periods and will be included in the County agreement.)
<input checked="" type="checkbox"/>	If the project involves construction, the applicant agrees to comply with the Davis-Bacon and

	Related Acts, including the payment of Davis-Bacon wages. Applicant will enforce DBRA on the project, including the requirements in any contractor and subcontractor agreement. Wages must be paid on weekly basis and the applicant agrees to review and approve certified payrolls prior to submitting them to the County. Applicant agrees to cause payment to any worker when restitution is required. I understand that the applicant will not be reimbursed for costs incurred unless and until all payroll documentation and been received and approved and all required restitution has been paid.
<input checked="" type="checkbox"/>	That CDBG funds are provided on a cost-reimbursement basis and the applicant organization has sufficient cash reserves to pay for project costs as they are incurred and seek reimbursement from the County. All required documentation will be submitted in order to receive reimbursement.
<input checked="" type="checkbox"/>	I understand the federal procurement regulations and will comply when selecting a general contractor for the project. I understand that the procurement regulations include documenting outreach to minority- and women-owned businesses and disadvantaged businesses. I also understand the requirements of Section 3 -- contracting and/or hiring qualified low-income persons and Section 3 business concerns
<input checked="" type="checkbox"/>	I have read the insurance requirements and agree to have the required insurance in place at the time the contract to award the funds is signed by the applicant organization. A copy of the agency's Certificate of Insurance, with endorsement showing the County of Santa Barbara as an additional insured, will be required.
<input checked="" type="checkbox"/>	The Agency shall comply with all federal, State and County policies and requirements applicable to the CDBG program as appropriate for the funding if received.
<input checked="" type="checkbox"/>	The federal assistance made available through the CDBG program funding is not being utilized to substantially reduce the prior levels of local financial support for community development activities
<input checked="" type="checkbox"/>	The site will be continue to be maintained and operated for its approved use for a period of not less than five years following project completion, unless given specific approval from HUD to do otherwise. Housing projects may have income/rent limits for extended periods and will be included in the County agreement.
<input checked="" type="checkbox"/>	The applicant organization agrees to collect required beneficiary data on low-moderate income populations, race and ethnicity data and data on special populations such as elderly, abused children, homeless, disabled, HIV/AIDS persons. (Not applicable to projects that qualify under Area Benefit.)
<input checked="" type="checkbox"/>	The applicant organization agrees to maintain records related to the CDBG grant for a period not less than five years following project completion.
<input checked="" type="checkbox"/>	The applicant organization has in place a personnel policy with an affirmative action plan and grievance procedure.
<input checked="" type="checkbox"/>	The applicant organization agrees to comply with the Requirements for the Federal Funding Accountability and Transparency Act (FFATA) – 2 CFR Part 170. If the applicant organization is awarded \$25,000 or more, it agrees to complete and file the appropriate FFATA report.

**Signature Authorization:** I certify that the information contained in this application is accurate to the best of my knowledge and belief and I personally agree to the terms and certifications of this application.

Executive Director (please print name): Patrick Zuroske, Assistant Director for Janette Pell, Director

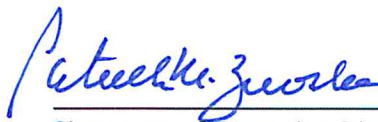
Signature: 

Conflict of Interest Statement

Identify any member, officer or employee of your agency who is an officer or employee of Santa Barbara County, including if a member of the County's Boards, Commissions, or Committees, or has any interest which could affect the decisions of the application.

Name	Affiliation
Janette Pell	Director General Services
Patrick Zuroske	Assistant Director General Services
Robert Ooley, FAIA	County Architect

No member, employee, or officer of the applicant agency has one or more of the affiliations with the County listed above.

 Patrick Zuroske (for Janette Pell)  
\_\_\_\_\_  
Signature of Executive Director or Board President

01/10/2010  
\_\_\_\_\_  
Date



County of Santa Barbara  
Applicant Certification  
FY 2020-21

The undersigned applicant Agency hereby certifies that:

1. The information contained in the application and all attachments is true to the best of my knowledge.
2. If awarded funds, the Agency certifies that:
  - a. It will comply with federal, State and County regulations and policies applicable to the source of funds awarded.
  - b. It understands that the County, HUD or other federal entity shall have access to all program and financial records related to the program for monitoring or audit purposes.
  - c. There will be sufficient funds, including County and other sources of funds, to operate the program as proposed.
  - d. There will be sufficient staff capacity to effectively administer the program.
  - e. It will income-qualify all program participants (beneficiaries) in accordance with 24 CFR Part 5.609 (Part 5).
  - f. It will collect income, race and ethnicity data on low-income persons and, if applicable, special populations such as elderly, abused children, homeless, disabled, HIV/AIDS persons (see definitions of special needs populations in the Library tab of the application).
  - g. It will retain records relating to the use of federal funds for a period not less than five years.
  - h. It has, or will have in place prior to the execution of an agreement with the County, a personnel policy with an affirmative action plan and grievance procedure.
  - i. It will provide timely performance reports as required in the executed agreement with the County.
  - j. It will provide proof of insurance described in the "Standards and Conditions" requirements provided in the Library tab of the application.
  - k. It will comply with the Federal Funding Accountability and Transparency Act (FFATA) – 2 CFR Part 170.

