Master Plan Study

Cuyama Community Center
County of Santa Barbara

September 24, 2007
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SECTION 1: EXECUTIVE SUMMARY

In April of 2007, the County of Santa Barbara engaged the Austin Company to assist them in developing a Master Plan Study for a proposed Community Center to be located in New Cuyama, California. The desired functions identified by the County for the Cuyama Community Center include an Aquatics Complex, Gymnasium and Multipurpose Facility, Library, Health Clinic, Family Resource Center, Athletic Fields, Recreational Park, and Parking.

The Austin Company began the Master Planning process by meeting with representatives from the community of New Cuyama and the County in mid May to develop and confirm the program of requirements. Representatives included the New Cuyama Recreation District, Cuyama Joint Unified School District, County Planning and Development, County Parks Department, and County General Services. In addition, Austin toured the City of Atascadero’s new Recreation Center which had been identified by the County as a model for the New Cuyama facility. Concurrently, Austin researched the applicable code and zoning impacts that will or may affect the Master Plan.

The site for the Master Plan Study initially selected by the County is a 13 acre parcel just south of Highway 166, east of Hubbard Avenue, and west of Santa Barbara County’s Richardson Park. The site currently houses community softball, baseball, and football fields as well as a large undeveloped area to the south of these fields. During the investigation process to purchase the property, the County discovered the existence of an endangered species, the San Joaquin Kit Fox. Multiple dens were found in the center of the undeveloped portion of the site. After reviewing the biologist’s report, the County opted to abandon this site for immediate development and asked the Austin Company to study the feasibility of locating the Community Center on the county’s property located immediately south of Richardson Park.

Several Master Plan options were developed for this new site and presented to the community at a public hearing held on July 12, 2007 in New Cuyama. The consensus of the public was to locate the proposed Aquatics Complex adjacent to Wasioja Street and the Gymnasium and Multipurpose facility to the east end of the site. In addition, it was requested that the Aquatics Complex should be designed to be family oriented.

The Master Plan identifies three phases of work to be completed over a three to four year period. Phase 1 consists of the Aquatics Complex and associated parking which is anticipated to be operational by September 2008. Phase 2 consists of a tensile shade structure over the existing children’s play equipment in Richardson Park, and removable traffic bollards to be placed at the north and south ends for Wasioja Street. This work is planned for fiscal year 2009. Phase 3 consists of the Gymnasium and Multipurposed Facility, Library, Health Clinic, Family Resource Center, and additional parking. This work is planned for fiscal year 2010.

The Austin Company has developed probable project cost summaries for the Cuyama Community Center based on the scope of work as outlined by the program of requirements, site and utilities information, code and zoning Requirements, and the Master Plan and phasing plans.

- Phase 1 Aquatics Complex $1,820,000
- Phase 2 Shade Structure and Traffic Bollards $360,000
- Phase 3 Gymnasium and Multipurpose Facility $7,800,000
SECTION 2: PROGRAM OF REQUIREMENTS

This section contains programmatic requirements for the Cuyama Community Center. The requirements were obtained from user interviews and information collected from other county departments and are summarized in this section.
PROPOSED PROGRAM OF REQUIREMENTS

- AQUATICS COMPLEX
  - 34 foot by 50 foot Recreational Pool
  - 24 foot diameter Wading Pool
  - Wet Play Area
  - Restroom, Showers, and Pool Equipment Building

- GYMNASIUM & MULTIPURPOSE FACILITY
  - One Basketball Court and Four Overlay Courts
  - Exercise / Dance Multi-Purpose Studio
  - Multi-Purpose Classroom
  - Multi-Purpose Conference Room
  - Teen Center
  - Family Resource / Child Care Center
  - Kitchen
  - Restrooms
  - Outdoor Skating Area
  - Outdoor Climbing Wall

- LIBRARY
  - 1,000 Square Feet (50% larger than existing library)

- HEALTH CLINIC
  - 2,000 Square Feet (50% larger than existing library)

- SHADE STRUCTURE FOR EXISTING CHILDREN’S PLAYGROUND
  - Tensile Fabric Shades
SECTION 3: EXISTING SITE AND UTILITIES

General

The site is located to the northeast of the intersection of Morales Street and Wasioja Street in the community of New Cuyama, APN 149-040-003. The site is generally un-developed and is approximately 2,160 feet above sea level.

