Junior College Construction Act Of 1967
1974-75

PROJECT PLANNING GUIDE
For
SITE ACQUISITION

Santa Barbara Community College District
Santa Barbara City College
February 8, 1973
1974-75

Project Planning Guide

SITE ACQUISITION

Santa Barbara City College

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II. JCAF 32

III. SITE PLAN
I. PROJECT DESCRIPTION

Statement: This Project Planning Guide is a request for support of the acquisition of thirty-four (34) acres of land adjacent and southwest of the existing Santa Barbara City College campus.

Historical Perspective: The Santa Barbara Community College District has attempted to obtain all or part of the proposed site several times since 1961. Repeated attempts for Local Bonds for this purpose have failed. The District has included a Site Acquisition in its current Ten Year Construction Plan as well as in previous years.

The recent difficulty of obtaining approvals for private development by the owners, a concern by the community as well as our staff for congestion in and around the existing campus, and the reduced enrollment projections by the State Finance Committee have made apparent to the District the extreme need to expand our existing campus of approximately forty-three (43) acres to seventy-seven (77) acres by the acquisition of the proposed thirty-four (34) acres adjacent to the campus. The reduced enrollment projections no longer make a second campus in this district feasible. This will be the last opportunity for the District to obtain adjacent property for expansion of the existing campus.

The property has been and still is the most economically feasible method of solving the problems of congestion and continuation of the educational program in the Santa Barbara Community College District.

Master Plan: The District Master Development Plan prepared in 1962 lists two major obstacles in the path of proper development of the existing campus. These are (1) lack of sufficient area for expansion and (2) lack of sufficient parking area. A temporary solution was joint use of adjoining city park areas for physical education purposes, which will continue. There is also a joint use of existing city parking adjacent to the Harbor. The expansion and development of the Harbor area plus increased student enrollment have exhausted the parking space that was available and is creating problems of access to the Harbor and beach facilities.

Campus Size: The proposed site acquisition of thirty-four (34) acres added to the existing forty-three (43) acre campus would provide adequate space for total development of facilities required for the educational program of this district. The anticipated capacity for Day-Graded enrollment on this campus would be 6,000. The District conducts many off-campus programs in the community and will continue to expand these programs to meet community needs. According to projections in the BD 240 and our assessment of facility needs, the community can be served from one central campus.
Physical Features: The proposed Site Acquisition includes three parcels of land.

PARCEL A. Eight (8) acres held by Liberty Savings & Loan bounded on the northwest by Liberty Drive, the northeast by a natural drainage channel heavily wooded, the southeast by twenty-three (23) acres held by Home Savings & Loan, and the southwest by existing residences and apartments.

PARCEL B. Twenty-three (23) acres held by Home Savings & Loan bounded on the northwest by the above mentioned property, the northeast by Loma Alta Drive, the southeast by the cliffs overlooking Shoreline Drive, and the southwest by existing apartments.

PARCEL C. Three (3) acres held by Harbor HTS Manor bounded on the northwest by existing apartments, the northeast by Loma Alta Drive, the southeast and southwest by the natural drainage channel mentioned above.

(See enclosed topographical map for location of parcels and of relationship to existing campus.)

The property is situated on a mesa with a steep bluff along the southeast line of the property which drops 60 to 70 feet to the beach below.

The mesa as a whole slopes gently down to the southeast. Some portions are nearly level and others are gently rolling. There are two ravines, however, on the property. One is quite large and runs east and west across the northerly portion of the property with moderate to steeply sloping sides. The second ravine is small and extends into the property a short distance in a westerly direction from a point near the east corner of the property.

This property plus the existing five (5) acre apartment site which is in the immediate geographic area has approximately 25.38 acres of slope less than 25% and the area of slope in excess of 25% is approximately 11.98 acres. This 11.98 acres is included primarily in the large ravine in the northerly portion of the property. This large ravine divides the proposed site from the existing apartment site.

The property has a broad and excellent view over the beach and ocean to the south and southeast.

Tests: Development of the major portion (23 acres) of the property was complete with site engineering and plan approval for 477 apartment units
PROJECT DESCRIPTION (cont'd.)