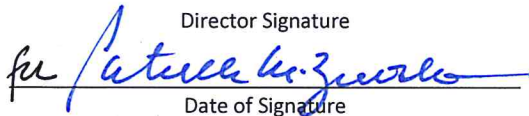
\_\_\_\_\_  
Name of Agency

General Services Department

Typed Name of Executive Director

Janette Pell

Director Signature

  
Date of Signature

805.568.2626

Telephone Number of Executive Director

pell@countyofsb.org

Email address of Executive Director

## FY 2019-2020 CDBG Grant Application

### Certification of Authorized Signatory on County of Santa Barbara Contract

As Director, I, Janette Pell, certify that Patrick Zuroske and Robert Ooley are authorized to approve and submit financial reports and payment requests and that Patrick Zuroske and Robert Ooley as authorized to approve and submit progress reports to the County of Santa Barbara as part of General Service's FY2019-2020 CDBG contract with the County of Santa Barbara.

Authorized Signatory Name: Janette Pell

Title: Director of General Services

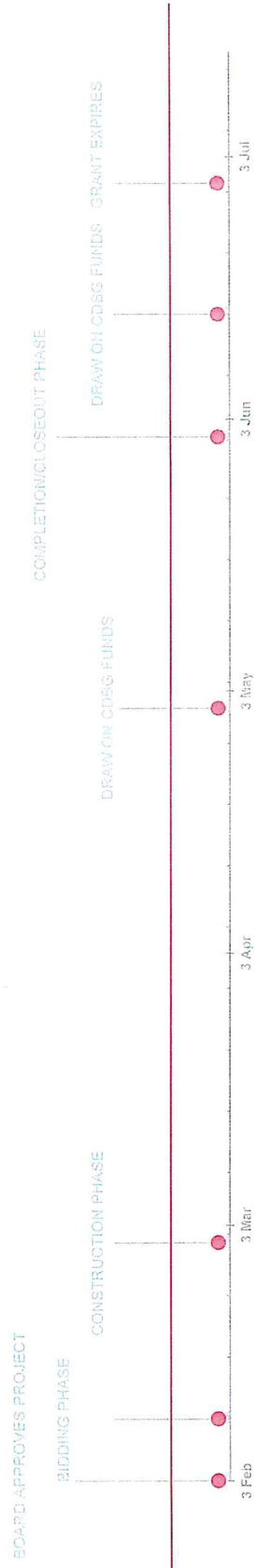
Email: [pell@countyofsb.org](mailto:pell@countyofsb.org)

Signature: 

Date: 01/10/2020

Isla Vista Community Center - Exterior Improvements

# MAJOR TIMELINE SCHEDULE



**PROJECT DETAILS**

DATE	MILESTONE	POSITION	Calendar Days
2/3/2020	Board Approves Project	15	
2/10/2020	Bidding Phase	10	
3/1/2020	Construction Phase	10	
5/1/2020	Draw on CDBG Funds	10	
6/1/2020	Completion/CloseOut Phase	15	
6/15/2020	Draw on CDBG Funds	10	
6/30/2020	Grant Expires	10	

**Client:**  
 Santa Clara County  
 2000 Mission San Jose Blvd.,  
 San Jose, CA 95128

**Project:**  
 ILETA VISTA COMMUNITY CENTER  
 19150 N. ILETA VISTA BLVD.,  
 SAN JOSE, CA 95131

**Architect:**  
 BIOCBIRD ARCHITECTS INC.  
 135 Main Ave.,  
 San Francisco, CA 94103  
 415.398.1313  
 www.biocbird.com

**Contractor:**  
 BIRDA GROUP INC.  
 1500 N. ILETA VISTA BLVD.,  
 SAN JOSE, CA 95131  
 408.438.8888

**GENERAL NOTES - EXTERIOR ELEVATIONS**

1. Refer to the General Notes for additional information.
2. Refer to the General Notes for additional information.
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**KEYNOTES - EXTERIOR ELEVATIONS**

1. Refer to the General Notes for additional information.
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35. Refer to the General Notes for additional information.

Demo - West Elevation  
 1/8" = 1'-0"



Demo - East Elevation  
 1/8" = 1'-0"



Proposed - East Elevation  
 1/8" = 1'-0"



Proposed - West Elevation  
 1/8" = 1'-0"



**County of Santa Barbara**  
 Office of the County Architect

**APPROVED**

Date: 1/9/20 By: [Signature]

The stamping of this set of contract documents SHALL NOT be held to permit or to be an approval of the violation of any provision of county ordinances, state codes or federal law. It is unlawful to make any revisions or changes or alterations on these plans, specifications or public work construction without the expressed written permission from the County Architect, County of Santa Barbara.

**JOB COPY OF CONTRACT DOCUMENTS**  
 Sheet No. 1 of 8 Total Sheets  
 THESE CONTRACTING DOCUMENTS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES

**ADDITIONAL ALTERNATE #3**

Remove all fenestration & frame. Re-finish with aluminum cladding. Finish to match fenestration on north elevation.

Replace door and hardware with full-height unit. Re-finish with aluminum cladding. Finish to match fenestration on north elevation.

**ADDITIONAL ALTERNATE #4**

Provide new full-height unit. Finish to match fenestration on north elevation.

**EXTERIOR FINISH SCHEDULE**

Item	Finish
17	Paint (See Schedule for details)
18	Paint (See Schedule for details)
19	Paint (See Schedule for details)
20	Paint (See Schedule for details)
21	Paint (See Schedule for details)
22	Paint (See Schedule for details)
23	Paint (See Schedule for details)
24	Paint (See Schedule for details)
25	Paint (See Schedule for details)
26	Paint (See Schedule for details)
27	Paint (See Schedule for details)
28	Paint (See Schedule for details)
29	Paint (See Schedule for details)
30	Paint (See Schedule for details)
31	Paint (See Schedule for details)
32	Paint (See Schedule for details)
33	Paint (See Schedule for details)
34	Paint (See Schedule for details)
35	Paint (See Schedule for details)

**A3.1**

**Isla Vista  
Community  
Center  
Phase 2**

276 Embarcadero Rd. #100  
Oakland, CA 94612

**Project Name:**  
Isla Vista Community Center  
Phase 2  
Shade Wall Fabrication

**Project No.:**  
2015-010



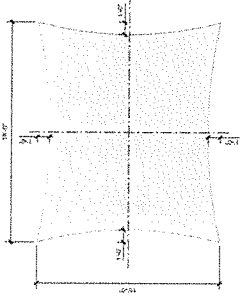
**Proposed Patio Plan**

**A2.1**

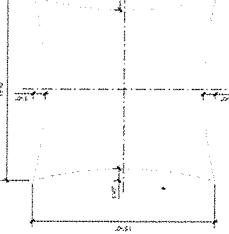
**Additional Remarks #1:** Provide and install shade wall fabric on the exterior wall of the building as shown on this plan as part of the exterior finish.