Dimensions & Acreage

The site ranges from 270 feet in length, north-to-south at the west end of the site to 200 feet at the east end; and ranges in width from 430 feet, east-to-west at the north end of the site to 680 feet at the south end. Acreage is calculated at approximately 3.5 acres.
Seismic Issues

The subject site is located in Seismic Zone 4 in accordance with the Uniform Building Code. The primary seismic hazard to the site is the possibility of ground shaking and ground failure due to earthquakes originating on any one of the active faults in the region. One major fault zone, the San Andreas Fault Zone, is approximately 20 miles to the north of the site. Three fault strands are within 40 miles of the site; the Big Pine Fault, to the southeast, the Santa Ynez East fault segment, to the south, and the Santa Maria River fault to the southwest.

Topography

The site topography is generally flat with the high point located at the southeast corner and sloping approximately 5 feet to the northwest corner.

Based on visual observations, it does not appear that the site is subject to offsite drainage impacts. It is anticipated that utilization of the adjacent arroyo drainage system will be able to accommodate site runoff.

The FEMA Flood Insurance Rate Map identifies the site to be within Flood Zone AO which is defined as an area inundated by 1% annual chance flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 0 to 1 feet.

Climatic

Winter Temperatures: Average highs 60 to 65 degrees, average lows 30 to 35 degrees
Spring Temperatures: Average highs 70 to 80 degrees, average lows 45 to 55 degrees
Summer Temperatures: Average highs 90 to 95 degrees, average lows 50 to 55 degrees
Fall Temperatures: Average highs 65 to 85 degrees, average lows 35 to 55 degrees

The prevailing winds are from the northwest.
Utilities

According to the Cuyama Community Services District, there is an 8 inch sewer line and 6 inch water line under Morales Street and a 6 inch sewer line and 4 inch water line under Warioja Street. These should be sufficient to accommodate the proposed Aquatics Complex and Multiple Purpose Facility.

Electrical power is available from PG&E overhead lines at the southern boundary of the site.

According to Southern California Gas Company there is a 4 inch natural gas line running under the north side of Morales street which is sufficient to serve the needs of the proposed Community Center.
Photos of Site

View from Wasioja Street looking South toward Morales Street

View from Wasioja Street looking East (Richardson Park is on the left)
View from Wasioja Street looking North toward Richardson Park

View from Richardson Park looking south toward the site
SECTION 4: CODE AND ZONING REQUIREMENTS

Zoning

The site is zoned for Recreational use. The proposed facilities associated with the Community Center fall within the guidelines established by the Santa Barbara County Land Use Development Code and does not require a Conditional Use Permit (Article III of the Inland Zoning Ordinance, Sec. 35-201, item 2).

Setbacks

Recreation Zone Development Standard Setbacks:

- Front Setback: 50 feet from road centerline
- Rear Setback: 10 feet
- Side Setback: 10 feet, 25 feet on a lot abutting residential

Site Coverage

- 20% maximum percentage of net site area covered by structures

Building Height

- 25 feet maximum
Landscaping

- Where nonresidential parking areas abut residentially zoned or developed property, a wall or solid fence not less than five feet in height shall be constructed and maintained between the parking area and the adjoining residentially zoned or developed property.

- The design of the parking area should make the best use of the growth and shade provided by existing trees on the project site.

- Screening shall be provided adjacent to all lot lines consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height. Fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the review authority if the adjacent property already has provided a solid wall not less than four feet in height.

Parking

- Number of required spaces for a Public Swimming Pool are as follows:
  1 space per 200 square feet of pool area and
  1 space per 500 square feet of area related to the pool and facilities

- Number of required spaces for a Gym are as follows:
  1 space per 300 square feet of gross floor area

- Number of required spaces for a Medical Clinic are as follows:
  1 space per 200 square feet of gross floor area

- Number of required spaces for a Library are as follows:
  1 space per 2 employees and;
  1 space per 300 square feet of gross floor area

Building Codes

- 2001 California Building Code (CBC)
- 2004 California Electrical Code (CEC)
- 2001 California Mechanical Code (CMC)
- 2001 California Plumbing Code (CPC)
- 2001 California Fire Code (CFC)
- Swimming Pool Safety Act (California State Health and Safety Code, Sections 115920 – 115929)
- Americans with Disabilities Act (ADA) Standards
SECTION 5: MASTER PLAN CONCEPTS & PHASING

Using the program of requirements, existing site and utility information, and taking into consideration the zoning and code requirements, The Austin Company has developed a proposed Master Plan for the Cuyama Community Center. This plan has evolved over a three month period in response to both community participation and county review.