Tests: (cont'd.) when a public appeal overturned previous approvals on the basis of environmental impact to the community and the college. Additional surveys and testing will be conducted by the District. The total acreage was owned by the University until 1962 and previous survey and appraisals have been retained by the Santa Barbara Community College District.

Utilities: All utilities are in or are closely adjacent to the subject property with service available.

A 10 inch vitrified clay sewer line is situated along the south line of the subject property and a new 21 inch line is approximately 65 feet south of the 10 inch line. In addition a 6 inch steel sewer line is situated just north of Cliff Drive. Service from the subject property to this 6 inch line would require a sewer pump. The other lines could be used with gravity flow.

Domestic water supply is available from a 12 inch line adjacent to the northwest corner of the subject property. There is also a 6 inch line which crosses Cliff Drive approximately 200 feet east of the subject property to serve the City College.

Electric and telephone lines are situated on the north side of Cliff Drive and along the west line of Loma Alta Drive.

Streets: Cliff Drive, which adjoins the property at the north, has a minimum dedicated width of 120 feet and widens considerably at various points in order to maintain street side slopes. It is a 4-lane road macadam paved 60 feet in width. It is improved in part with concrete curbs and gutters and part with rolled macadam curbs. There is a macadam sidewalk abutting the subject property. Parking is prohibited along the east half of the subject property Cliff Drive frontage.

Loma Alta Drive which extends along the east line of the subject property has an 80 foot minimum dedicated width and widens in certain points in order to maintain street side slopes. It is a 2-lane macadam paved road. There are no curbs, gutters or sidewalks.

Del Mar Avenue and Del Sol Avenue terminate at the west line of the subject property. They are dedicated 50 feet in width and are paved 33 feet.

Shoreline Drive extends from its intersection with Loma Alta Drive at the southeasterly corner of the subject property in a westerly direction along the foot of the bluff on city property. The area between the foot of the bluff and Shoreline is paved for parking purposes and the area westerly is reserved for beach purposes.
District: Santa Barbara Community College  College: Santa Barbara City

Project: Site Acquisition

PROJECT DESCRIPTION (cont'd.)

Location & Surrounding Area: The subject property is located at the southwest corner of Cliff Drive and Loma Alta Drive in the City of Santa Barbara, Santa Barbara County, California.

The property is situated on a high bluff above the City beach and the Pacific Ocean. It is approximately 1,200 feet northwest of the Santa Barbara Yacht Harbor and immediately west of Santa Barbara City College.

The district in which the subject property is located has mixed land use. Immediately south of the property, there is paved public parking area and sandy beach fronting on the Pacific Ocean. East of this beach, approximately 1,200 feet southeast of the subject property, is the Santa Barbara Yacht Anchorage and Harbor. Facilities here include mooring or docks for approximately 510 boats, a fuel service dock, work dock, tackle shop, restaurant, radio and electronics shop, fishing equipment shop, Naval Reserve Armory, Harbor Master's office, boat repair sales yard, yacht club and Municipal Plunge.

The existing Santa Barbara City College campus is situated immediately east of the subject property at the southeast corner of Cliff Drive and Loma Alta Drive. A school is located on the northeast corner of Cliff Drive and Loma Alta, and the property directly opposite the subject property to the north is vacant. Apartment and single family residential land use is scattered along the north side of Cliff Drive and the area north of Cliff Drive.

The area immediately west of the subject property is for multiple family residential use. A number of small to medium size two-story apartments have been constructed in this area.

Climate:

Average summer temperature  75 deg.
Average daily high temperature - summer  75 deg.
Average minimum - summer  55 deg.
Average high temperature - winter  65 deg.
Average minimum temperature - winter  40 deg.
Normal rainfall  16 in.
Maximum seasonal rainfall  40 in.
Minimum rainfall  6 in.

Storm winds generally are from the West and Northwest. Prevailing winds are from the South and Southwest.
District: Santa Barbara Community College  
College: Santa Barbara City  
Project: Site Acquisition  

PROJECT DESCRIPTION (cont'd.)