**Notes:**

- 1) Contractor shall provide and install shade wall fabric on the exterior wall of the building as shown on this plan as part of the exterior finish.
- 2) Contractor shall provide and install shade wall fabric on the exterior wall of the building as shown on this plan as part of the exterior finish.
- 3) Contractor shall provide and install shade wall fabric on the exterior wall of the building as shown on this plan as part of the exterior finish.

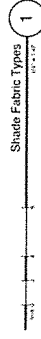


**Shade Wall Fabric - Type B**  
Grid  
Color: RD



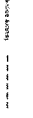
**Shade Wall Fabric - Type A**  
Grid  
Color: RB

**Notes of Design:**  
Contractor shall provide and install shade wall fabric on the exterior wall of the building as shown on this plan as part of the exterior finish.

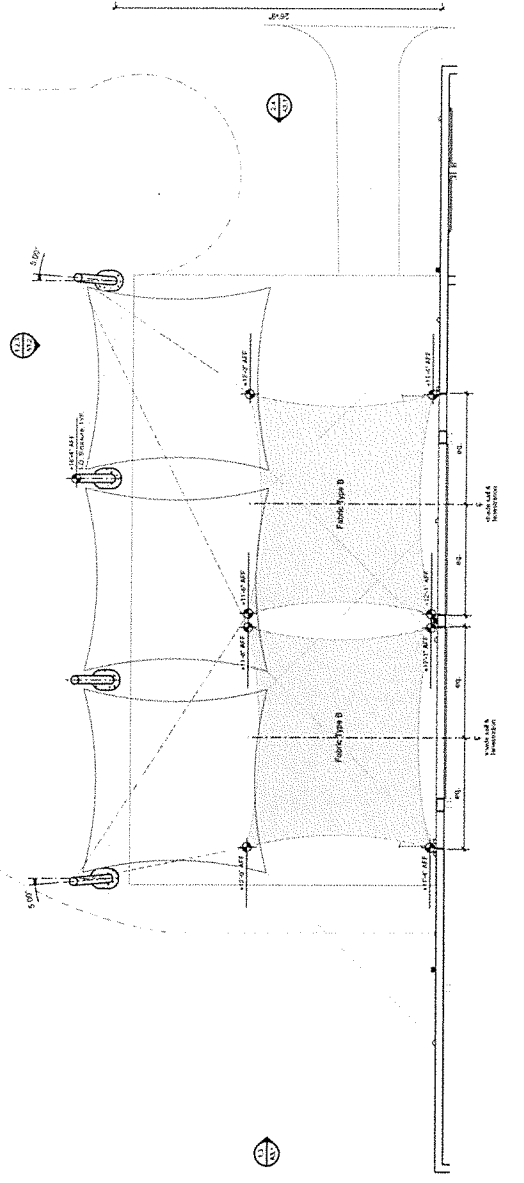


**Shade Fabric Types**

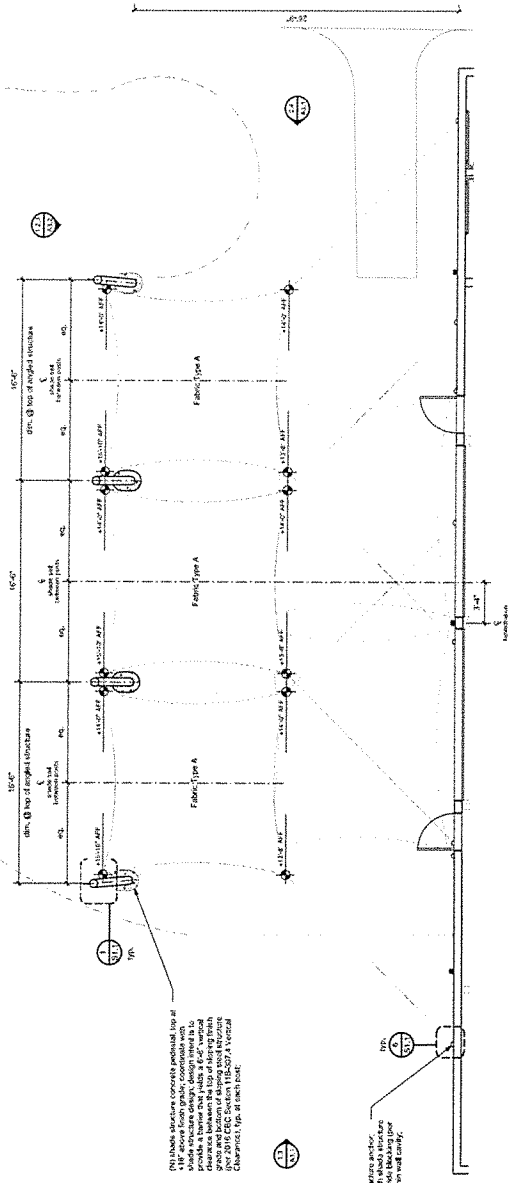
**LEGEND - FLOOR PLAN**



**WALL TYPE LEGEND - FLOOR PLAN**



**Patio Plan / Shades Layout - Fabric Type B**



**Patio Plan / Shades Layout - Fabric Type A**

**GENERAL NOTES - FLOOR PLAN**

1. Fabric shall be installed as shown on this plan.
2. Fabric shall be installed as shown on this plan.
3. Fabric shall be installed as shown on this plan.
4. Fabric shall be installed as shown on this plan.
5. Fabric shall be installed as shown on this plan.
6. Fabric shall be installed as shown on this plan.
7. Fabric shall be installed as shown on this plan.
8. Fabric shall be installed as shown on this plan.
9. Fabric shall be installed as shown on this plan.
10. Fabric shall be installed as shown on this plan.
11. Fabric shall be installed as shown on this plan.
12. Fabric shall be installed as shown on this plan.
13. Fabric shall be installed as shown on this plan.