The functions of the community center take advantage of the existing elements of Richardson Park and the adjacent arroyo, as well as the proposed vehicular and pedestrian circulation routes. The Aquatics Complex is located at the “front” of the site at the intersection of Wasioja Street and the proposed parking lot for both the pool and the Gymnasium and Multi-purpose Facility. The restroom/shower/pool equipment building is strategically placed at the west end of the property to help shield the pool from dust kicked up by the prevailing winds.

The Gymnasium and Multi-purpose Facility is located to the “back” of the site overlooking the arroyo to the northeast and Richardson Park to the northwest. The Library has been situated to take advantage of views into Richardson Park and the Health Clinic has been placed directly adjacent to the parking lot, purposefully out of public view from both the pool and the park area.

The parking lot and landscape edge act as a buffer between the Community Center and the existing residential area to the south. At the east end of the parking lot is a turn-around and drop-off area for the Gymnasium and Multi-purpose Facility.

The plan also calls for the addition of a tensile “sail” shade structure over the existing children’s play equipment. This will allow children to use the equipment during those hot summer days. With the safety of the children in mind, removable bollards are proposed for the north and south ends of Wasioja Street to prevent travelers from Highway 166 traversing through the site to utilize the restroom facilities.

The master plan identifies three phases of work to be completed over a three to four year period. Phase 1 consists of the Aquatics Complex and associated parking which is anticipated to be operational by September 2008. Phase 2 consists of the tensile shade structure and removable bollards planned for fiscal year 2009. Phase 3 consists of the Gymnasium and Multi-purposed Facility which is planned for fiscal year 2010.

The conceptual master plan and proposed phasing plans are located on the following pages, which graphically describes the proposed community center.
Phase 1 Plan

Legend

1. Gym / Recreation Center
2. Health Clinic
3. Library
4. Toilet / Equipment Building
5. Aquatics Complex
6. Existing Baseball / Bleachers
7. Existing Football / Bleachers
8. Existing Children’s Playground / New Shade Structure
9. Existing Basketball Courts
10. Existing Passive Recreation Area
11. Existing Health Clinic
12. Existing Library
13. Existing Fire Station
14. Existing Sheriff Substation
15. Existing Picnic Table Shade Structure
16. Existing Restrooms
17. New Pedestrian Bridge
18. New Removable Bollards
19. Existing Fox Den

To: High School
Phase 2 Plan

Legend

1. Gym / Recreation Center
2. Health Clinic
3. Library
4. Toilet / Equipment Building
5. Aquatics Complex
6. Existing Baseball / Bleachers
7. Existing Football / Bleachers
8. Existing Children's Playground / New Shade Structure
9. Existing Basketball Courts
10. Existing Passive Recreation Area
11. Existing Health Clinic
12. Existing Library
13. Existing Fire Station
14. Existing Sheriff Substation
15. Existing Picnic Table Shade Structure
16. Existing Restrooms
17. New Pedestrian Bridge
18. New Removable Bollards
19. Existing Fox Den
Phase 3 Plan

Legend

1. GYM / RECREATION CENTER
2. HEALTH CLINIC
3. LIBRARY
4. TOILET / EQUIPMENT BUILDING
5. AQUATICS COMPLEX
6. EXISTING BASEBALL / BLEACHERS
7. EXISTING FOOTBALL / BLEACHERS
8. EXISTING CHILDREN'S PLAYGROUND / NEW SHADE STRUCTURE
9. EXISTING BASKETBALL COURTS
10. EXISTING PASSIVE RECREATION AREA
11. EXISTING HEALTH CLINIC
12. EXISTING LIBRARY
13. EXISTING FIRE STATION
14. EXISTING SHERIFF SUBSTATION
15. EXISTING PICNIC TABLE SHADE STRUCTURE
16. EXISTING RESTROOMS
17. NEW PEDESTRIAN BRIDGE
18. NEW REMOVABLE BOLLARDS
19. EXISTING FOX DEN
SECTION 6: PROBABLE COST ESTIMATE

The Austin Company developed probable project cost summaries for the Cuyama Community Center based on the scope of work as outlined by the Program of Requirements included in Section 2, the Site and Utilities information included in Section 3, the Code and Zoning Requirements included in Section 4, and the conceptual plans included in Sections 5.
### MULTIPLE CONTRACT AWARDS

**ORDER of MAGNITUDE COST ESTIMATE**

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*Escalation 6% per Year to Mid-Point of Construction*

*Extended General Conditions Due to Phasing*

| Estimated Project Construction Cost | 1,820,000 | 360,000 | 7,800,000 | 9,980,000 |

* Includes County Design & Construction Contingency of 20%.

** Parking included in above line items totals:

*** Excludes any off site work.