Value: An appraisal by Hults & Whittlesey in May 1962 indicated a value of $34,908 per acre for the total property.

APPRAISAL

Hults & Whittlesey (37.24 ac.) May 1962 $34,908 / acre
Hults & Whittlesey (11.5 ac.) April 1964 $46,522 / acre
Sale of 8 ac. (PARCEL "A") 1972 $87,500 / acre
Estimated Value 1973 $100,000 / acre

An independent appraisal of the property will be made by the District prior to submittal of the Preliminary Plan Package in October 1973.

Site Improvement Cost Factors: The majority of the site has been cleared, graded, and compacted for the owners previous apartment project. No special soil conditions are anticipated in converting the site to District facilities. A 36" concrete drainage channel will be required to facilitate the natural flow of ground water on the site.

Schedule:

Secure Options With Owners  
Bond Election  February 1973  
Agreement With Owners  April 1973  
Preliminary Plan Package  May 1973  
Release of State Funds  October 1973  
Site Purchase  July 1974  

Funding: The funding of this project is anticipated by State Finance with matching District funds by Local Bond. The Local Bond issue is scheduled for April 17, 1973.

Prepared by: Don Trent  
Date: February 8, 1973
The California Community Colleges
Fiscal Affairs, Facilities Planning
JCAF 32 (PPG 9/72)

District  Santa Barbara Community
College  Santa Barbara City
Project  Site Acquisition

COST ESTIMATE FOR 1974-75 CONSTRUCTION PROGRAM
ENR 1850

1. Site
   a. Purchase price of property
   b. Appraisals
   c. Costs incurred in escrow
   d. Surveys
   e. Other costs
   Total (acquisition of Site) $3,060,000

2. Plans
   a. Architect's fee for plans
   b. Office of Architecture, plan check fee
   c. Community College, plan check fee
   d. Preliminary tests
   e. Other costs
   Total plans

3. Construction
   a. Site Development
      (1) Utility Service
      (2) Site development service
      (3) Site development general
   b. Reconstruction
   c. New Construction (Building)
      (1) General Work
      (2) Mechanical
      (3) Plumbing
      (4) Electrical
      (5) Other costs
   Total (Construction)

4. Tests and Inspection

5. Contingency

6. Total Building Project (Items 2 through 5 above)

7. Furniture and movable equipment

8. Total project cost at 22 cities average Engineering
   News Record Construction Index of 1850 $3,060,000

<table>
<thead>
<tr>
<th>Building Project Data</th>
<th>Totals</th>
<th>Ratio</th>
<th>New Constr. Unit Cost a/</th>
<th>Total Bldg. Project Unit Cost b/</th>
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<td>Outside Gross Sq. Feet (OGSF)</td>
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<td>1.00</td>
<td></td>
<td></td>
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<tr>
<td>Assignable Sq. Feet (ASF)</td>
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Prepared by Don Trent
Date February 8, 1973
EXISTING BUILDINGS

A ADMINISTRATION
   (convert Auditorium)
   (Graphic Arts Remodel)
B VOCATIONAL EDUCATION
C VOCATIONAL EDUCATION
D LIBRARY (Remodel)
E CAMPUS CENTER (Addition)
F LIFE SCIENCE/GEOLGY
G P.E. OFFICES/SHOWERS AND LOCKERS
H AUXILIARY GYMNASIUM/SHOWERS
   AND LOCKERS
J MAIN GYMNASIUM
K SCIENCE LABORATORIES
L SCIENCE LECTURE
M STADIUM AND OUTDOOR P.E.

FUTURE BUILDINGS

N HEALTH OCCUPATIONS
O HUMANITIES BUILDING
P VOCATIONAL TECHNOLOGY
Q DRAMA AND MUSIC FACILITIES
R AUXILIARY GYMNASIUM
S BUSINESS EDUCATION
T BUSINESS EDUCATION
U SOCIAL SCIENCE
V CLASSROOM CENTER
W PHYSICS/CHEMISTRY
X ENGLISH
Y CAMPUS CENTER ADDITION