14. Fabric shall be installed as shown on this plan.
15. Fabric shall be installed as shown on this plan.
16. Fabric shall be installed as shown on this plan.
17. Fabric shall be installed as shown on this plan.
18. Fabric shall be installed as shown on this plan.
19. Fabric shall be installed as shown on this plan.
20. Fabric shall be installed as shown on this plan.

RAILINGS BRACING ANCHORS  
Design to provide bracing for  
anchorage within wall cavity.  
1/8" dia.

RAILINGS BRACING ANCHORS  
Design to provide bracing for  
anchorage within wall cavity.  
1/8" dia.

**civil engineer:**  
 Steven Adams Engineering  
 13340 Ave. 138, Suite 100  
 Irvine, CA 92618  
 949.261.1331  
 www.blackbirdarch.com

**mechanical engineer:**  
 Steven Adams Engineering  
 13340 Ave. 138, Suite 100  
 Irvine, CA 92618  
 949.261.1331  
 www.blackbirdarch.com

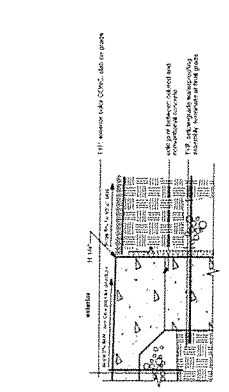
**electrical engineer:**  
 Steven Adams Engineering  
 13340 Ave. 138, Suite 100  
 Irvine, CA 92618  
 949.261.1331  
 www.blackbirdarch.com

**fire protection engineer:**  
 Steven Adams Engineering  
 13340 Ave. 138, Suite 100  
 Irvine, CA 92618  
 949.261.1331  
 www.blackbirdarch.com

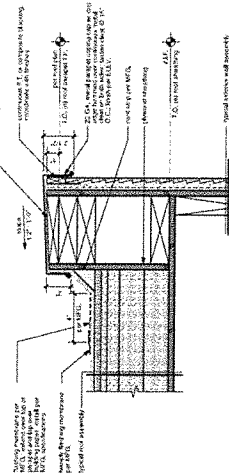
**structural engineer:**  
 Steven Adams Engineering  
 13340 Ave. 138, Suite 100  
 Irvine, CA 92618  
 949.261.1331  
 www.blackbirdarch.com



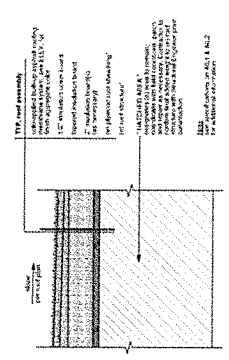
**Details**



**1**  
 Typ. Exterior Slab Edge  
 1/2" x 1/2"



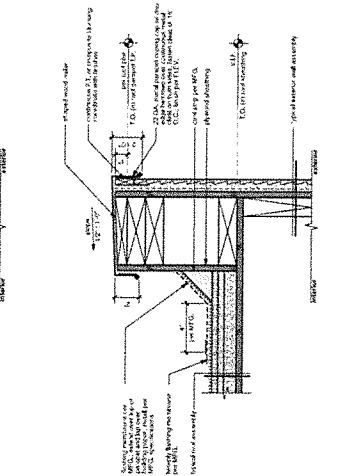
**3**  
 Typ. Exterior Concrete Slab on Grade Detail  
 1/2" x 1/2"



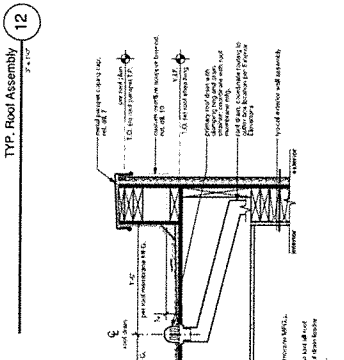
**6**  
 Typ. Exterior Plaster Wall Assembly  
 1/2" x 1/2"



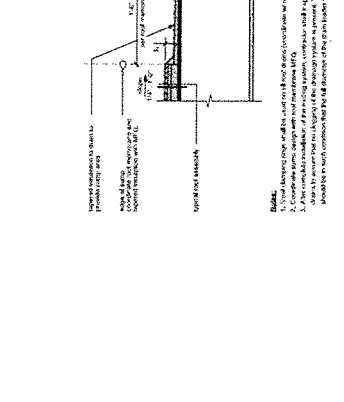
**2**  
 Typ. Foundation @ Adjacent Grade Detail  
 1/2" x 1/2"



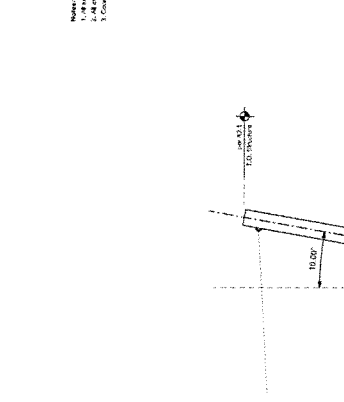
**7**  
 TYP. Parapet / Roof Edge Detail  
 1/2" x 1/2"



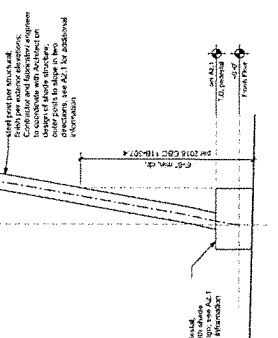
**11**  
 Typ. Roof Drain Detail  
 1/2" x 1/2"



**10**  
 Typ. Roof Overflow Scupper Detail  
 1/2" x 1/2"



**5**  
 Typ. Double Weep Screen  
 1/2" x 1/2"



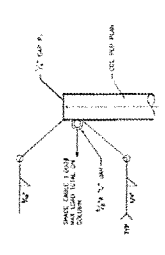
**13**  
 Typ. Shade Sail Structure  
 1/2" x 1/2"

**1**  
 Typ. Foundation @ Hardscape Detail  
 1/2" x 1/2"

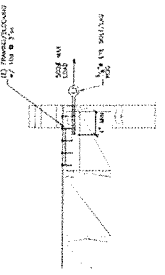
**Not Used**  
 1/2" x 1/2"

**Not Used**  
 1/2" x 1/2"

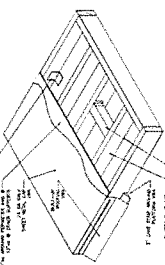
**Not Used**  
 1/2" x 1/2"



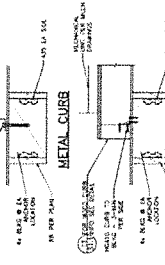
SHADE TO POST



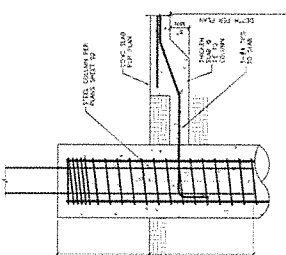
SHADE ATTACHMENT AT WALL



MECH. EQUIPMENT PLATFORM



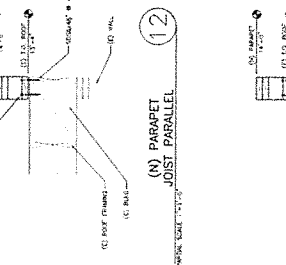
MECHANICAL CURB CONN



COLUMN FOOTING



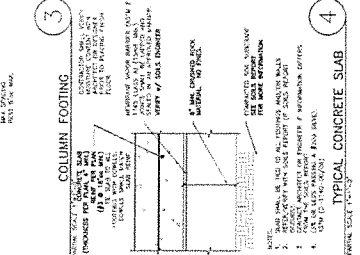
FOOTING AT PAVED EDGE



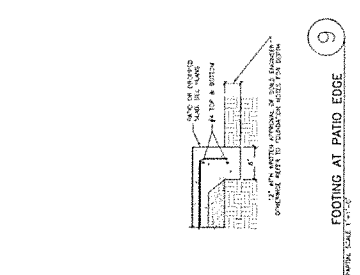
(N) PARAPET - JOIST PARALLEL



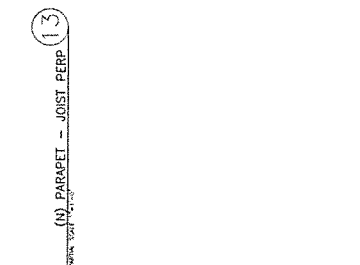
TYPICAL "SET-XP" EPOXY REBAR IN CONCRETE



TYPICAL CONCRETE SLAB



TYPICAL "SET-XP" EPOXY REBAR IN CONCRETE

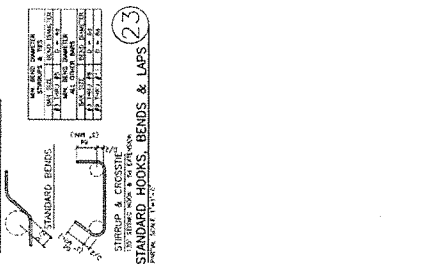
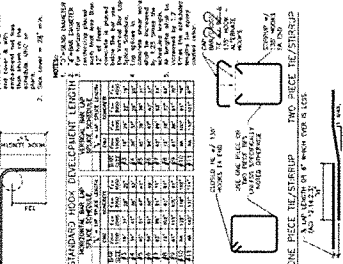


TYPICAL "SET-XP" EPOXY REBAR IN CONCRETE



TYPICAL "SET-XP" EPOXY REBAR IN CONCRETE

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	CONCRETE	1.00	CU YD	120.00
2	STEEL	1.00	TON	1000.00
3	FORMWORK	1.00	SQ YD	15.00
4	REINFORCEMENT	1.00	TON	1000.00
5	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
6	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
7	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
8	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
9	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
10	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
11	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
12	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
13	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
14	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
15	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
16	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
17	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
18	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
19	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
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48	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00
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50	ADDITIONAL REINFORCEMENT	1.00	TON	1000.00



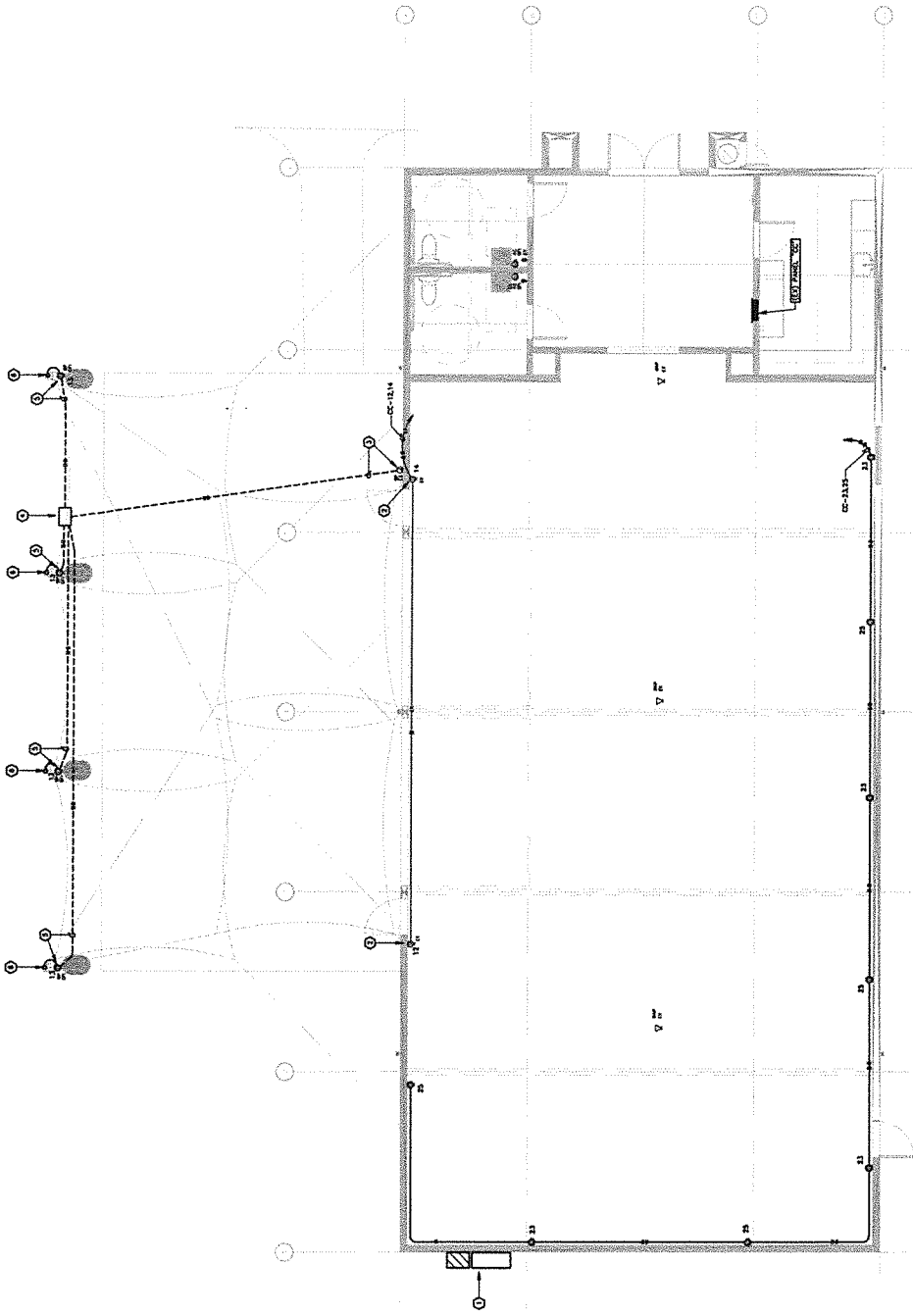






SHEET NOTES LEGEND

- 1. EXISTING BRACKETS AND EXTERIOR MOUNTING HARDWARE TO REMAIN. PROVIDE ALL EXISTING PANELS AND BRACKETS THAT ARE TO REMAIN IN EXISTING SURFACE. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS.
- 2. EXISTING RECEIPT/FEED.
- 3. LOCATE EXISTING JUNCTION BOX. PROVIDE TWO IN-TYPE FOR AROUND EXISTING JUNCTION BOX. PROVIDE TWO IN-TYPE FOR AROUND EXISTING RECEIPT/FEED. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS.
- 4. PROVIDE AN IN-TYPE PULL BOX WITH COORDINATE RATED I/O. PROVIDE IN-TYPE CHANGES AS NEEDED. COORDINATE PULL BOX LOCATION WITH EXISTING FIELD CONDITIONS.
- 5. PROVIDE A 1/2" X 2" IN-TYPE PULL BOX TO AROUND EXISTING AS NEEDED. PROVIDE TWO IN-TYPE FOR AROUND EXISTING JUNCTION BOX. PROVIDE TWO IN-TYPE FOR AROUND EXISTING RECEIPT/FEED. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS. PROVIDE TWO IN-TYPE FOR AROUND EXISTING JUNCTION BOX. PROVIDE TWO IN-TYPE FOR AROUND EXISTING RECEIPT/FEED. COORDINATE ALL WORK AND LOCATIONS WITH EXISTING FIELD CONDITIONS.
- 6. PROVIDE COMBUSTIBLE IN-TYPE PULL BOX TO LIGHT ABOVE. SEE SHEET E2.1.



NOTE: COORDINATE LOCATION OF RECEIPT/FEED WITH OWNER PRIOR TO CONSTRUCTION. COORDINATE INSTALLATION WITH REMOVAL OF EXISTING EXTERIOR PLASTER AND BUILDING PAPER.



POWER PLAN  
Scale: 1/4"=1'-0"

Isla Vista Community Center Phase 2

DNV Engineering Inc.  
San Francisco, CA  
94111

DNV Engineering Inc.  
San Francisco, CA  
94111

ELECTRICAL  
POWER PLAN

E2.0

DATE: 03.20.2018

**ANE**  
Alan Noelle Engineering  
1400 14th Street, Suite 200  
San Francisco, CA 94101  
Phone: 415.399.1144  
Fax: 415.399.1157  
www.alannoelle.com

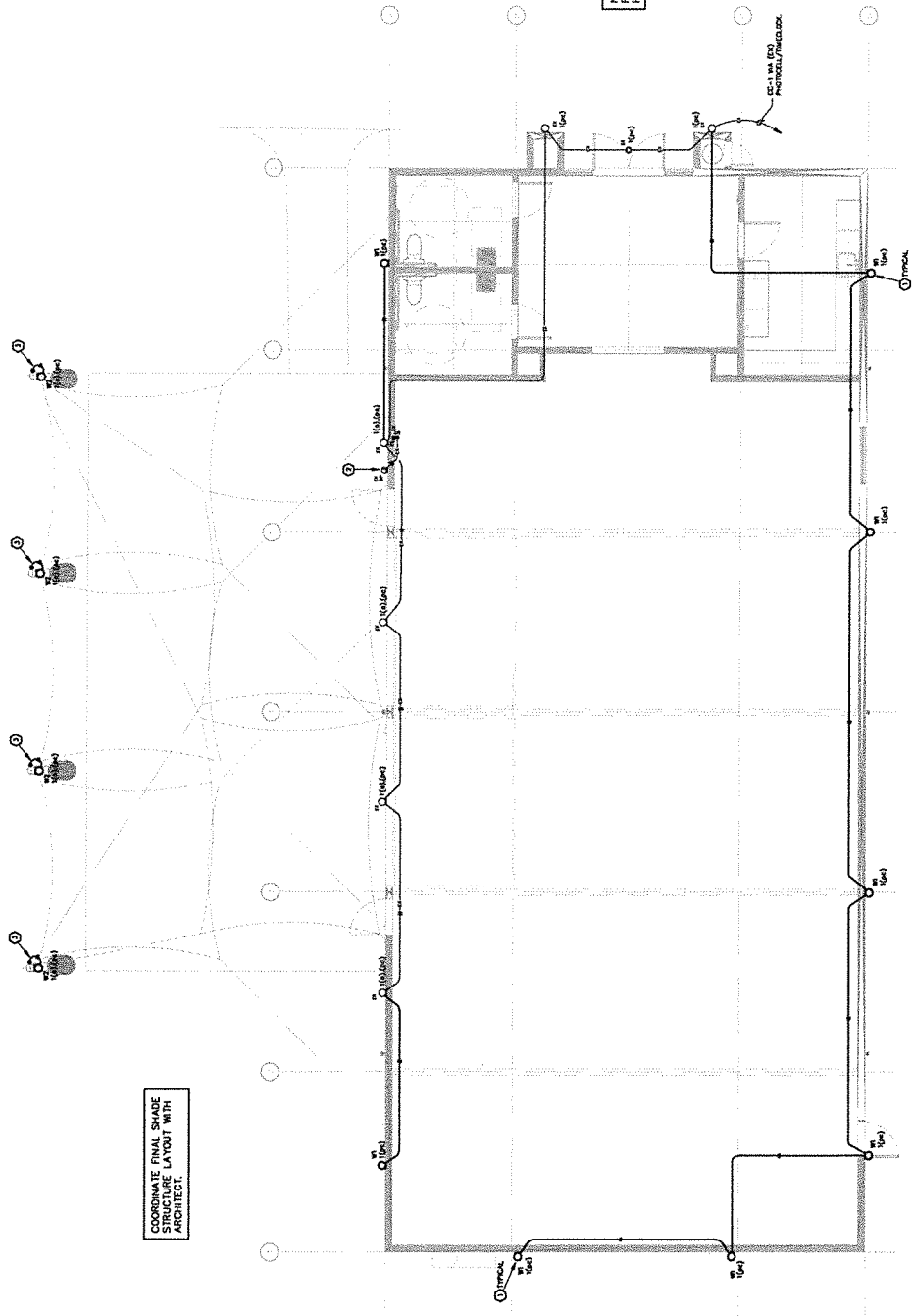


**SHEET NOTES LEGEND**

- ① REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA.
- ② REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA.
- ③ REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA.
- ④ REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA.
- ⑤ REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA. REMOVE ALL EXISTING LIGHTING FROM THIS AREA.

COORDINATE FINAL SHADE  
STRUCTURE LAYOUT WITH  
ARCHITECT

NOTE: REMOVE ALL EXISTING ROOFTOP SECURITY LIGHTING  
FIXTURES, LED TAPE LIGHT, AND CONDUIT FEEDING SAID  
FIXTURES FROM ROOF AND EAVES.



**LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"



**ANE**  
Alan Noelle Engineering  
2115 Wilshire Blvd.  
Santa Monica, CA 90404  
Phone: 310.310.1111  
Fax: 310.310.1112  
www.alannoelle.com



2008-0041355

RECORDING REQUESTED BY  
CHICAGO TITLE

Recorded REC FEE 6.00  
Official Records  
County of  
Santa Barbara  
Joseph E. Holland

RECORDING REQUESTED BY:  
COUNTY OF SANTA BARBARA

WHEN RECORDED RETURN TO:  
County of Santa Barbara  
Department of General Services  
Office of Real Estate Services  
1105 Santa Barbara Street  
Santa Barbara, CA 93101

08:00AM 14-Jul-2008 Page 1 of 4

No Fee per Cal. Gov. Code 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$.....  
] COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
] COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES  
REMAINING THEREON AT TIME OF SALE.

Assessor's Parcel Numbers: 075-163-11-017

GRANT DEED

*Mary Jensen* CHICAGO TITLE  
Signature of declarant or agent determining tax - firm name

For valuable consideration, SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit corporation, hereby grants to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a body corporate and public, fee title to all of that certain real property located in the unincorporated area of the County of Santa Barbara, California, more particularly described in Attachment "1" hereto, incorporated herein by this reference.

IN WITNESS WHEREOF, SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit corporation, has executed this Grant Deed on the 4th day of JULY, 2008.

GRANTOR  
SAINT ATHANASIUS ORTHODOX CHURCH

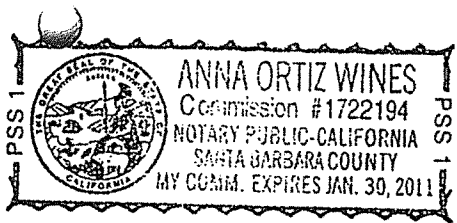
By: *Fr. Kurt Speier*

Fr. Kurt Speier

Name

SENIOR PASTOR

Title



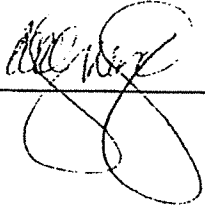
State of California )  
County of Santa Barbara )

On JULY 4, 2009 before me,  
ANNA ORTIZ WINES, Notary Public (here insert name and title of the officer),  
personally appeared Kurt Speier\*\*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

Escrow No.: 08-77602610-LC  
Locate No.: CACTI7742-7742-4776-0077602610  
Title No.: 08-77602610-KJ

## EXHIBIT "A"

### PARCEL ONE:

Lots 4 and 5 of the Orr Commercial Center, in the County of Santa Barbara, State of California, as per map recorded in Book 40, at Page 55 of Maps, in the office of the County Recorder of said County.

The exterior boundaries thereof being described as follows:

Beginning at the Northwestern corner of Lot 5 of the Orr Commercial Center, in the County of Santa Barbara, State of California, as per map recorded in Book 40, Page 55 of Maps in the office of the County Recorder of said County, said corner also being on the Easterly right of way line of Embarcadero Del Mar and at the beginning of a curve concave to the North having a radius of 215.00 feet, which curve is also tangent to the Easterly line of Embarcadero De Mar; thence Southeasterly 225.14 feet along said curve (through an angle of 60° 00' 00") to a point on the Northerly right of way line on Trigo Road, said point also being the Southeasterly corner of Lot 4 of said map; thence N 30° 00' 00" E 215.00 feet along the Southeasterly boundary line of said Lot 4 to a point, said point being the common lot corner of said Lots 4 and 5 and said point also being the center of the circle of which said curve is an arc of the circumference; thence West 215.00 feet along the Northerly boundary line of said Lot 5 to the point of beginning.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances, in and under said land, as reserved by deed from James D. Crawford, et ux., to Matt Orr, a widower, recorded October 20, 1944 in Book 626, Page 322 of Official Records, which deed provides as follows:

"Together with the right of entry to develop and remove said substances".

### PARCEL TWO:

A non-exclusive right of way for road and public utility purposes along that portion of "Athletic Park" as shown on the Map of Ocean Terrace Tract, recorded in Book 15, Pages 101, 102 and 103 of Maps, in the office of the County Recorder of said County, and that portion of the Orr Commercial Center above mentioned, described as a whole as follows:

Beginning at a point on the Northerly line of said "Athletic Park", a distant 200 feet Westerly of the West line of Embarcadero Del Norte, as shown on said map, said point being the Northwest corner of the land described in the deed from Matt Orr, et al., to J.R. Pinkham, et ux., recorded February 1, 1956 as Instrument No. 1894 in Book 1359, Page 105 of Official Records; thence Southerly along the Westerly line of the land described in said deed to Pinkham and the Southerly prolongation thereof, a distance of 265.31 feet to the beginning of a curve to the left having a radius of 20 feet and a delta of 41° 24' 30" thence along the arc of said curve, Southerly for a distance of 14.45 feet to the beginning of a reverse curve to the right having a radius of 40.00 feet and a delta of 262° 49'; thence along the arc of said reverse curve, Southerly, Westerly and Northerly for a distance of 183.47 feet to the beginning of a reverse curve to the left having a radius of 20.00 feet and a delta of 41° 24' 30"; thence Northerly along the arc of said curve, 14.45 feet; thence Northerly along a line parallel with and 50 feet Westerly of the first course of this right of way, measured at right angles thereto, 265.31 feet to the Northerly line of "Athletic Park"; thence Easterly along said Northerly line 50.00 feet to the point of beginning.

Excepting from said Parcel Two that portion thereof included within the lines of said Parcel One.

### PARCEL THREE:

A private driveway easement, for ingress and egress over, upon or on the Southerly 10 feet of Lot 6 of Orr Commercial Center as said easement is described in easement agreement recorded September 17, 1962 as Instrument No. 38929 in Book 1952, Page 408 of Official Records, in the office of the County Recorder of said County.

APN: 075-163-17

CERTIFICATE OF ACCEPTANCE

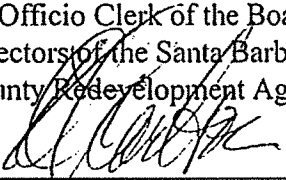
STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the GRANT DEED, dated June 4, 2008, from SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit public benefit corporation, as Grantor, to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a public body corporate and politic, as Grantee, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Redevelopment Agency on June 17, 2008, and the Santa Barbara County Redevelopment Agency consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this 17<sup>th</sup> day of June, 2008

MICHAEL F. BROWN  
CLERK OF THE BOARD and  
Ex Officio Clerk of the Board of  
Directors of the Santa Barbara  
County Redevelopment Agency

  
Deputy Clerk